



Structural Appraisal

of

1 Property Road

Example Town

1EX 1AM

for

PropertyRoad.co.uk

Ref: 6917

Date: June 2016



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Structural Appraisal

1 Property Road, Example Town, EX1 1AM

1. INTRODUCTION

101. Example Surveyors have been instructed by PropertyRoad.co.uk to carry out a structural survey on 1 Property Road, Example Town, EX1 1AM.
102. Our brief was to carry out a General Structural Appraisal with particular regards to the rear extension and a garden retaining wall at the rear of the property.
103. Our brief was to inspect the superstructure of the property and the roof void.
104. We were requested to report on any apparent defects, giving an opinion as to cause and structural significance, together with recommendations for further investigations if required, or where appropriate suggest in outline only the scope of any necessary remedial works, including general advice about the likely effects and need to treat any nearby trees and vegetation where it could affect the structure.
105. Unless specifically mentioned our brief has not included an investigation into the presence of asbestos and all other non-structural elements or biohazards, nor have we inspected the electrical and mechanical installations and our inspection of the property will only check for visual evidence of damp.
106. External inspection of the building has been carried out from ground level by visual and optical sighting and without special access arrangements we cannot confirm that obscured parts are free from defect.
107. The internal inspection has been made within the limits of ready accessibility and it is not normal practice to lift floor coverings or floorboards, remove panels or plaster, or move heavier items of furniture. Consequently we have not been able to inspect woodwork or any other parts of the structure which are covered, unexposed or inaccessible and it is neither implied nor should it be construed that other parts are free from defect or that they have not suffered from insect or chemical attack.
108. Our inspection of the drains has been limited to the raising, where possible, of visible inspection chamber covers.
109. This report does not constitute a Homebuyers Report, Valuation or Schedule of Refurbishment, and the lack of specific reference to any structural elements, materials or type of construction does not infer compliance with the current British Standards, Codes of Practice, or Building Regulations, and enquiries to the Local Authority have not been made.
110. The inspecting Engineer has not investigated the extraction of minerals and we recommend that the appropriate searches be made.

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111. The property and site have not been tested for any form of contamination, pollution or any other environmental impairment, including the presence of invasive non-native plants, and we are unable to make any comment in this regard.
 112. Whilst we have used all reasonable skill and care in preparing this report, it should be appreciated that we cannot offer any guarantee that the property will be free from future defects or that existing ones will not suffer from further deterioration.
 113. All observations are referenced as left or right hand as though observed from outside the front of the property viewing towards the front elevation.

2. GENERAL OBSERVATIONS

201. The survey was carried out by a Chartered Structural Engineer from Example on the afternoon of Wednesday 22nd June 2016. The weather at the time was warm but cloudy.

202. The property is built on a generally level plateau on a site which slopes down from the front to the rear.

203. The property is a detached dormer bungalow with a hipped clay tiled roof built of masonry cavity construction some 65 years ago.

204. On the rear right hand corner there is a single storey kitchen extension with a flat roof constructed some 30 years ago.

205. We understand from the present owner that there are no current records of the extension having gone through planning or Building Control.

206. We also understand from the present owner that the property was originally a bungalow, however in 2005 a loft conversion was carried out which we understand has Building Control approval, at this time a front porch with a flat roof was also added.

207. There are a number of air vents around the property suggesting suspended floors.

208. The uPVC replacement windows, doors, fascias and guttering all appeared to be in generally good condition with no evidence of any significant deterioration.

209. Approximately 2.6m from the kitchen extension is a 12m long retaining wall with a retained height of 1.2m.

210. The rear wall of the kitchen extension appeared to have been built off an existing retaining wall at approximately 1.2m in height.

211. At the front of the property is a brick paved patio with the garden covered by slate stone.

212. At the rear of the property is a small patio area with steps dropping down to a garden mainly laid to lawn with trees and shrubs.



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213. The left hand elevation is built directly adjacent to the boundary of the property to the left and adjacent to the right hand elevation is a small gravelled path with a drainage inspection chamber.
214. It was not possible to lift the inspection chamber cover due to its weight and blocked lifting holes, however there was no evidence around the perimeter of the property to suggest any significant settlement of the foundations due to leaking drains.

