DATE: 9TH JULY 2023

BUILDING SURVEY REPORT FOR:

OLD BOLSOVER TOWN COUNCIL

ON

BOLSOVER ASSEMBY HALL COMMUNITY CENTRE,

HILL TOP, BOLSOVER, S44 6NG.

Prepared by; *Chandlers Building Surveyors Ltd*

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BUILDING SURVEY REPORT
ON PREMISES KNOWN AS

Bolsover Assembly Hall Community Centre,

Hilltop, Bolsover, S44 6NG.

ON BEHALF OF

Old Bolsover Town Council

Date of Inspection

Thursday 1st June 2023

Prepared by

G C Fountain BSc BSc (Hons) DMS MBA MCIOB FRICS FCABE MFPWS

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INSTRUCTIONS AND CAVEATS

1.00	GENERAL DESCRIPTION
2.00	CONSTRUCTION
	EXTERNAL
3.00	ROOFS
4.00	PLUMBING AND RAINWATER GOODS
5.00	MAIN WALLS
6.00	DOORS / WINDOWS
7.00	EXTERNAL WORKS
	INTERNAL
8.00	ROOF COVERING/ STRUCTURE
9.00	CEILINGS
10.00	WALLS
11.00	FLOOR / STAIRS
12.00	INTERNAL WOODWORK / DOORS
13.00	SANITARY ACCOMMODATION
14.00	KITCHEN
	SERVICES
15.00	ELECTRICAL INSTALLATION
16.00	FIRE DETECTION & ALARM
17.00	HEATING
18.00	**CONCLUSION**
19.00	COMMON GENERIC DEFECTS
20.00	PHOTOGRAPHS
21.00	PLANNED MAINTENACE PROGRAMME

Instructions were received from Charlotte Taylor, Town Clerk to undertake an inspection of the premises and to prepare a report on the general condition and major defects to the property known as;

Bolsover Assembly Hall Community Centre
Hilltop
Bolsover, S44 6NG.

Our inspection was undertaken whilst the premises were occupied with some areas of the property obscured by carpets furniture etc.

We will lift accessible sample loose floorboards and trap doors, if any, which are not, covered by heavy furniture, plywood or hardboard, fitted carpets or other fixed floor coverings. We will not attempt to raise fixed floorboards without permission.

We will inspect the roof spaces if there are available hatches. Our surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof not more than 3.0m (10 feet) above the floor or adjacent ground. It might not therefore be possible to inspect roofs above this level, in such cases pitched roofs will be inspected with binoculars.

The inspection will not include boundaries, hard landscaping and outbuildings. Specialist leisure facilities such as swimming pools, tennis courts and animal enclosures will not be inspected. We will not specifically survey for invasive plant species i.e. Japanese knotweed, however if any plants appear suspect they will be noted in the report.

Pre 1970's properties may have lead incoming water mains, we will not test the water, electricity, gas, air conditioning or drains serving the premises but we will inspect the fittings, surfaces of pipes and wires and will make comments upon the type and standard of installations where possible. Manhole covers will be lifted where accessible and practicable but no tests will be applied unless previously agreed. Our report will not give you the detailed information that you would obtain if the services were tested but testing will be recommended where we consider it appropriate.

We will identify any areas which would normally be inspected but which were unable to be inspected and indicate where we consider that access should be obtained or formed and furthermore, we will advise on possible or probable defects based on evidence from what we have been able to see.

We will not carry out any tests for the presence of asbestos, lead, high alumina cement, calcium chloride or any other deleterious substances. If you are undertaking any building work it would be prudent to have a demolition and refurbishment survey undertaken by an accredited asbestos contractor. No enquiries regarding mining, geological surveys or previous land use will be made by us and we will not undertake investigations in respect of radon gas or methane. We will refer to any matters we observe which we think might give cause for concern and we will recommend that a specialist environmental investigation and audit be undertaken if we believe it is appropriate. We consider it prudent for your solicitor to obtain a mining report and to make enquiries with the Local Authority on your behalf in respect of landfill and other previous land uses which may significantly affect the property.

We will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property. We will assume that all By-laws, Building Regulations and other consents required have been obtained. In the case of new buildings and alterations and extensions which require statutory consents or approvals we will not verify whether such consents have been obtained. Any enquiries should be made by you or your legal advisers. Drawings and specifications will not be inspected by us. The surveyor will assume that the property is unaffected by any matters which would be revealed by a local search and replies to the usual enquiries or by a statutory notice and that neither the property nor its condition, its use or its intended use is or will be unlawful.

Our report will be for the sole use of the person to whom it is addressed and will be confidential to the client and his/her professional advisers. Any other persons rely on the report at their own risk and no liability will be accepted by us for any loss sustained by any third party. All references to the left hand and right hand are made as if one were facing the front elevation of the main building, viewed from the road. Should you choose not to act on the advice outlined in this report you do this at your own risk.

1.0 General Description

The property consists of a three storey (including cellar) detached building, located in the North East Derbyshire town of Bolsover.

The accommodation consists of;

At ground floor level there is an entrance lobby, assembly hall with stage, nursery area, male, female and accessible sanitary accommodation, with stairs and a lift leading to the first floor.

To the first-floor there is a hall to the rear of the building together with office accommodation, stores and sanitary accommodation.

Perusal of the O.S. maps of the area has shown that the property seemed to be illustrated on the 1883 map of the area, although has been extensively altered and extended since it was originally built.

Extract of the 1883 O.S. map of the area

The property was surveyed on Thursday 1st June 2023, at the time of the survey the weather was warm and dry.

2.0 Construction

I have no reason to believe that the foundation design does not consist of a combination of concrete foundations taken down to a suitable level for the newer parts of the building and corbelled masonry for the original structure, however without an intrusive survey it is not possible to confirm this assertion.

There are a number of different roof coverings to the property, ranging from natural slate, fibreglass slates and EPDM single ply roof covering.

The property appears to have a cast in situ ground supported concrete floor. The first floor appears to be a cast in situ ground supported concrete floor.

The external walls are constructed in a combination of cavity external wall and solid masonry which have a variety of different wall finishes i.e. cladding, stone, brickwork etc.

The property has a variety of different doors and windows i.e. aluminium, PVCu and painted softwood.

External

3.0 Roof

There is a dual pitched roof over the main hall that is finish in natural slates, with decorative ridge tiles bedded on mortar.

There are vents visible at high-level in the right-hand roof slope and a pointed verge to the rear of the roof slopes, indicating that the roof has been recovered since the property was originally constructed.

There appears to be a painted softwood fascia serving the right-hand roof slope.

There is restricted access to the rear and right-hand elevations for survey purposes due to the proximity of the boundary and the adjoining premises. The right-hand elevation was viewed from the Penny Lane. It was not possible to view the rear elevation to the left section of the property, the condition of this areas could not be ascertained or commented upon in this report. (Photograph 4).

There are slipped and missing slates visible to the right-hand roof slope. It would be prudent to repair/replace the slipped slates as appropriate to ensure satisfactory surface water disposal, and to prevent the ingress of moisture into the building, causing damage to the structure and internal finishes. (Photograph 3).

Viewed from Penny Lane, there appears to be mortar flaunching between the slate roof covering and the parapet wall to the front of the former Methodist church. The condition of the mortar flaunching cannot be ascertained or commented upon in this report when viewed from Penny Lane

Defective flaunching's may allow the ingress of moisture into the roof, which may damage the structure and internal finishes.

In my opinion it would be prudent to change the mortar flaunching for code 4 lead to ensure satisfactory surface water disposal and prevent the ingress of moisture into the building, in turn causing damage to the structure and internal finishes.

There is a shallow dual pitched roof over the rear stone and hardwood clad structure which is finished in what are thought to be fibreglass slates, with dry ridge and proprietary verge. (Photograph 15).

