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Specific Structural Inspection Plus Drone Images



XXX

11 May 2023

Report undertaken for
XXXX

Report undertaken by Andrew Parker AssocRICS, MCIOB
On behalf of Drone Building Inspection & Surveying Services Ltd
Job number Dbiss00416

INDEX

1.00 Overview – Summary & Recommendations

2.00 Instructions

3.00 Description

4.00 Observations, Comments

Appendix A Photos

Appendix B Terms and Conditions of Engagement and Limitations of the Survey

1.0 Summary & Recommendations

We were asked to attend the property to inspect the right hand roof void and to inspect the main roof via aerial images. Our report is limited in its scope to this task. We have not inspected parts or problems that are not relevant to this request.

The property is an extended mid-terraced two-bedroom property over two floors and constructed circa 1930s.

The construction comprises of a cut timber butterfly/inverted pitched roof with central gutter and with solid and cavity brickwork walls which have been rendered and dashed and with a mixture of solid concrete and suspended timber ground floor.

2.0 Instructions

2.01 We were asked to attend the property to inspect the right hand roof void and to inspect the main roof via aerial images. Our report is limited in its scope to this task. We have not inspected parts or problems that are not relevant to this request.

2.02 This report is based on a visual examination of the property. The inspection did not involve any destructive testing or removal of the floorboards, floor, wall coverings or investigation of other inaccessible items. We are therefore unable to confirm that such areas are free from defects at this time.

2.03 The report has been prepared in accordance with the addressee's request and therefore any liabilities which may arise are restricted to the addressee.

3.0 Description

3.01 The property is an extended mid-terraced two-bedroom property over two floors and constructed circa 1930s.

The construction comprises of a cut timber butterfly/inverted pitched roof with central gutter and with solid and cavity brickwork walls which have been rendered and dashed and with a mixture of solid concrete and suspended timber ground floor.

3.02 The weather at the time of the inspection is fine and dry and 16 degrees Celsius.

3.03 Orientation: The property is roughly north facing.

4.0 Observations and Comments

ROOF VOID

The roof void is in a serviceable condition throughout, with a bituminous roofing felt between the rafters and the tiles.

The insulation is around 300mm in thickness, in line with current recommended guidelines. I recommend the insulation is moved away from the gutter area to allow a through flow of air to help ventilation.

Also, consideration should be given to installing some venting tiles on the main roof, to increase ventilation.

MAIN ROOF

The main roof is a cut timber butterfly pitched roof, with a central valley gutter and covered with replacement interlocking concrete tiles and concrete ridge tiles, with a rendered masonry parapet wall to the front.

The rear section of roof mirrors the above, but with a small brick-built parapet wall to the right hand side.

Overall, the roof is in a serviceable condition, although this is now somewhat dated and so cost for ongoing maintenance and repair should be expected, but the condition does not warrant replacement, and with ongoing maintenance and repair the roof should be serviceable for many years to come.

It is reasonably common to have problems with the valley gutters and this is usually due to poor maintenance and repair. These are often patched up, year after year, when the covering should have been replaced.

The valley gutter to the main roof has been recovered historically with mineral felt. This is not as long lasting a lead, although appears to currently serviceable and free from extensive previous repairs. There is some defective and crumbling render to the base of the parapet wall, over the gutter and it is likely this is the cause of the moisture ingress and damaged timber seen within the left hand roof void to the main building.

I recommend any defective render here is repaired and replaced and then the timber repairs carried out, as suggested in the previous report.

The valley gutter to the rear section of the main roof appears to be covered with lead, with a lead flashing detail around this section of roof, abutting the rear elevations and parapet wall. This currently appears to be serviceable, although appears to have been coated with a waterproof coating historically and may have been carried because of a leak from this section of roof.

There are brick-built chimney stacks either side of the main roof, topped with clay pots. These are generally serviceable, although there are some minor areas of defective pointing to the brick work, and some defective flaunching's around the clay chimney stacks. Also, some minor areas of defective pointing to the small section of parapet wall to the rear section of the main roof.