3. EXTERNAL OBSERVATIONS

Front Elevation

301. The masonry to the front elevation appeared to be in generally good condition with no evidence of any significant structural movement or cracking.
302. On the left hand section of the property there appears to have been the original garage which has now been converted into a bedroom. The bottom section of the door has been bricked up and a window inserted above.



303. The brick flat arch lintels appeared to be in generally good condition with no evidence of any significant deflection.
304. There was no evidence of any significant settlement of the paved patio area adjacent to the front of the property.

Left Hand Elevation

305. The left hand elevation is built on the boundary of the adjacent property and full access could not be gained, however where visible the masonry appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

Right Hand Elevation

306. The masonry to the right hand elevation appeared to be in generally good condition with no evidence of any significant structural movement or cracking, however where the rear kitchen extension abuts the original property there is a vertical crack approximately 2-3mm in width at roof level dropping down vertically to hairline in width approximately 300mm above ground level. It is likely that the cracking was due to slight historic initial movement soon after the construction of the extension, and is not considered structurally significant.



307. A spirit level laid along the masonry of the extension appeared to show the wall was dipping down very slightly toward the rear.

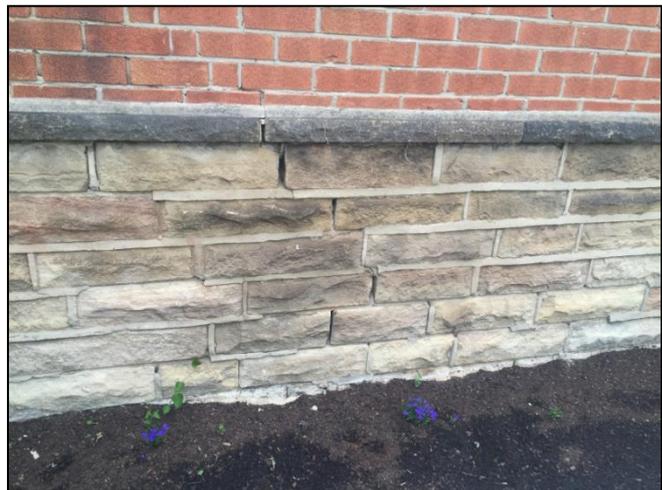
Rear Elevation

308. The masonry to the rear elevation of the main body of the property appeared to be in generally good condition with no evidence of any significant structural movement or cracking.



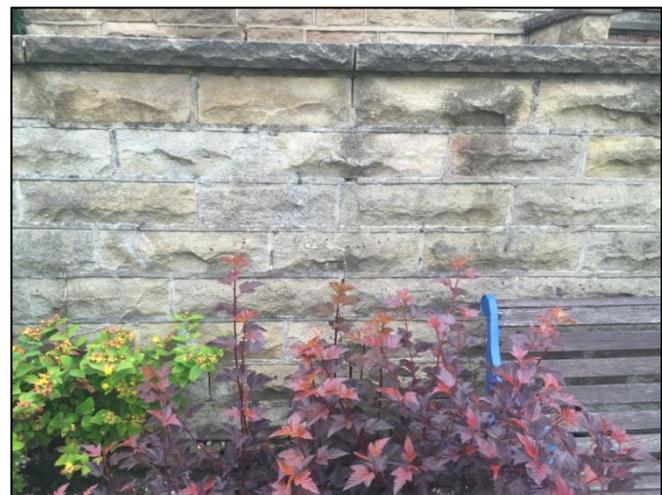
309. The rear kitchen wall appears to have been built off the original dressed stone retaining wall. This appeared to be in generally good condition, however there is a crack approximately 2mm in width dropping down towards the left hand elevation. This crack is not thought to be structurally significant and is made to look wider due to missing mortar in the joints.