There is access for survey purpose to the left-hand roof slope from the courtyard area, with no access to the right-hand roof slope due to the proximity of the boundary and the adjacent premises. The right hand roof slope was not surveyed and is not commented upon in this report

There is a mono pitch roof to the rear of the former Methodist Chapel that is finished in fibre cement slates. (Photograph 9).

To the rear of the former Methodist Chapel there is a mono pitch roof that is finished with slate roof covering and lead flashings at the abutment of the roof covering and the adjacent walls. Decoration is poor to the painted softwood fascia.

There is no evidence of cavity tray damp proof courses over the lead flashings, to prevent any moisture entering the cavity from showing on internal finishes, causing damage to the structure and finishes.

Over the front entrance porch there is a dual pitched roof that is finished with clay plain tiles, with ridge tiles bedded on mortar, pointed verges, painted softwood barge boards, exposed rafter feet and a lead flashing between the roof covering and the front elevation of the former Methodist Church.

Viewed from the first-floor meeting room at the top of the stairs, the roof covering over the entrance is finished with single ply roof covering. (Photograph 31).

The precise method of construction of the roof covering and structure, the presence of insulation, ventilation and any hidden defects cannot be ascertained or commented upon in this report, without an intrusive survey

Viewed from ground level there is a ply wood finished soffit to the underside of the roof over the glazed entrance. Other areas of the soffit are finished with what appears to be softwood boarding.

There is a dual pitch hip roof covering over the nursery area to the left-hand side of the main entrance finished in slates, with ridge and hip tiles bedded or mortar and mortar flaunching at the abutment of the roof covering and the parapet walls.

The front roof slope to the slate roof covering over the nursery has three PVCu vent tiles at high-level, indicating that the roof covering has recently been covered. There are two roof lights at low-level.

In my opinion, the mortar flaunching between the slate roof covering and the adjacent parapet wall should be replaced with code 4 lead to ensure satisfactory surface water disposal and to prevent the ingress of moisture into the building, in turn causing damage to the structure and internal finishes.

The left-hand roof slope over the nursery is finished in slates with four PVCu vents at high level and a roof light. At the time of the survey there were slipped slates and a hole in the roof. (Photograph 24).

The right-hand roof slope over the nursery has PVCu vents at high and low level, presumably for roof void ventilation provision. There are two roof lights and a valley gutter between the roof covering and the adjacent gable wall. The roof lights were tested for operation of the time of the survey and worked satisfactorily.

There is a dual pitched roof over the area to the rear of the main entrance which is finished in slates and has a wood clad dormer to the rear. At the time of the survey there was no access to the front roof slope for survey purposes. The front roof slope was not surveyed and is not commented upon in this report. (Photograph 21).

There is a brick chimney protruding through the slate roof covering at the ridge. The brick chimney has a gas GC1 terminal to the top and lead flashings between the brick chimney and the adjacent roof covering.

It is not possible to ascertain the condition of the mortar flaunching to the top of the chimney, or the lead flashing between the chimney and the adjacent roof covering. Defective flashings and/or

flaunching's may allow the ingress of moisture into the chimney to cause damage to the structure and internal finish.

The dormer has a shallow pitched roof finished in natural slates, with the rear elevation and dormer cheeks finished in hard wood cladding.

The glazed link block between the front buildings and the rear hall has a flat roof laid to falls, finished with a single ply EPDM membrane. (Photograph 23).

The precise method of construction of the roof, the presence of insulation and ventilation together with any hidden defects cannot be ascertained or commented upon in this report, without intrusive survey.

At the time of the survey, there was evidence of standing/ponding water to the top surface of the flat roof. This may cause differential movement to occur in the roof covering, resulting in the roof covering tearing and failing prematurely.

There is a mono pitch roof over the rear glazed hall which appears to be finished in fibre glass slates or similar, with proprietary dry verge. Several slates have been replaced in the past. (Photograph 26).

There is a small area of flat roof visible over the ground floor "small hall" which appears to be finished in single ply roof covering EPDM with a large circular domed roof light. (Photograph 36).

4.0 Plumbing & Rain Water Goods

Viewed from Penny Lane the gutter to the right-hand roof slope of the former Methodist Chapel appears to be PVCu. The gutter bracket spacing is in excess of the normally accepted maximum of 600mm which may allow the gutters to undulate and deflect, especially in times of heavy rain or snow.

The PVCu rainwater pipe to the front right-hand corner enters the ground. It is not possible to ascertain where surface water is discharged to.

If surface water is discharged onto the ground in proximity of the building or into the ground in proximity of the building, instead of to a suitable drainage system, it may have an adverse effect on the load bearing properties of the substrata, resulting in subsidence of the building and subsequent cracking in walls etc.

The dual pitch roof covering to the rear hardwood clad structure has PVCu gutters.

There is vegetation visible in the PVCu gutters in the building over the rear fire escape door.

Vegetation should be removed from the gutters to ensure satisfactory surface water disposal and to prevent the ingress of moisture into the building, in turn causing damage to the structure and internal finishes.

There is a disconnected rainwater pipe to the rear of the former Methodist Chapel. In my opinion, it would be prudent to reconnect the rainwater pipe to ensure satisfactory surface water disposal and to

prevent the ingress of moisture into the building, in turn causing damage to the structure and internal finishes.

The gutter bracket spacing is in excess of the normally accept a maximum of 600mm. This may allow the gutters to undulate and deflect, especially at times of heavy rain or snow.

There is a PVCu gutter discharging into a PVCu rainwater pipe to the rear of the two-storey extension, to the rear of the former Methodist Chapel. The PVCu rainwater pipe discharges into the PVCu gutter to the single-story extension, this may cause localised flooding, especially at times of heavy rain.

The PVCu rainwater pipe appears to enter the ground to the rear right-hand corner of the former Methodist Chapel. (Photograph 11).

If surface water is discharged onto the ground in proximity of the building or into the ground in proximity of the building, instead of to a suitable drainage system, it may have an adverse effect on the load bearing properties of the substrata, resulting in subsidence of the building and subsequent cracking in walls etc.

There is a PVCu gutter and defective cast-iron rainwater pipe to the right-hand roof slope of the front porch. In my opinion, it would be prudent to replace the defective rainwater pipe and ensure it discharges to a suitable drainage system. (Photograph 16).

The gutter bracket spacing is in excess of the normally accepted maximum of 600mm which may allow gutters to undulate and deflect, especially at times of heavy rain or snow.

There is a PVCu gutter serving the left-hand roof slope of the former Methodist chapel, which discharges into a PVCu rainwater pipe which enters the ground. It is not clear where surface water is disposed to.

Viewed from the first-floor meeting room at the top of the stairs, the PVCu gutter is damaged and discharges onto the single ply roof covering over at the front entrance. This may allow the roof covering to wear prematurely allowing the ingress of moisture into the building, in turn causing damage to the structure and internal finishes.

There is a dual pitch roof covering over the nursery area to the left-hand side of the main entrance which has a PVCu gutter to the front roof slope, discharging into a PVCu rain water pipe that enters the ground.

If surface water is discharged onto the ground in proximity of the building or into the ground in proximity of the building, instead of to a suitable drainage system, it may have an adverse effect on the load bearing properties of the substrata, resulting in subsidence of the building and subsequent cracking in walls etc.

To the front of the left-hand elevation of the nursery building there is a disconnected/redundant rainwater pipe. In my opinion, it would be prudent to remove the redundant rainwater pipe and repair/make good all affected surfaces.

A valley gutter has been formed between the right-hand roof slope of the nursery building and the left-hand elevation of the adjacent property. Viewed from the rear of the property the valley gutter appears

to be finished in lead with an open chute to the rear which does not discharge into a drainage system. (Photograph 22).

