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CONDITION SURVEY REPORT

in respect of

The Barn
Gorsty Low Farm
The Wash
Chapel-en-le-Frith
Derbyshire
SK23 0QL

for

Mr Richard Harding
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1.0 **INTRODUCTION**

- 1.1 We thank you for your instructions to prepare a Condition Survey Report on the above property in accordance with the terms set out, confirming the nature of our instructions and the extent of the proposed survey.
- 1.2 The property was inspected on 27th January 2010 during a period of dry overcast weather with the interior occupied and furnishings and floor coverings in position.
- 1.3 All references to position within this report are taken looking at the building from the front entrance.

2.0 **INSTRUCTIONS**

- 2.1 Attached at Appendix A is a copy of our Standard Terms and Conditions for Condition Survey Reports.



3.0 **DESCRIPTION**

3.1 The property is an old converted farm building currently being used by 'Cottage Craft Spirals' as a workshop offices and showroom. The building is built in stonework and has a slate pitched roof; the barn was built originally as a milking parlour for cows. The stonework building has a modern lean-to constructed on Elevation 4. The lean-to is constructed with a steel frame and is clad with concrete blockwork at low level, corrugated metal sheeting and horizontal timbers. The structure is roofed with corrugated metal and PVC sheeting.

3.2 The property is a detached barn with stonework walling beneath a pitched slate roof.

3.3 **Accommodation**

Ground Floor

The ground floor has been converted to a workshop; externally there has been a large steel frame lean-to constructed to the rear elevation with access via the workshop and the yard. The ground floor also consists of a corridor leading to a spiral staircase, which leads to the first floor. To the left of the front elevation there are two rooms which are accessed via individual external doors. The rooms appear to have never been refurbished; these rooms are in poor condition.

Workshop:- stonework painted, plaster ceiling, solid concrete floor.

Workers Utility Room and WC:- plastered ceiling, painted plastered walls and solid concrete floor.

Hallway:- painted plastered ceiling, painted plastered walls and carpet laid to solid concrete floor.

First Floor

Offices, WC and Landing:- ceilings and walls plastered and painted, carpeted flooring.

Showroom and Office:- exposed internal stonework walls; exposed roof purlins with underside of roof painted and carpet flooring.



4.0 **CONSTRUCTION AND CONDITION**

External

4.1 Pitched Roofs

4.1.1 The roof is of timber pitched roof construction. The main roof is covered with slate and is generally in satisfactory condition.

4.1.2 The following points/defects were noted:-

- a) Several slates have slipped and require securing to ensure the roof maintains its weather tightness. See photo no. 5
- b) A few missing tiles were noted and will require replacement to ensure the roof maintains its weather tightness.
- c) There is heavy moss build up to the roof of the small extension on elevation 2 and a small amount of moss build up on the main roof. All moss will need to be cleaned off. See photo no. 6.

4.2 Chimney Stacks and Flues

4.2.1 There are no chimney stacks on the property. There is an existing aluminium flue running from the workshop through a window and up through the lean to roof. See photo no. 12.

4.3 Rainwater Goods

4.3.1 The rainwater goods are UPVC. As it was not raining at the time of the inspection it was not possible to state whether or not rainwater fittings are watertight.

4.3.2 The following points/defects were noted:-

- a) Gutter on rear elevation 4 has fallen away from its securing bracket and needs refitting. See photo no. 8.
- b) Several areas are blocked by vegetation. See photo no. 6.
- c) Elevation 2 there is a downpipe that is disconnected from the gutter, this needs to be refitted. See photo no. 7.
- d) Guttering on small extension dips in the middle and will require realignment. See photo no. 6.



4.4 External Walls

4.4.1 Walls are solid stonework and appear from visual inspection to be in poor condition.

4.4.2 The following points/defects were noted:-

- a) Where the steelwork of the lean-to meets the stonework on elevation 3 the stonework has been damaged, this can be seen in photo no. 11. Stonework repairs are required.
- b) There are large sections of facing stonework that require re-pointing. Sections will require raking out of joint and re-pointing; this should be carried out in a matching mortar. See photo no. 9.
- c) There are a number of holes in the external stonework likely to have been used to provide ventilation in the previous usage which have been blocked up using concrete blocks see photo no. 10. This is unsightly externally as it does not match the existing walling. The blocked up holes will require filling in with matching facing stonework and mortar.
- d) On Elevation 4 there is a large section of walling around a window that has been replaced with concrete blocks. See photo no. 12. This area of walling does not match the stonework and so replacement of this blockwork will be required.