I recommend the areas of defective pointing are raked out and repointed and that any badly spalled and crumbling bricks are cut out and replaced, as well as the flaunching's being replaced.

Because of the design of the roofs, access should be possible to carry out the repairs, without the need for a fixed scaffold, which will reduce the cost of the repairs.

Budget cost £550.00

I recommend that the moss is removed whenever access is gained for repairs, as moss holds moisture close to the roofing materials, as this holds moisture close to the roofing materials and causes these to rot and degrade over time.

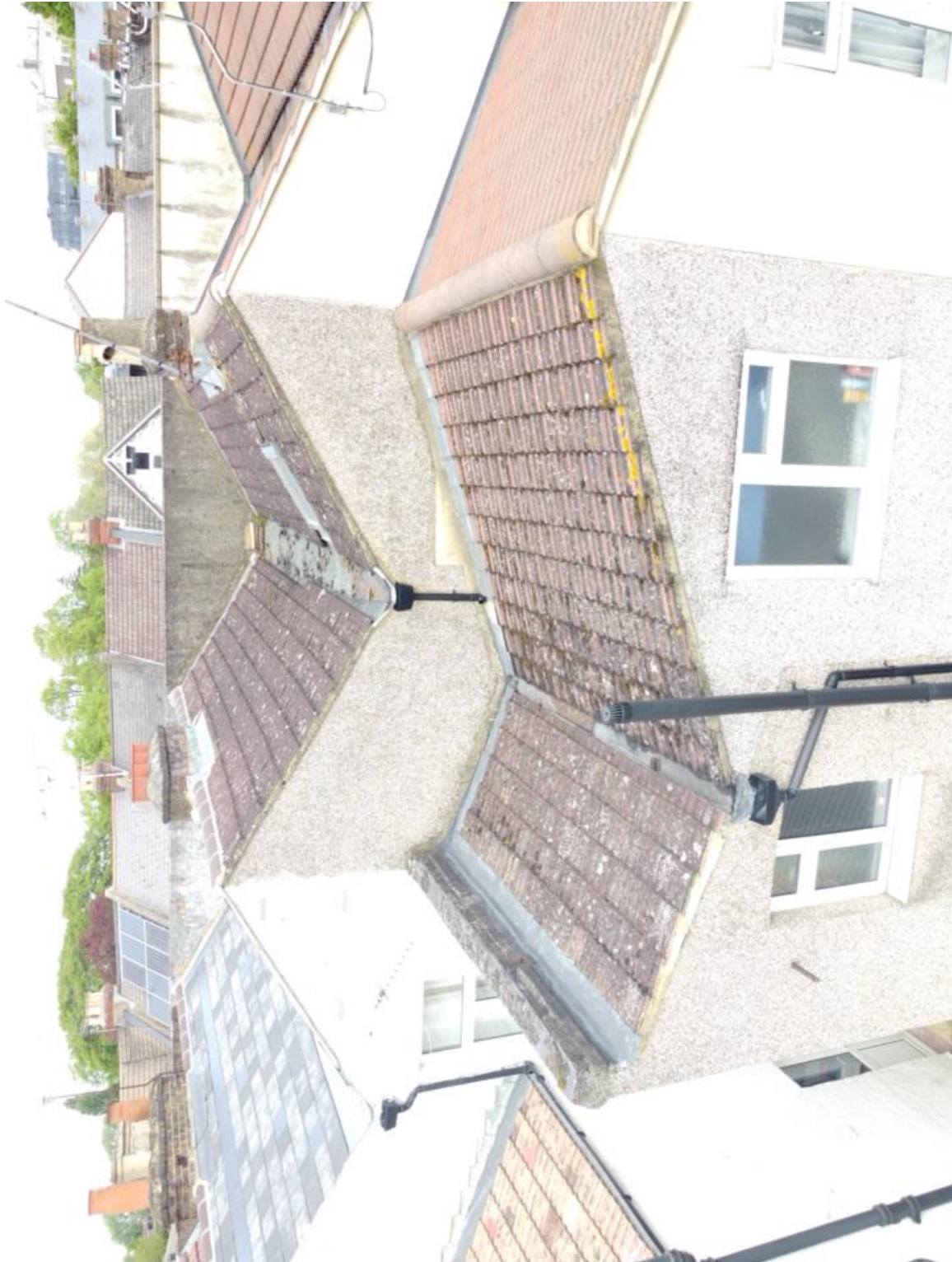
Appendix A Photos

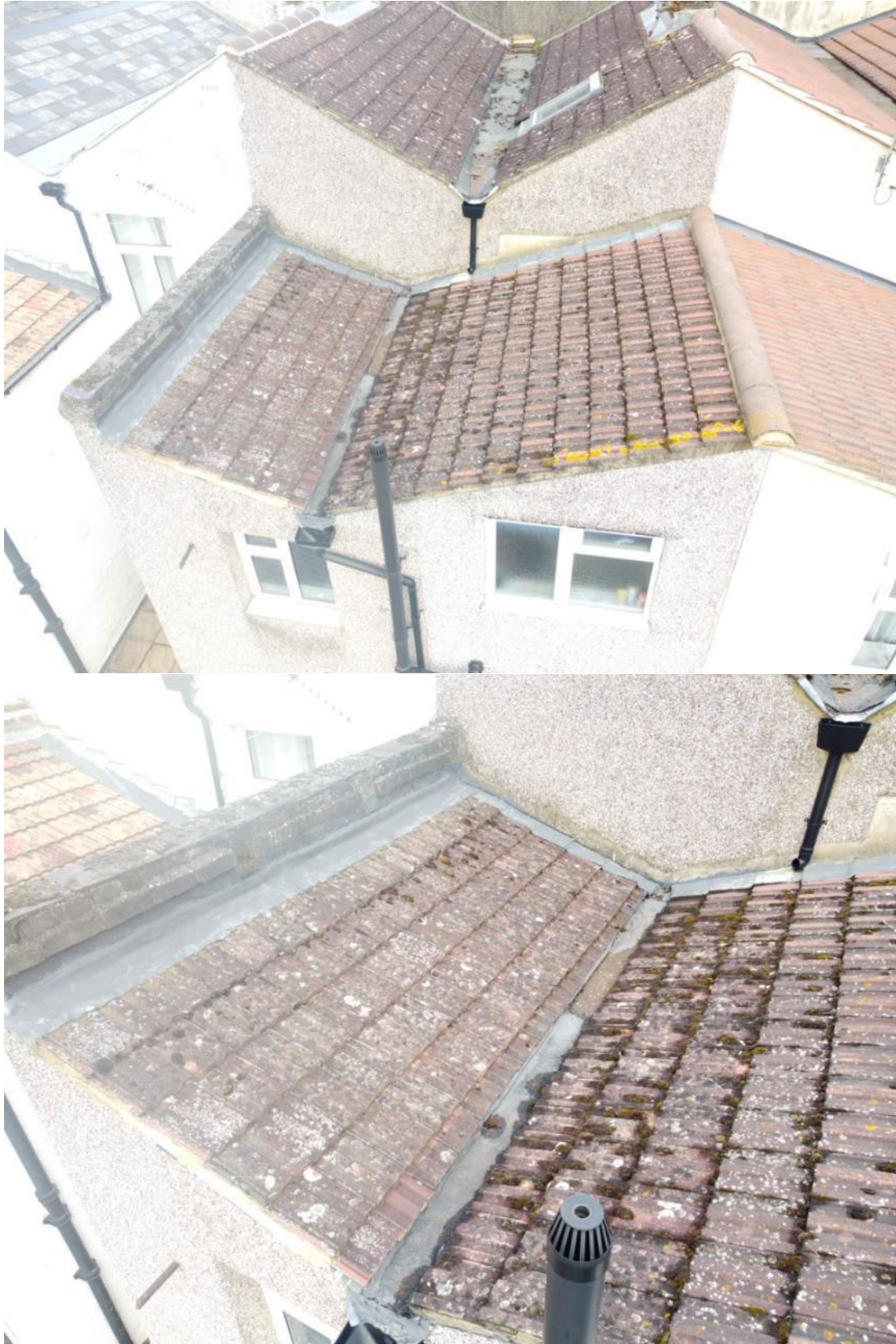
Roof Void





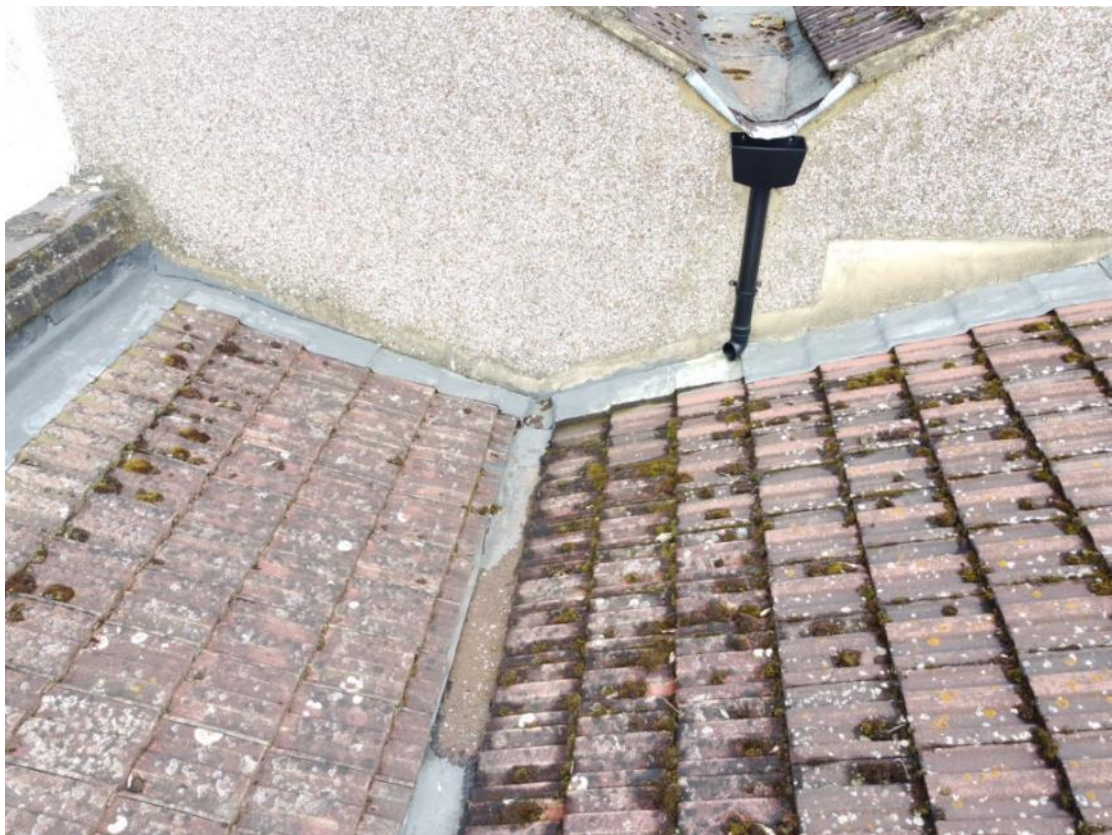
Aerial Pics





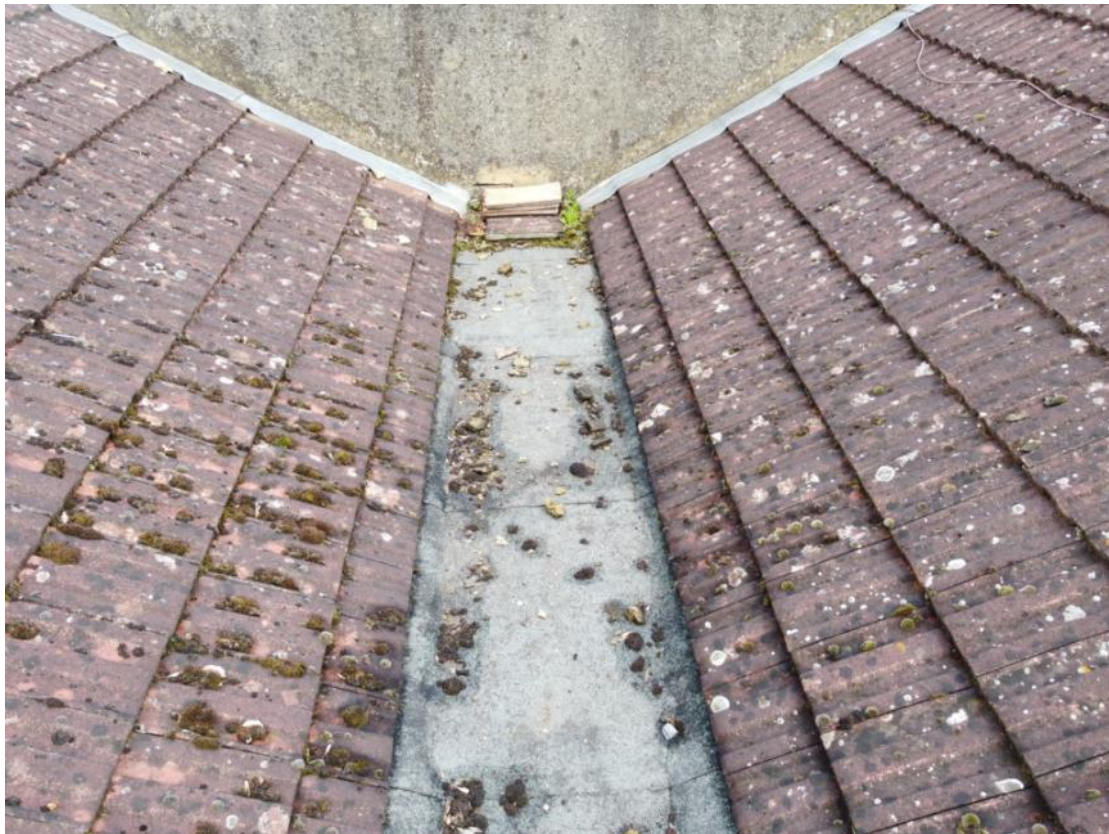