In my opinion, it would be prudent to overhaul/repair the rainwater goods as appropriate to ensure satisfactory surface water disposal and to prevent moisture ingress to into the building, in turn causing damage to the structure and internal finishes.

There is a PVCu gutter to the flat roof over the link block which discharges into the gutter serving the rear slate roof covering, through a PVCu running outlet. This may cause localised flooding especially at times of heavy rain.

There is a PVCu gutter serving the roof slope over the rear hall. The gutter was full of debris at the time of the survey. From my limited view of the gutter it was not possible to ascertain where the rainwater pipes are located.

In my opinion, it would be prudent to remove all vegetation from the gutter to ensure a satisfactory surface water disposal and prevent the ingress of moisture into the building, in turn causing damage to the structure and internal finishes.

5.0 Main Walls

There is restricted access to the rear and right-hand elevations for survey purposes due to the proximity of the boundary and the adjoining premises.

The right-hand elevation was viewed from the Penny Lane and at ground floor level from the path to the right-hand side of the main building, with restricted access for survey purposes.

The original Methodist Chapel appears to be built in solid construction, finished in coursed natural stone with raised strap pointing. There is evidence of weathered stonework to the right-hand elevation. (Photograph 2).

Raised strap pointing may cause premature failure of the stone adjacent to the pointing, especially in adverse weather conditions.

In my opinion, it would be prudent to re-point the raised strap pointed areas of the external walls in a suitable mortar mix, in a suitable style to prevent premature failure/weathering of the walls.

There is restricted access to view the rear elevation of the former Methodist Chapel due to the proximity of the boundary and the adjacent premises. The condition of this elevation could not be ascertained or commented upon in this report.

There are stone copings to the top of the parapet wall to the front elevation of the former Methodist Chapel. At the time of the survey there was no evidence of any mechanical fixing of the stone copings to the front elevation. A further intrusive survey should be undertaken to allow any hidden defects to be identified and recommendations made for any necessary remedial work.

There is a structure to the rear of the former Methodist Chapel that has external walls consisting of natural stone with hardwood cladding above the natural stone.

Decoration is poor to the hardwood cladding which may be rotten in places and should be decorated with a proprietary decoration system to prevent further deterioration.

The single storey brick extension to the rear of the former Methodist Chapel appears to be built in cavity construction, finished in facing brickwork laid in stretcher bond.

There is a painted softwood window in the flank wall of the extension, which appears to have a proprietary steel lintel over the opening and open vertical joints in the pointing over the window acting as weep holes. In my opinion the open vertical joints should be infilled with a proprietary weep hole to prevent vermin and insects entering the cavity.

The two-storey brick extension to the rear of the former Methodist Chapel appears to be built in cavity construction, finished in facing brickwork laid in stretcher bond.

There is a flue outlet projecting from the flank wall to the rear of the two-storey extension.

There is a chemical injection damp proof course visible at low-level in the extension to the rear of the former Methodist Chapel, with air grates for under floor ventilation provision.

Your legal advisor should be asked to obtain a copy of the guarantee/warranty for the chemical injection damp proof course installation and confirm that it is valid.

There is evidence of moisture staining to the brickwork in proximity of the rainwater pipe to the rear right-hand corner of the extension to the rear of the former Chapel.

There is loose and friable mortar to the pointing to the front elevation of the former Methodist Chapel, with cracks visible in the pointing between the stones at the eaves and the adjacent coursed stone work. The left-hand eaves stone has a crack running through it.

Further investigation is required to ascertain the condition of the stone and to allow recommendations to be made to any necessary remedial work.

In my opinion, it would be prudent to re-point the front elevation using a suitable mortar mix in a suitable style, to prevent the ingress of moisture into the building, causing damage to the structure and internal finishes.

There is loose and friable pointing to the left-hand elevation of the former Methodist Chapel, with a vertical crack running through the pointing to the front of the ground floor window.

There is a diagonal crack at low level through the pointing of the stonework to the front of the left-hand elevation of the former Methodist Chapel. The crack is in proximity of the PVCu rainwater pipe and a diagonal crack through the pointing to the stonework at eaves level in proximity of the PVCu rainwater pipe.

There are full height glazed walls to the front elevation of the main entrance to the community centre with dwarf walls below floor level, finished with stone cladding which is cracked in places. (Photograph 17).

In my opinion the defective stone cladding should be replaced to prevent premature failure and to prevent the ingress of moisture into the building in this location.

The glass in the walls to the front entrance is kite marked indicating that it is safety glass and will break safely in the event of impact.

The single-storey part of the building containing the nursery appears to be built in solid construction, finished in natural coursed stone. (Photograph 18).

In my opinion, a strong mortar mix has been used in the wall which may cause premature failure/erosion of the adjacent stonework. It would be prudent to re-point the affected areas of wall using a suitable mortar mix in a suitable style to prevent premature failure/deterioration.

There is a fan assisted flue outlet projecting through the right-hand side of the front elevation with a diagonal crack through the pointing in the wall above the flue.

There is a painted softwood window with stone/reconstructed stone lintel over the window. There are diagonal cracks in the pointing to the stone work to the top right and left-hand sides of the lintel, with a dislodged stone at high level above the window.

There is a vertical crack in the pointing to the stonework over the lintel to the full height window in the front elevation of the nursery building.

There is poor pointing at low-level to the left-hand elevation of the nursery building which would benefit from being re-pointed using a suitable mortar mix in a suitable style. There is a crack in the pointing to the brickwork in proximity of the redundant rainwater pipe to this elevation. (Photograph 19).

There is a crack through the pointing under the large window to the front of the left-hand elevation of the nursery building in proximity of the air grate, with a further crack in the pointing to the stonework in proximity of the dustbin to left-hand side.

The rear areas of the nursery building are below external ground level. The precise method of construction of the external walls, the method of tanking/waterproofing and the retaining properties of the wall cannot be ascertained or commented upon in this report, without an intrusive survey.

To the rear of the left-hand elevation of the nursery building there is displaced/defective and cracked pointing to the stonework at the eaves, which should be repaired/rebuilt as appropriate to ensure that the structural integrity of the wall is maintained.

The wall to the rear of the nursery building appears to be built in solid construction, finished in facing brickwork laid in Flemish stretcher bond.

There are infilled window openings at ground floor level in the rear elevation of the nursery building, which are visible in the light well.

The rear hall has glazed cladding/walls with solar film applied in places. There are kite marks visible to the glass in this location indicating that the glass is safety glass and will break safely in the event of impact. (Photograph 28).

There is no access to the rear elevation of the rear hall due to the proximity of the boundary and the adjacent premises. The rear elevation was not surveyed and is not commented upon in this report. (Photograph 25).

In my opinion, it would be prudent to arrange access to view the rear wall to identify any hidden defects and to allow recommendations to be made for any necessary remedial work.

6.0 Doors / Windows

There are painted softwood single glazed windows to the right-hand elevation of the former Methodist Church. (Photograph 13).

Decoration is poor to the softwood windows which are rotten in places with mastic coming away from the joint between the window and the adjacent walls. There are panes of broken glass.

In my opinion, it would be prudent to overhaul/repair/replace the defective softwood windows and decorate them with a proprietary paint system to try and prevent further deterioration.

There is what appears to be a steel-clad security door installed to the rear of the former Methodist chapel, acting as a fire door discharging occupants onto the steel staircase. (Photograph 12).

There is a painted softwood window in the rear mono pitched extension to the rear of the former Methodist chapel that has had a metal cill mechanically fixed to the window. (Photograph 6).

There is a steel faced fire exit door to the right-hand elevation of the former Methodist chapel, which was tested for operation at the time of the survey and worked satisfactorily. There is decorative wood boarding to the reveals/lining of the opening. In my opinion, the door should be decorated with a proprietary paint system to prevent any deterioration.