4.5 Damp Proof Course

4.5.1 The buildings' DPC was checked throughout the building.

4.5.2 The following points/defects were noted:-

- a) No evidence of a DPC was found in the original building, damp readings were found on a number of walls of the original building. The building requires a DPC or a suitable damp prevention solution needs to be introduced, a damp specialist should be consulted. The small extension on elevation 2 appears to have an adequate DPC. The DPC is clearly visible from the buildings external.

4.6 External Joinery

4.6.1 A visual inspection was carried out of the external joinery.



4.7 Windows

4.7.1 The windows are timber frame single glazed and are generally in a satisfactory condition.

4.7.2 The following points/defects were noted: -

- a) Window to roof void elevation 2 has a broken glass pane. Window should be replaced. See photo no 2.
- b) A number of the timber window frames are in poor condition, timbers appear rotten and require repair works and redecoration. See photo no 19.

4.8 Doors

4.8.1 A visual inspection was carried out of the external joinery. The doors are hardwood timber and are generally in a satisfactory condition.

4.8.2 The following points/defects were noted:-

- a) There is some flaking of paintwork, the doors now require rubbing down and redecoration.

4.9 Fascia

4.9.1 The following points/defects were noted:-

- a) Flaking paintwork is evident to fascias and this now requires rubbing down and redecoration.

INTERNAL

4.10 Roof Voids

4.10.1 Roof access was via a hatch in the landing; there was no access ladders. the roof timbers where visually inspected and appear to be in satisfactory condition. There was no water ingress evident at time of inspection, however areas of daylight where seen where tiles were missing and felt was damaged. See Photo no. 30. Roof requires repairs to prevent ingress of water; the roof insulation has been lifted up, and insulation needs to be re-laid. See photo No. 29.

4.11 Ceilings

4.11.1 These were visually inspected. The ceilings are usually finished in plaster.

4.11.2 The following points/defects were noted:-

- a) Two far end rooms on ground floor have no ceilings.



4.12 Walls and Partitions

4.12.1 Combination of solid stone walls and partition walls. Solid stone in some areas has been decorated; other walls are finished in plaster.

4.12.2 The following points/defects were noted:-

- a) Plaster boarded partition wall on ground floor requires skimming. See photo no. 27.
- b) Timber lintels above windows and doorways see section 4.14.1.

4.13 Floors

4.13.1 Solid concrete floor to ground floor; floor at different levels. First floor Chipboard sheeting over joists.

4.13.2 The following points/defects were noted:-

- a) The building was built originally without a DPM; it is unclear if a DPM was fitted when the building was converted to the workshop and offices. When it was converted the level of the ground floor was raised with concrete, however, it cannot be ascertained if a DPM was fitted.
- b) The two rooms to the far left of elevation 1 are of varying levels. The level of the floor is the same level as ground level outside. As there is an external slope towards the door, and a gap below the door, heavy rainfall could run into the room of the property.
- c) Joists will require exposing in the first floor, as the landing floor appears to be uneven.

4.14 Internal Joinery, Woodwork and Fittings

4.14.1 The following points/defects were noted:-

- a) Internally a number of timber lintels above windows and doors are exposed. The timbers appear to be in poor condition. See photo no.s 13, 16, 17 & 18. There are a number of timbers with small flight holes that would suggest beetle attack. The structural integrity of the timber is cause for concern. A specialist contractor will need to be consulted; further examination of timbers throughout the property will be required. Timbers will likely require replacement. See photo no. 14.

4.15 Dampness

4.15.1 The following points/defects were noted:-

- a) Damp readings were found in a number of the ground floor walls. There is evidence of damp in the plasterwork at the bottom of the staircase. See Photo no. 26. The damp within the walls is due to the lack of DPC. See section 4.5.2.