310. A spirit level laid across the top of the retaining wall appeared to show it is generally level.



Rear Retaining Wall

311. At the rear of the property approximately 2.6m from the rear kitchen wall is a retaining wall retaining a height of approximately 1.2m. The wall is constructed of dressed stone and appeared to be in generally good condition, however a spirit level laid vertically on the wall appeared to indicate that it is leaning out over its height by approximately 50-75mm.



312. Approximately halfway along the wall is a vertical hairline crack dropping down to approximately 200mm above ground level before stopping. This crack is not thought to be structurally significant and is most likely due to thermal movements particularly as the wall is south facing.

313. The top of the foundation of the retaining wall appear to have been exposed and we would recommend that the ground level is raised by approximately 200mm to ensure its protection and continued stability.

4. INTERNAL OBSERVATIONS

401. The property was entered from a door on the front right hand corner of the property into a small porch which was constructed in 2005.

402. The walls are plastered and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

403. Due to the presence of tiling a detailed inspection of the ground bearing floor slab could not be made, however it appeared to be in generally good condition with no evidence of any significant settlement.

404. The ceiling is plastered and painted and appeared to be in generally good condition with no evidence of any significant deflection or cracking.



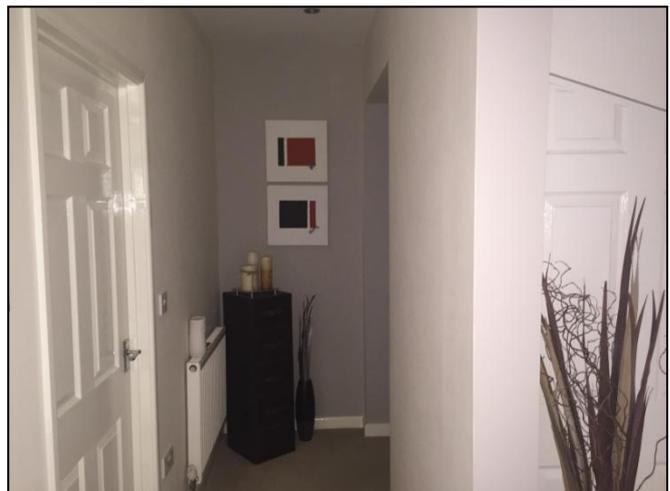
Passage

405. At the rear of this porch is an open entrance into a passage which leads to three bedrooms and the original entrance hall.

406. The left hand wall is stud partition and appeared to be a recent edition where the wall has been created to form the passage.

407. The rear left hand walls are plastered and painted and in generally good condition with no evidence of any significant structural movement or cracking.

408. Spanning from the front to the rear wall at the left and right hand entrance to the passage are beams which appeared to be in generally good condition with no evidence of any significant deflection.



Original Entrance Hall

409. At the rear of right hand end of the passage there is an open entrance into the entrance hall.

410. The walls are plastered and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

411. Due to the presence of a timber floor covering a detailed inspection of the suspended floor could not be made, however it appeared to be in generally good condition with no evidence of any significant deflection.



412. Spanning from the right to the left hand wall on the front wall is a beam which appeared to be in generally good condition with no evidence of any significant deflection.

413. The ceiling is plastered and painted and appeared to be in generally good condition with no evidence of any significant deflection.

Lounge

414. At the rear of the original hall is a double width door leading into the lounge located at the rear left hand corner of the property.

415. The walls are plastered and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

416. Due to the presence of a timber floor covering a detailed inspection of the suspended timber floor could not be made, however it appeared to be in generally good condition with no evidence of any significant deflection.



417. The ceiling is plastered and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

418. The lintel above the rear wall window appeared to be in generally good condition with no evidence of any significant structural movement or cracking. We understand from the homeowner that the original was replaced by a steel lintel approximately 10 years ago.

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419. Spanning from the right to left is a beam over the entrance opening which appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

Kitchen

420. The kitchen is located on the rear right hand corner of the property.

421. The walls of the original section of the kitchen appeared to be plastered and painted whereas the walls to the rear extension are dry-lined and painted and all appeared to be in generally good condition with no evidence of any significant structural movement or cracking.