From my non-intrusive survey, it is not possible to ascertain what purpose the decorative wood boarding serves and what it is hiding.

There is a pair of painted wood entrance doors set in a painted wood frame to the front entrance porch The bottom of the painted softwood door frame legs are rotten.

In my opinion, it would be prudent to overhaul/repair the doors as appropriate decorating them with a propriety paint system to prevent further deterioration.

There are painted wood windows in the hard wood clad structure to the rear of the former Methodist Chapel.

There is a steel faced fire exit door to the rear elevation of the former Methodist Chapel. In my opinion, the door should be decorated with a proprietary paint system to prevent further deterioration.

There are painted softwood single glazed windows to the front elevation and porch of the former Methodist Chapel.

Decoration is poor to the softwood windows which are rotten in places. In my opinion, it would be prudent to overhaul/repair/replace the defective softwood windows and decorate them with a proprietary paint system to try and prevent further deterioration.

There are two painted softwood single glazed windows to the left-hand elevation of the former Methodist Chapel.

Decoration is poor to the softwood windows which are rotten in places. The mortar fillet between the window and adjacent stonework is coming away in places. In my opinion, it would be prudent to overhaul/repair/replace the defective softwood windows and decorate them with a proprietary paint system to try and prevent further deterioration.

There is a glazed aluminium door with level access and glazed aluminium side lights to the main entrance. The glass in the door and side light is kite mark indicating that it is safety glass and will break safely in the event of impact.

There is a painted softwood window to the front of the nursery building and full height softwood window, both of which have had metal cills mechanically fixed to the bottom.

To the left-hand elevation of the nursery building there are painted softwood doors and windows, finished with Georgian wired glazing. Decoration is poor to these areas which are rotten in places.

In my opinion, it would be prudent to overhaul/ repair the windows and doors as appropriate decorating them with the propriety paint system to prevent further deterioration.

There are double glazed aluminium doors and windows to the link block, providing access to the rear areas of the property.

7.0 External Works

Your legal advisor should be asked to confirm the precise demise of the property, ownership of boundaries and responsibility for maintenance of boundary treatments.

There is a stone wall to the rear and right-hand boundary treatment that has vegetation growing from it and is impact damaged in places. The top of the rear section of the wall is defective and leans. (Photograph 7).

In my opinion, it would be prudent to remove the vegetation and rebuild/repair/re-point the wall as appropriate to ensure that its structural integrity is maintained. (Photograph 1).

There is a tarmac path providing pedestrian access to the right-hand side of the former Methodist church, which is overgrown with vegetation etc.

In my opinion, it would be prudent to remove all vegetation to prevent any trip hazards and to ensure safe means of escape in the event of a fire.

There is a cast-iron inspection chamber cover to the front of the passage with vegetation growing through the joint between the cover and the frame. The cover has defective lifting eyes and is cracked. The inspection chamber was not raised for inspection purposes at the time of the survey.

In my opinion, it would be prudent to replace the defective inspection chamber cover with one that is not cracked and can be raised for inspection and survey purposes.

There is a flight of steel stairs to the rear of the former Methodist Chapel that have a steel handrail and balustrade to one side to prevent fall from height. (Photograph 8).

A galvanised steel inspection chamber cover was raised to the rear of the former Methodist Chapel to reveal clay channels, brick walls and mortar benching. (Photograph 10).

In my opinion, given the type of original underground drainage i.e. vitrified clay with rigid joints, it would be prudent to have a CCTV survey undertaken of the underground drainage systems to identify any hidden defects and to allow recommendations to be made for any necessary remedial work.

There is a raised area to the front of the property that is finished in stone paving with decorative stone sets and stone walls acting as retaining walls supporting the paving. The stone retaining wall leans outwards and there are cracks to the wall in places. (Photograph 14).

There is vegetation growing through the paving and stone sets which undulate throughout. In my opinion, it would be prudent to remove the vegetation and repair/relay the paving to remove any trip hazards.

The retaining properties of the stone walls cannot be ascertained or commented upon in this report without an intrusive survey. In my opinion, it would be prudent to overhaul/repair/rebuild the retaining walls as appropriate to ensure that their structural integrity is maintained and to prevent premature collapse.

There is a flight of stone steps affording access to the double doors to the front of the former Methodist chapel, with cracks through the stones and vegetation growing through the steps.

In my opinion, it would be prudent to repair/replace the stone steps as appropriate to remove any trip hazards and to ensure safe, satisfactory use of the steps.

A cast-iron inspection chamber cover was raised to the left-hand side of the front entrance porch to reveal the incoming water main which appears to be lead. In my opinion, the incoming water main should be changed for MDPE as soon as practical. (Photograph 15).

There is a stone boundary wall to the front of the paved area which is formed from pressed concrete paving and is located to the left-hand side of the former Methodist Chapel in front of the new entrance. The paving is cracked and defective in places.

There are two cast-iron inspection chamber covers located in the pressed concrete paving which are defective and have missing lifting eyes. The inspection chamber covers were not raised for survey purposes at the time of the survey and the condition of the underground drainage cannot be commented upon in this report. (Photograph 20).

There is a car parking area to the left-hand side of the front entrance which is finished in tarmac and has a stone retaining wall between the rear of the car parking area and the adjacent garden area.

The retaining properties of the wall cannot be ascertained or commented upon in this report without an intrusive survey. Retaining walls are expensive to repair and maintain and require ongoing maintenance to ensure that their structural integrity is maintained.

There is a further stone retaining wall between the grassed area to the rear of the car park and the children's play area. The wall has vegetation growing from it.

The retaining properties of the wall cannot be ascertained or commented upon in this report without an intrusive survey. Retaining walls are expensive to repair and maintain and require ongoing maintenance to ensure that their structural integrity is maintained.

There is a stone wall to the left-hand boundary treatment that has stone copings to the top and vegetation growing from the wall.

In my opinion, it would be prudent to remove the vegetation and rebuild/repair/re-point the left hand boundary and retaining walls as appropriate, to ensure that their structural integrity is maintained.

There is a flight of cast in situ concrete steps to the left-hand side of the nursery building with steel hand rails to each side providing access to the rear hall area.

There was no access to the play area to the left-hand side of the subject property at the time of the survey. The play area falls outside the remit of this report. The condition of the play area was not ascertained and is not commented upon in this report.

There is a walkway to the rear of the nursery building and a light well between the walkway and the rear elevation of the buildings. The walkway has a galvanised steel handrail and balustrade to prevent falls from height which are located on top of a stone retaining wall.

The retaining properties of the wall under the walk way cannot be ascertained or commented upon initial report without intrusive survey.

At the time of the survey, the light well was full of vegetation severely restricting access for survey purposes. In my opinion, the vegetation should be removed to prevent damage to buildings and to allow a survey to be undertaken for any hidden defects, to allow recommendations to be made for any necessary remedial work.

There is a patio area to the front of the rear hall that is formed from pressed concrete paving which is uneven and contains trip hazards.

There is an inspection chamber cover located in the paving that is infilled with pressed concrete paving and could not be raised for survey purposes without causing damage.

In my opinion, it would be prudent to take the uneven areas of paving up and relay them to remove any trip hazards.

Internal

8.0 Roof Covering / Structure

Steelwork projects from the front elevation of the glazed wall/screen to the main entrance to form a canopy. Viewed from ground level there appears to be surface corrosion on the exposed steelwork.
In my opinion, the exposed steelwork should be treated for corrosion and decorated with a proprietary paint system to prevent further deterioration.

A head and shoulders survey of the roof void over in the link block to the front of the rear hall was undertaken from the loft access hatch only, with restricted access for survey purposes.