Defective render to base of parapet appears to be leading to moisture ingress





V- Lux style window appears to be blocked up from the inside



APPENDIX B

TERMS AND CONDITIONS OF ENGAGEMENT FOR SURVEYS AND REPORTS

Subject to express agreement to the contrary and any agreed amendments/additions, the terms upon which the Surveyor will undertake the Building Survey are set out below.

Based on an inspection as defined below, the Surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

The inspection will be carried out in a single visit unless otherwise previously agreed. The comments made in the report are given on the understanding the property is fully furnished and occupied at the time of the inspection and that no tests were applied to any of the services.

2. The Inspection

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.

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.

(a) Accessibility and Voids

The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible. Cupboards shall not be emptied, and no heavy furniture shall be moved. The report will specifically exclude all covered, unexposed or inaccessible areas and buried elements of construction such as foundations and built-in steels and timbers. Unexposed structure cannot be inspected and therefore the surveyor is unable to report that any such part of the property is free from defect.

(b) Floors

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

(c) Roofs

The Surveyor will inspect the roof spaces if there are available hatches. The 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 (10'00") above the floor or adjacent ground. It may therefore not be possible to inspect roofs above this level. In such cases pitched roofs, will be inspected with the aid of binoculars. The Surveyor will follow the guidance given in Surveying Safely, issued by the RICS in April 1991. This incorporates the guidance given in Guidance Note GS31 on the safe use of ladders and step ladders issued by the Health and Safety Executive.

(d) Grounds, Boundaries and Outbuildings.

The inspection will include the above but specialist leisure facilities such as swimming pools, equestrian facilities and tennis courts will not be inspected.

(e) Services

The Surveyor will carry out a visual inspection of the service installations where accessible. Manhole covers will be lifted, where accessible and practicable. No tests will be applied unless previously agreed. The Surveyor will report if, as a result of his/her inspection, the Surveyor considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained. We shall not arrange for tests to be carried out unless specifically instructed beforehand.