422. Due to the presence of vinyl flooring a detailed inspection of the timber suspended floor could not be made, however it appeared to be generally level with no evidence of any significant deflection.

423. Spanning from the left to right hand walls carrying the original rear wall and roof of the property is a beam which appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

424. The ceiling is plastered and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

Bathroom

425. In the central right hand section of the property is the bathroom.

426. The walls are tiled around the bath, shower and toilet and the rest plastered and painted. They appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

427. Due to the presence of tiles a detailed inspection of the suspended floor slab could not be made, however it appeared to be in generally good condition with no evidence of any significant settlement.



428. The ceiling is plastered and painted and appeared to be in generally good condition with no evidence of any significant deflection.

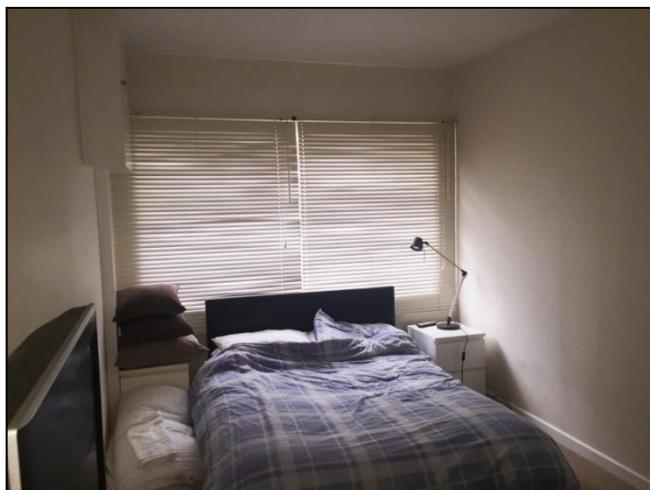
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429. Spanning from the right to the left hand wall approximately halfway across the bathroom is a boxed out beam which appeared to be in generally good condition with no evidence of any significant deflection.

Bedroom One

430. Bedroom one is located on the front left hand corner of the property and was the original garage which had been converted into a bedroom in 2005.

431. The walls are dry-lined and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

432. Due to the presence of carpet a detailed inspection of the ground bearing floor slab could not be made, however it appeared to be in generally good condition with no evidence of any significant settlement.



433. The ceiling is plastered and painted and appeared to be in generally good condition with no evidence of any significant deflection or cracking.

Bedroom Two

434. Bedroom two is located in the central section on the left hand side of the property.

435. The walls are plastered and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

436. Due to the presence of carpet a detailed inspection of the suspended timber floor slab could not be made, however it appeared to be in generally good condition with no evidence of any significant deflection.



437. The ceiling is plastered and painted and appeared to be in generally good condition with no evidence of any significant deflection.

Bedroom Three

438. Bedroom three is located at the front right hand corner of the original property adjacent to the new entrance porch.

439. The walls are plastered and painted and the rear wall is stud partition and painted and all appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

440. Due to the presence of carpets a detailed inspection of the suspended timber floor could not be made, however it appeared to be in generally good condition with no evidence of any significant deflection.

441. A section of the floor appeared to be covered with an industrial aluminium floor and this is used as a weight training area.

442. The ceiling is plastered and painted and appeared to be in generally good condition with no evidence of any significant deflection or cracking.

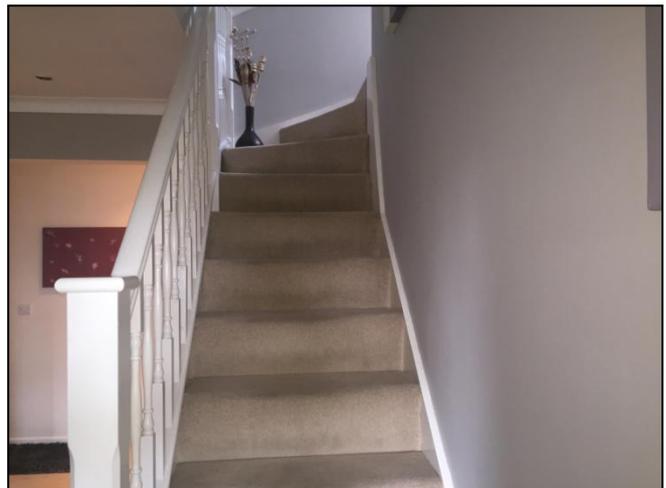


First Floor

443. Access to the first floor is gained via a staircase from the original hallway in the centre of the property which leads to a small landing with doors off to two additional bedrooms.