The roof void was accessed to reveal a traditional softwood roof structure consisting of softwood rafters and ceiling joists.

Quilt insulation is installed between the rafters in an attempt to form a warm roof structure which restricts access for survey purposes. (Photograph 27).

Quilt insulation is missing in places revealing mono flex under slaters felt, suggesting that the extension was built in the 1980s.

There is an access hatch located in the kitchen. The roof void was not accessed for survey purposes at the time of the survey.

There is an exposed steel roof structure forming part of the framework to the rear hall area. (Photograph 32).

The underside of the ceiling to the nursery area is finished with a decorative ceiling finish which appears to be plasterboard and exposed softwood trusses, with no access to the roof void for survey purposes. The roof void was not accessed for survey purposes and is not commented upon in this report. (Photograph 33).

The precise method of construction of the roof structure, the presence of insulation and ventilation together with any hidden defects cannot be ascertained or commented upon in this report without an intrusive survey.

It is not possible to comment any hidden defects to inaccessible roof areas of comment on their condition in this report without an intrusive survey.

9.0 Ceilings

Viewed from ground level there is a softwood finished soffit to the underside of the roof over the glazed entrance.

There is an office located at first floor level to the top of the stairs which is noted “preschool”. There was no access to the office at the time of the survey. The office was not surveyed and is not commented upon in this report.

There is a decorative ceiling finish to the sloping ceiling to the rear hall. A hole had been formed in the ceiling finish at high-level.

The precise method of construction of the sloping ceiling, the presence of insulation and ventilation together with any hidden defects cannot be ascertained or commented upon this report, without an intrusive survey.

There are vaulted ceilings over the nursery area. The precise method of construction of the vaulted ceilings, the presence of insulation and ventilation together with any in defects cannot be ascertained or commented upon in this report, without an intrusive survey.

10.0 Walls

Internal walls are thought to be a combination of load-bearing masonry and a non-load-bearing partitions.

Located at first floor level to the top of the stairs there is an office which is noted “preschool”. There was no access to the office at the time of the survey. The office was not surveyed and is not commented upon in this report.

There is a vertical crack in the plastered finish to the corner of the female changing accommodation, adjacent to the entrance door.

There are cracks in the plastered finish over the extractor vent grilles to the boiler room.

There is a vertical crack in the plastered finish to the rear wall of the boiler room.

There is a crack in the plastered finish to the left-hand wall of the cleaners cupboard at ground floor level.

The walls to the nursery room are dry lined. Drylined walls made hide evidence of defects in the walls i.e. cracks that cannot be ascertained or commented upon in this report without an intrusive survey.

It is not possible to use electronic damp meter to accurately test for rising and/or penetrating damp to dry lined walls.

There are three cupboards to the rear of the left-hand hall that were filled with stored materials severely restricting access for survey purposes. The rear wall is thought to be built into a banking and materials may be hiding defects in the walls i.e. the ingress of moisture.

In my opinion, it would be prudent to remove all stored materials and re survey the cupboards for any hidden defects, to allow recommendations to be made for any necessary remedial work.

There is moisture staining to the walls of the female sanitary accommodation at ground floor level, in proximity of the nursery. Using an electronic damp meter there are elevated readings confirming this assertion.

Using an electronic damp meter there are elevated readings indicating rising damp to the plastered wall finishes, adjacent to the rear fire escape door. (Photograph 35).

There is evidence of rising damp to the plastered walls to the front entrance porch. (Photograph 34).

A suitably qualified and experienced damp proof contractor should be employed to advise on necessary remedial work for rising damp, including the associated cost of same. (Photograph 40).

There is a movable wall/partition between two parts of the former Methodist Chapel Hall. The partition wall was not tested for operation at a time of the survey and is not commented upon in this report. (Photograph 37).

The cellar wall to the left-hand side (viewed from the front) of the stairwell, appears to be formed from cast in situ ground supported concrete. The precise method of construction of the wall, the presence of insulation, reinforcement or a tanking/waterproofing medium cannot be ascertained or commented upon in this report without an intrusive survey.

There is evidence of a chemical injection damp proof course to the right-hand stairwell wall (when viewed from the front).

There is no evidence of a tanking/waterproofing medium to the cellar walls to prevent the ingress of moisture into the building, in turn causing damage to the structure and internal finishes.

11.0 Floors / Stairs

There is an office located at first floor level to the top of the stairs which is noted “preschool”. There was no access to the office at the time of the survey. The office was not surveyed and is not commented upon in this report.

The floor to the upper level appears to be cast in situ ground supported concrete. The precise method of construction of the floor, the presence of a damp proof membrane, insulation, or any hidden defects cannot be ascertained or commented upon in this report without an intrusive survey

The carpet was raised in the boiler room to reveal plywood decking. The precise method of construction of this floor area or any hidden defects cannot be ascertained or commented upon in this report without an intrusive survey.

There is a flight of concrete steps from ground to first floor level, with steel handrail and glazed balustrade to one side.

The floor to the lower level appears to be cast in situ ground supported concrete. The precise method of construction of the floor, the presence of a damp proof membrane, insulation or any hidden defects cannot be ascertained or commented upon in this report, without an intrusive survey

Crates are visible to the walls of the former Methodist chapel, indicating that the ground floor is probably suspended timber. However, the precise method of construction of the floor, and any hidden defects cannot be ascertained or commented upon in this report without an intrusive survey.

There is a lift providing access between the ground and first floors. The lift was tested for operation at the time of the survey and word satisfactorily. Your legal advisor should be asked to obtain a copy of the maintenance records for the lift.

There is a defective floor finish in proximity of the glazed screen and glazed door providing access to the nursery, which should be repaired/replaced to remove any trip hazards.

There is a powdered material to the perimeter of the nursery hall which is thought to be ant powder and may have been used as a result of an Ant infestation.

There is a flight of stairs with a mop stick handrail to one side, providing access from the ground floor fire escape corridor to the rear of the stage.

The floor is uneven to the fire escape corridor to the rear of the stage and is thought to be suspended timber. However, the precise method of construction of the floor, together with any hidden defects cannot be ascertained or commented upon in this report without an intrusive survey.

The non-slip vinyl floor covering to the bar area has been poorly repaired with tape. In my opinion, the floor covering should be repaired or replaced as appropriate to remove any trip hazards.

The main entrance is finished with decorative stone tiles with an inset inspection chamber cover that is secured with screws.

The precise method of construction of the entrance hall floor together with any hidden defects cannot be ascertained or commented upon in this report, without intrusive survey.

The inspection chamber was not raised for survey purposes and the condition of the inspection chamber cannot be ascertained or commented upon in this report.

There is a flight of stone steps with a mop stick handrail to one side providing access from the ground floor to the cellar. (Photograph 38).

The cellar is finished with a cast in situ ground supported concrete floor which is uneven throughout. In my opinion, it would be prudent to replace the floor with one that is level to ensure safe, effective use.

12.0 Internal Woodwork / Doors

There is a glazed door finished with Georgian wired glass providing access to the rear hall.

To the rear George Brat meeting room there are hardwood skirtings with painted softwood, architraves.

There is a glazed screen and glazed door to the top of the stairs which are finished in Georgian wired glass.

There is a glazed screen and glazed door providing access to the nursery which are finished in Georgian wired glass.

There is a glazed screen and glazed door providing access to the rear of the ground floor corridor which are finished in Georgian wired glass.

13.0 Sanitary Accommodation

Located off the first-floor landing area is accessible sanitary accommodation and baby change facilities.

The sanitary accommodation contains a water closet, wash hand basin, mechanical extract ventilation with associated handrails etc. The soap dispenser was missing/defective at the time of the survey.

The appliances were tested for operation at the time of the survey and worked satisfactorily. The mechanical extract ventilation appeared inoperable at the time of the survey and should be repaired/replaced as appropriate.