(f) Areas Not Inspected

The Surveyor will identify any areas which would normally be inspected but which he/she was unable to inspect and indicate where he/she considers that access should be obtained or formed. Furthermore, the surveyor will advise upon possible or probable defects based upon evidence from what he/she has been able to see. The surveyor will not arrange for exposure works to be carried out to the superstructure or below ground or carry out tests but will seek further instructions for these to be carried out for an additional charge.

(g) Flats

Unless otherwise agreed, the Surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building in which the subject flat is situated. Other flats or properties will not be inspected. The Surveyor will state in his /her report any restrictions upon accessibility to the common parts or visibility of the structure. The Surveyor will state if a copy of the lease has been seen and, if not, the assumptions as to repairing obligations made. The client is reminded that, particularly in the case of large blocks, the object of the inspection is to give guidance on the general standard of construction and maintenance, pointing out those items which will require attention within, say, the next decade and not to list those minor points which would normally be taken care of in the course of routine maintenance. (Many flats form part of large developments consisting of several blocks. In such cases the Surveyor will inspect only the one block in which the flat is situated).

3. Deleterious and Hazardous Materials

(a) Unless otherwise expressly stated in the report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the Surveyor will advise in the Report if, in his/her view, there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that, in such cases, specific enquiries should be made, or tests carried out by a specialist.

(b) Lead water supply pipes and asbestos will be noted, and advice given, if these materials can be seen but it must be appreciated that such materials are often only visible after opening up – see paragraph 2 (a). The surveyor has not allowed for any sampling or testing of suspected asbestos material.

(c) The Surveyor will advise in the report if the property is in an area where, based upon information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Surveyor will advise that tests should be carried out to establish the radon level.

(d) The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject property or visible immediately adjacent to the property. The Surveyor cannot assess any possible effects on health or report on underground cables.

4. Contamination

S57 of the Environment Act 1995 is expected to be activated, bringing into effect Part IIA of the Environmental Protection Act 1990. Under this legislation the Local Authority are under a duty to establish contaminated sites in their district and may issue Remediation Notices requiring sites to be cleared of contamination.

The surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. For your own protection we recommend that a desk top study is carried out prior to purchase to ascertain if your site is contaminated, or may be contaminated now or in the future, by uses on adjoining sites. The surveyor or your solicitor can arrange for this report to be undertaken by a specialist company.

5. Consents, Approvals and Searches

(a) The Surveyor 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.

(b) The surveyor will assume that all byelaws, Building Regulations and other required consents have been obtained. The Surveyor will not verify whether any such consents have been obtained. The client and his/her legal advisers should make all necessary enquiries. Drawings/specifications will not be inspected by the Surveyor.

(c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland) 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.

(d) The surveyor may examine lease or title documents, planning or other consents and fire certificates made available prior to the inspection. The surveyor shall assume the solicitors will be advising in detail upon these matters and that they will also check on the responsibility for the maintenance of all boundaries and rights of way and the existence of easement or necessary rights of light, drainage etc.

6. CDM Regulations 2007

The Survey Report is not intended to identify all potentially hazardous materials, structure or contamination present in the buildings or land and as a result must not be used by any party to discharge any duty under the Construction (Design & Management) Regulations.

7. Fees and Expense

The client will pay the Drone Building Inspection & Surveying Services Ltd the agreed fee for the report and any expressly agreed disbursements in addition.

8. Restrictions on Disclosure

The Report is for the sole use of the named client and is confidential to the client and his professional advisers. Any other persons rely on the report at their own risk. The Contract (Rights and Third Parties) Act 1999 shall not apply. We accept no liability to any other party who may seek to rely upon the whole, or any part, of this report.

The report must not be reproduced, in whole or part, without the prior written consent of the Drone Building Inspection & Surveying Services Ltd.

The comments made in this report are given on the understanding that the property was fully furnished and occupied at the time of the inspection and that no tests were applied to any of the services.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect.