



**Chartered Building
Surveyors**



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Survey Report

At the premises:

**Outbuildings
17 Freetown
Glossop**

Prepared for:

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Prepared by:

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1.0 Introduction

The purpose of this report is to assess the structural condition of the building for conversion to living accommodation.

This report is for your exclusive use and of your professional advisors, to whom liability in respect of its contents will be limited.

The property was inspected on 03/02/2020 by Simon Jones BSC (Hons), MRICS.

The weather conditions were fine and dry.

The limitations of the report are:

- External inspection was carried out from ground level only.
- No liability can be accepted for areas of the property which were unseen due to restricted access.
- No floor voids, roof voids, ceiling voids etc were inspected.
- No foundations were inspected
- No liability will accepted for the presence of mining activity in or around site.

2.0 Description of Property

For the purpose of this report the 'The Outbuildings' are northwest facing Wood Street.

3.0 External Inspection

3.1 Roof

The roof was constructed as pitched roofs with corrugated metal cover. The proposals require the roofs to be re-roofed with blue slate.

The conversion will require new structural roof members.

3.2 Main External Walls

The main walls are constructed of brick, artificial stone and rendered brick.

No major works to the external walls are anticipated except for infilling, localised repairs and render.

3.3 Foundations

No trial hole investigations have been undertaken by us to establish the nature of the sub-soil or establish the type and condition of the foundations.

Notwithstanding the comments above and due to the condition of the external walls, the foundations appear adequate for purpose.

It is vital to ensure that drains around a property are maintained in good order because leaking drains can wash away fine particles in sub-soils causing sub-soil erosion and foundation movement.

4.0 Internal Condition

4.1 Internal Walls

The internal walls are solid masonry.

The internal walls will be removed/modified as part of the proposals.

4.2 Floors

Ground Floors

The existing ground floors are solid and assumed to be weak mix concrete/earth construction and not the original or protected by damp proof membrane.

The proposals seek to form new structural solid floors.

End