There is a Belfast sink located in the first-floor cleaners cupboard with a Stiebel Eltron water heater. At the time of the survey the water heater was not tested for operation.

The female changing accommodation at first floor level contains a shower cubicle with wall mounted electric shower and celling mounted mechanical extract ventilation, which worked satisfactorily.

At the time of the survey the female changing accommodation and the shower was full of stored material severely restricting access for survey purposes. The shower was not tested for operation and is not commented upon in this report. (Photograph 30).

The female sanitary accommodation at first floor level contains water closet and wash hand basin with mechanical extract ventilation.

At the time of the survey, the appliances were tested for operation. There appears to be a leak to the waste pipe under the sink which should be repaired/replaced as appropriate.

The male sanitary accommodation at first floor level contains a water closet and wash hand basin, with mechanical extract ventilation.

At the time of the survey, the appliances were tested for operation and worked satisfactorily.

The male changing accommodation at first floor level contains a shower cubicle with wall mounted electric shower and celling mounted mechanical extract ventilation, which worked satisfactorily.

At the time of the survey the male changing accommodation and the shower was full of stored material severely restricting access for survey purposes. The shower was not tested for operation and is not commented upon in this report.

There is accessible sanitary accommodation and baby change located at ground floor level in proximity of the nursery.

The sanitary accommodation contains a water closet, wash hand basin, mechanical extract ventilation with associated handrails etc.

The appliances were tested for operation at the time of the survey and worked satisfactorily.

Children's sanitary accommodation is located to the front right-hand side of the nursery hall and contains low level water closets and wash hand basins.

The appliances were tested for operation at the time of the survey and worked satisfactorily.

The male sanitary accommodation adjacent to the nursery, contains three urinals, two wash hand basins and two water closets with mechanical extract ventilation provision.

The appliances were tested for operation at the time of the survey and worked satisfactorily.

The female sanitary accommodation adjacent to the nursery, contains four water closets, three wash hand basins, a Belfast sink and mechanical extract ventilation provision.

The appliances were tested for operation, a tap head to the Belfast sink is missing. The right-hand tap of the right-hand wash hand basin was inoperable and should be repaired/replaced to ensure safe, satisfactory operation.

14.0 Kitchen

There is a kitchen located off the first-floor landing area which contains a range of kitchen units with Formica worksurfaces and a stainless-steel inset sink.

There is wall a wall mounted mechanical extractor vent, a Zip hot water boiler and a Stiebel Eltron water heater.

At the time of the survey no appliances were tested for operation. There are several chips/marks in the work surfaces.

There is a kitchen area located to the front right-hand corner of the nursery hall that contains a range of kitchen units with Formica worksurfaces, stainless steel sink and wall mounted mechanical extract ventilation.

There is a range of kitchen units with stainless steel work surfaces to the kitchen adjacent to the bar.

The kitchen units are impact damaged in places.

Services

15.0 Electrical Installation

There are vertical lights to the walls in the rear George Bratt Memorial Hall which had been repaired with insulation tape in the past. At the time of the survey the lights were not tested for operation.

There is an electrical distribution board with RCCDs installed, located in the cupboard to the right-hand side of the George Bratt Hall. The date of the next inspection is noted as 2005. (Photograph 29).

There is an electrical distribution board with RCCDs installed, located in the cupboard in proximity of the stage. The date of the next inspection is noted as 2005.

There is an electrical distribution board with RCCDs installed located in the cellar. The date of the next inspection is noted as 2005.

A suitably qualified and experienced, electrical contractor should be employed to undertake a periodic test implementing any necessary remedial work.

16.0 Fire Detection & Alarm

There are break glass points strategically located at exit doors together with ceiling mounted automatic fire detection.

At the time of the survey the fire alarm system was not tested for operation and is not commented upon in this report.

17.0 Gas / Heating Installation

There is a Stiebel Eltron tank less water heater located in the cleaners cupboard at first floor level.

The first-floor boiler room contains an Ideal Evomax gas fired boiler with fan assisted flue outlet.

There appears to be a wall mounted server for computers located in the boiler room. This would appear to be an unusual location for a server, which would normally be located in air-conditioned accommodation.

At the time of the survey the heating was on in the former Methodist Chapel Hall and appeared to work satisfactorily.

There is a manifold visible to the cellar stairwell walls for distributing hot water around the heating system.

There is an insulated floor mounted calorifier located in the cellar boiler room. (Photograph 39).

In my opinion, a suitably qualified and experienced heating engineer should be employed to undertake an annual safety check on heating appliances implementing necessary remedial work.

At the time of the survey, the incoming water main could not be located in the building. The water supply pipe appears to be lead. In my opinion, it would be prudent to change any lead pipe work for a more suitable material i.e. MDPE.

18.0 Conclusion

In my opinion the facility appears to have grown in an unplanned manner resulting in a variety of different building styles, with a variety of different construction methods within the same facility. This has resulted in a building that is difficult to maintain.

In my opinion, a scheme of external repair and refurbishment work should be implemented to ensure that the property is weathertight to prevent the ingress of moisture into the building, causing damage to the structure and internal finishes.

A refurbishment and demolition asbestos survey should be undertaken of the property prior to implementing any building works.

Your legal advisor should be asked to obtain a copy of the Building Regulations and Planning Approvals, as appropriate for the alterations and extensions including any letters discharging conditions and completion certificates.

In my opinion, the roof coverings should be overhauled in their entirety, including chimneys, flashings, flaunching's, flat roofs, pitched roofs and rain water goods to ensure satisfactory surface water disposal and to prevent the ingress of moisture into the building, causing damage to the structure and internal finishes.

There a number of cracks throughout the walls of the building, these should be monitored over time to confirm their status, i.e. historic or progressive and requiring remedial work. Once monitored recommendations can be made for any necessary remedial work.

An intrusive survey should be undertaken on the ground floor construction and the extent of each different types of floors ascertained so that any hidden defects may be identified and recommendations made for any necessary remedial work.

A suitably qualified and experienced electrical contractor should be employed to undertake a periodic test and implement any necessary remedial work to the electrical system.

The property requires a fire risk assessment which should take into consideration means of escape in case of fire, fire detection and management procedures etc.

An access audit should be undertaken at the property to accord with current legislation.

A suitably qualified and experienced timber treatment and damp-proof contractor should be employed to advise on necessary remedial work for rising and penetrating damp, together with beetle infestation and rot. This should include the associated cost of any remedial work.

A CCTV survey should be undertaken of the underground drainage system to identify any hidden defects and to allow recommendations to be made for any necessary remedial work.

19.0 Common Defects

Asbestos

We will not carry out any tests for the presence of asbestos.

Asbestos comes in many different forms; insulation to pipework, thermoplastic floor tiles, artex finishes, water closet seats, water closet systems, Bakelite electrical distribution boards, asbestos cement soffits and general cladding etc.

Materials have evolved over time to remove their asbestos content. For example, Asbestolux was used in the 1970s and replaced with Supalux in the late 1970s. This is a similar looking material with no asbestos content.

The only credible way of determining if a material has asbestos in it is to have it a sample tested in an accredited laboratory.

Cavity Tray Damp Proof Courses

Cavity Trays are designed to divert water within the cavity out through weep holes in the external leaf of a building. They are usually used above window and door heads, openings in walls and can be used between intermediate floor levels, depending upon the design.

Cavity Trays allow any moisture entering the cavity to be transmitted to the outside through weep holes etc. The lack of cavity tray damp proof courses may allow any moisture entering through the external leaf to show on internal finishes.

Cellars

In older properties, where properties have cellars it is quite likely that the cellars have been built without the benefit of any waterproofing/tanking medium.