SERVICES

4.16 Electricity

- 4.16.1 It is recommended this is tested by a suitably qualified engineer. No inspection or testing has been carried out on the electrics.

4.17 Butane Gas

- 4.17.1 It is recommended this is tested by a suitably qualified engineer. No inspection or testing has been carried out on the gas supply.

4.18 Water

- 4.18.1 No inspection or testing of the water supply took place.

4.19 Above and Below Ground Drainage

- 4.19.1 Gullies were inspected about the site.

- 4.19.2 The following points/defects were noted:-

- a) The position of the gulley in photo no. 20 is not adequate and should not be under the main entrance door.

4.20 Heating

- 4.20.1 The heating within the building was poor. Electric heaters are used throughout the building as there is no central heating system. Poor thermal performance of building for a number of reasons; layout of building, lack of insulation and single glazed windows.

5.0 **CONCLUSIONS**

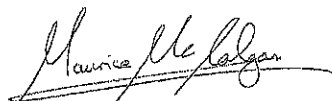
The main issues identified within the property are as follows:-

- 5.1 The internal damp: the external wall requires a DPC or alternative damp solution and further invasive investigation is required to ascertain if a DPM was laid before the concrete floor was constructed.
- 5.2 The condition of timbers: a number of the internal lintels over windows and doors are in poor condition due to beetle attack and may require replacement. Only timbers visible were inspected and so further investigation of joist and roof timbers is required to evaluate the full extent of the damage. A specialist contractor should be consulted.
- 5.3 The roof appears to be in good condition, however it does require minor repairs.
- 5.4 The stonework walling requires a large amount of re-pointing work. There are also a number of areas where repairs are required. Ventilation holes also need to be filled in with matching stonework and mortar.



- 5.5 The thermal performance of the building will need to be improved, as it is currently very poor.

We trust we have interpreted your instructions correctly and that this report is satisfactory for your purposes, if you require any further information or clarification on any item within the report please do not hesitate to contact me.



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ARCHITECTS AND BUILDING SURVEYOR



APPENDIX A
TERMS AND CONDITIONS



Standard Terms and Conditions of Engagement

1. During our inspection of the premises as presently existing, which will normally be carried out in a single visit, we shall check all visible, exposed and accessible elements of construction relevant to the instruction in order to give opinion on defects and shortcomings which are likely to adversely affect the use of the property or give rise to expenditure in the future. We shall consider the durability of the building fabric in the context of the type and age of the property. We shall also comment on the need for repairs or special maintenance and where appropriate, comments on the suitability of the structure for its proposed use.
2. We shall, where possible, lift loose laid floor coverings and inspect cellars and roof voids where appropriate to the subject of the report. We shall not empty the contents of any fitted cupboards, move heavy furniture or lift fitted carpets or floorboards. We shall not inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible and we shall therefore be unable to report that any such part of the property is free from defect. Apart from any balconies and roofs to which external access is available, our external inspection will be carried out from ground floor level or such points of access as are afforded by a 10ft ladder.
3. We will not arrange for exposure works to be carried out to the superstructure or below ground or carry out tests for high alumina cement concrete, calcium chloride, asbestos or the use of woodwool slabs as permanent shuttering, but where appropriate will seek further instructions for these to be carried out for an additional charge.
4. Our report will be addressed and forwarded to the person named as Client at the head of this letter and will be confidential to the Client and his/her professional advisers. The report will be prepared with the skill, care and diligence reasonably expected of a competent Building Surveyor and any liability which may arise from the reports contents will be specifically restricted to the Client; any other person who relies upon this report does so at their own risk. This report should not be reproduced in whole or in part or relied upon by third parties for any use without expressed written authority from us as the surveyors.
5. With regard to service installation, incoming mains, wastes and drains, we shall report on any matters, appropriate to the subject of the report, which come to light during our inspection as requiring further investigation by specialists, but we shall not arrange for tests to be carried out unless specifically instructed beforehand.

APPENDIX B
PHOTOGRAPHS