444. We understand that the structural works and bedrooms were added approximately 10 years ago.

445. Due to the presence of carpets a detailed inspection of the timber staircase could not be made, however it appeared to be in generally good condition with no evidence of any significant deflection.



Landing

446. The walls are stud partition, plasterboard and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.
447. Due to the presence of carpet a detailed inspection of the timber floor could not be made, however it appeared to be in generally good condition with no evidence of any significant deflection.
448. The velux window in the roof appeared to be in generally good condition with no evidence of any water ingress or deterioration of the timber.
449. The ceiling is plasterboard and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.



Bedroom Four

450. Bedroom four is located within the front section of the property.
451. The stud walls are plastered and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.
452. Due to the presence of carpets a detailed inspection of the timber floor could not be made, however it appeared to be in generally good condition with no evidence of any significant deflection.
453. The ceiling is plastered and painted and appeared to be in generally good condition with no evidence of any significant deflection.



Bedroom Four En Suite/Shower Room

454. The walls are tiled to full height and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

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455. Due to the presence of floor tiles a detailed inspection of the timber floor could not be made, however it appeared to be in generally good condition with no evidence of any significant deflection.
456. The ceiling is plastered and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.

Master Bedroom

457. The bedroom is located in the rear section of the property.
458. The walls are stud partition, plastered and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.
459. Due to the presence of carpets a detailed inspection of the timber floor could not be made, however it appeared to be in generally good condition with no evidence of any significant deflection.



460. The ceiling is plastered and painted and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.
461. On the rear wall of the bedroom are doors leading out to a small balcony area.
462. Due to the presence of tiled flooring a detailed inspection could not be made, however it appeared to be in generally good condition with no evidence of any significant structural movement or deflection.

Master Bedroom En Suite/Shower Room

463. The walls are tiled to full height, and appeared to be in generally good condition with no evidence of any significant structural movement or cracking.
464. Due to the presence of floor tiling a detailed inspection could not be made, however it appeared to be in generally good condition with no evidence of any significant deflection.



465. The ceiling is plastered and painted and appeared to be in generally good condition with no evidence of any significant deflection.

Roof Void/Roof

- 466. There was no open access to the roof void, the small access in bedroom four has been covered with timber which had been screwed down to the wooden frame.
- 467. All the roof slopes were viewed from ground level and from the balcony in the master bedroom and they appeared to be generally to line with no evidence of any significant deflection.
- 468. The roof over the rear kitchen extension appeared to be in generally good condition with no evidence of any significant deflection or deterioration of the roof covering.

5. **CONCLUSIONS & RECOMMENDATIONS**

501. The property appeared to be in generally good condition with no evidence of any significant structural movement or cracking
502. The kitchen extension on the rear right hand corner appeared to be in generally good condition, however there appeared to have been some initial settlement of the rear retaining wall on which the rear kitchen wall has been built. This in our opinion is historic and is not structurally significant.
503. The cracking noted on the right hand elevation where the kitchen abuts the original property is not considered to be structurally significant and can be cosmetically repaired, however the cracking may reopen to hairline but this is not considered structurally significant.
504. The cracking noted in the masonry under the rear kitchen window is not considered structurally significant and appeared larger due to missing mortar. We would recommend that this area is repointed.
505. The retaining wall at the rear of the property appeared to be in generally good condition, and although it is leaning out slightly this not considered to be structurally significant and is not untypical of walls of this age and construction. The vertical crack within the retaining wall is not considered structurally significant, particularly as it is south facing, but it is recommended that the soil level be raised to ensure that the wall foundation is not exposed.