Cellars should not be used for habitable purposes without the benefit of Building Regulations approval which may take into consideration, amongst other items, waterproofing, tanking, ventilation, insulation and means of escape in the event of fire.

Where cellars have been dry lined it is not possible to ascertain the precise method of construction, comment on the presence of any waterproofing/tanking medium or any hidden defects or services i.e. electrical installation, heating pipes, water distribution pipes etc, without an intrusive survey.

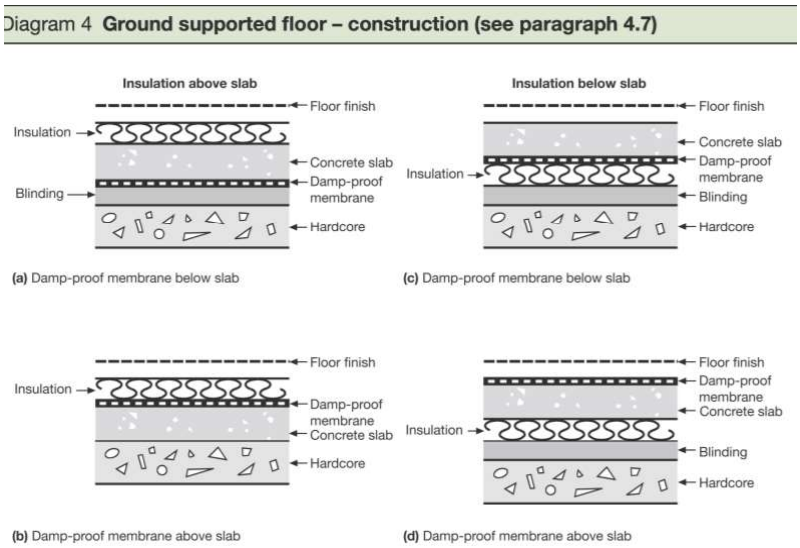
Concrete Floors

There are various types of concrete floors, which include suspended concrete, with either a reinforced concrete, or beam and block construction with a sand cement screed finish.

Suspended concrete floors take their support from load-bearing walls and are not prone to settlement of the ground under the floor.

Cast in situ ground supported concrete floors rely on the ground under the floor being consolidated to prevent any movement.

An excessive amount of fill, poorly consolidated ground, contaminates in the fill etc may cause settlement and damage to a cast in situ concrete floor.



It is not possible to ascertain the precise method of construction, the presence of a damp proof membrane or insulation, together with any hidden defects of a concrete ground floor without an intrusive survey.

Damp Proof Courses

The requirement for a damp proof course in buildings was introduced in 1875. Early damp proof courses consisted of slate, lead or blue bricks.

Pre 1975 a damp proof course is likely to have a bituminous base and post 1975 it is likely to be PVCu.

Bituminous damp proof courses can extrude from walls over time due to the load of the building. The thickness of the damp proof course is reduced, which in turn reduces its effectiveness.

PVCu damp proof courses act as a "slip membrane" and may allow the wall above the damp proof course to move against the wall below the damp proof course.

There are many different types of retrospectively applied damp proof courses including chemical injection, electric osmotic and 'the Dutch System'.

Chemical injection damp proof courses may have an insurance backed warranty that may be transferable and last for up to 25 years.

Defects Hidden by Internal Finishes

Aerated concrete block work has been used since circa 1985 due to their insulation properties.

However, aerated concrete block work is prone to cracking, these cracks may be visible through a hard plaster finish.

In some instances lining paper and/or wallpaper are used to cover the cracks in plastered surfaces. In these scenarios, it is not possible to ascertain the extent of the cracking hidden by wallpaper/lining paper without an intrusive survey.

Dry Lined/Boarded Walls

Since 1990 there has been a tendency for properties to have dry lined walls. This is where a sheet of plasterboard is adhered to the external wall using either plaster tabs or mechanical fixings etc.

This method of construction involves leaving a space between the plasterboard and the internal leaf of the masonry wall, this may hide rising and/or penetrating damp and makes the identification of the inner leaf of wall difficult.

It is not possible to use an electronic damp meter to accurately assess the presence of rising and/or penetrating damp to dry lined and boarded walls.

Dry lined and/or boarded walls will also prevent the type of wall to the property being identified. It is not possible to ascertain if the inner leaf is traditional masonry construction or is of a steel/timber frame construction without an intrusive survey.

Flat Roofs to Extensions

Flat roofs to extensions have a waterproof finish to the top surface that may consist of many different types of materials i.e. felt, asphalt, single ply membrane and fibreglass etc.

Generally flat roofs with a lack of solar reflective finish and/or standing/ponding water may allow differential thermal movement in the roof covering which can cause premature failure of the roof covering.

Where the underside of the roof covering is boarded it is not possible to ascertain the precise extent of insulation and ventilation provision, or any hidden defects, without an intrusive survey.

It has been a requirement of the Building Regulations since 1982 to provide ventilation over the top of insulated ceilings. This will prevent any moisture vapour that enters the roof void from condensing on cold surfaces and adversely affecting the roof structure.

Insulation

There are many different types of insulation used in walls.

Buildings constructed after 1982 may have insulation incorporated into the walls at the time of construction i.e. Dritherm or Jablite insulation etc.

Is also possible to retrospectively install insulation which comes in many different types, mineral wool, beads etc.

However it is not possible to ascertain the type of insulation installed or its condition when it is contained within the cavity wall without an intrusive survey.

Lintels

Properties built pre circa 1975 were mostly built with softwood windows, these supported the masonry in the external leaf of walls.

PVCu windows are often installed as a replacement and do not have the same load-bearing properties as softwood. The trim to PVCu windows at the soffits of the openings may hide the presence of lintels. In these instances they may be no lintels installed to support the brickwork, resulting in diagonal cracks over window and door openings.

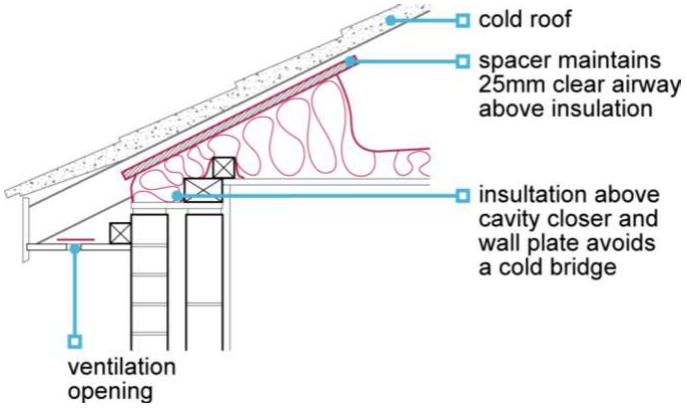
It would be prudent to undertake an intrusive survey to identify the presence of any lintels. If no lintels are found to be present, it would be prudent to install proprietary steel lintels with cavity tray damp proof courses over, to prevent cracking of masonry over openings.

Pitched Roof Voids

Roof voids are normally surveyed from the loft access hatch only due to the levels of insulation currently installed in buildings, i.e. 300mm making accessing the roof void dangerous and difficult.

Defects will be identified from the proximity of the loft access hatches, however other areas may not be accessible and therefore not surveyed.

It has been a requirement of the Building Regulations since 1982 to provide ventilation over the top of insulated ceilings to prevent any moisture vapour that enters the roof void from condensing on cold surfaces and adversely affecting the roof structure.



PVCu Fascias, Soffits and Barge Boards

Where PVCu facias, soffits and barge boards are installed to properties, they may be installed in isolation or the original softwood fascia, soffits and bargeboards may have been over clad with the original softwood ones still in place.

Where PVCu fascia's, soffits and barge boards have overclad the original softwood ones it is not possible to ascertain the condition of the original softwood members or comment on their condition without an intrusive survey.

It has been a requirement of the Building Regulations since 1982 to provide ventilation over the top of insulated ceilings to prevent any moisture vapour that enters the roof void from condensing on cold surfaces and adversely affecting the roof structure.

In some instances where soffits have been over clad with PVCu it is not possible to ascertain if the roof void ventilation provision is working satisfactorily or has been impaired by the cladding.

Solid Walls

Half brick thick walls are circa 100mm thick and are often used in conservatories, porches, garages etc. However due to the nature of their construction they are prone to moisture ingress that may show on internal finishes.

One brick thick walls used in older properties come with various different types of bond, i.e. English bond, Flemish bond etc.

These types of walls rely on the wall being in good condition, with satisfactory pointing to prevent the ingress of moisture into the wall.

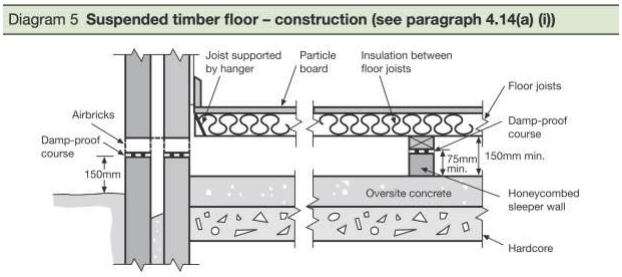
Historically any moisture entering the wall would have dried out internally through ventilation i.e. draughty windows and open fires. Externally these types of walls dry out on in fine weather conditions.

Vegetation growing on the outside of buildings can cause damage to the external, prevent walls from drying out following rain and also be intrusive.

Timber Floors

The design of timber floors has evolved over time to require a floor this has a ventilated space, with a site concrete not lower than ground level, to prevent standing water.

In general terms current standards require 150mm x 225mm air grates at 1800mm centres and 450mm from corners for underfloor ventilation provision.



In older properties it is quite likely that the site concrete is below external ground level and may have standing water or damp in the void with inadequate underfloor ventilation provision

Joists built into walls can become rotten, areas may be subject to beetle infestation woodworm and rot.

Floating floors have a decking material supported of a concrete floor or similar. In some instances Weyroc (chipboard) decking has an insulated finish to the underside laid directly on the concrete floor.

The normal method of supporting a floor decking is softwood joists, however in recent years they have been replaced by proprietary engineered joists with either steel webbing or plywood webbing.

The precise method of construction of ground floors and the levels of insulation and ventilation together with any hidden defects cannot be ascertained without an intrusive survey.

Vaulted Ceilings

Vaulted ceilings may be present below the roofs in buildings in many instances i.e. at the eaves or in loft conversions etc.

It is not possible to ascertain the precise method of construction of vaulted ceiling areas, including the levels of insulation, ventilation and any hidden defects without an intrusive survey.

Gary Fountain

Chandlers Building Surveyors Limited

Chartered Building Consultancy

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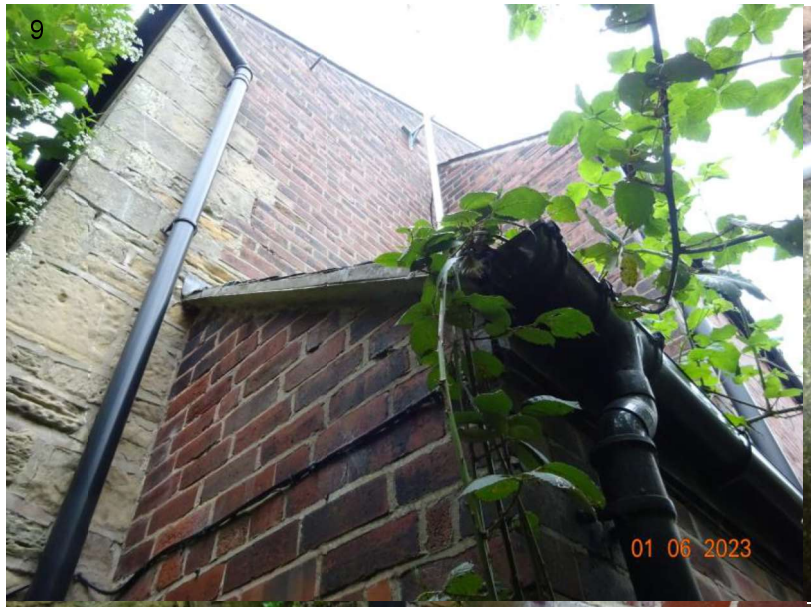
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BOLSOVER ASSEMBLY HALL
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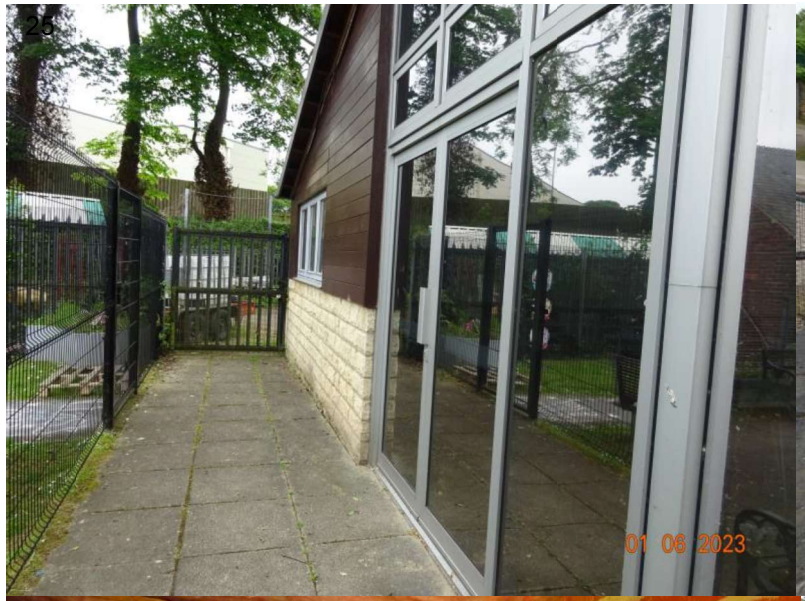

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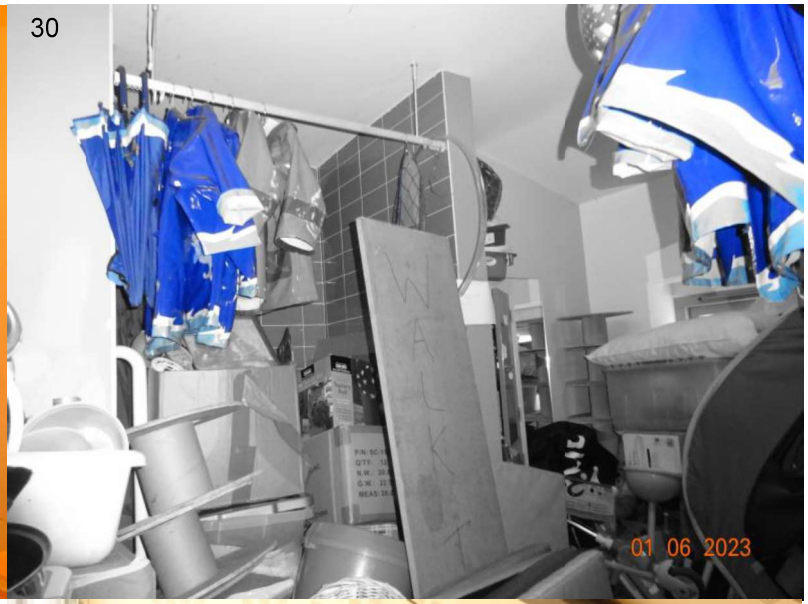

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