

# GENERAL STRUCTURAL ASSESSMENT REPORT

[Address]

Esteban Barn

Altcar Lane

Downholland

L39 7HN

[Ref]

J02-251-GSA

[Prepared for/Client]

Jackie Disley

[Date of Inspection]

24 August 2022

[ propvisory. ] Chartered  
Building  
Surveyors

[Building Surveying] [Defects] [Party Wall] [Neighbourly Matters]



# CONTENTS

INTRODUCTION ..... 3  
 [Instructions]..... 3  
 [Limitations] ..... 3  
 [Weather Conditions] ..... 4  
 [Reference to Directions/Orientation] ..... 4  
 DESCRIPTION OF PROPERTY..... 5  
 [Main Building]..... 5  
 EXTERNAL ELEMENTS ..... 6  
 [Chimneys]..... 6  
 [Roofs] ..... 6  
 [Structural Frame]..... 6  
 [Walls] ..... 7  
 INTERNAL ELEMENTS..... 8  
 [Roof Spaces] ..... 8  
 [Ceilings] ..... 8  
 [Walls] ..... 8  
 [Floor] ..... 8  
 CONCLUSION/RECOMMENDATIONS ..... 9  
 [Conclusion] ..... 9  
 [Recommendations]..... 9  
 CERTIFICATION ..... 10  
 [Surveyor Declaration] ..... 10  
 [Date of Report] ..... 10  
 APPENDICES..... 11  
 [A – Photographs Taken During Inspection] ..... 11  
 [B – Terms of Service] ..... 12

# INTRODUCTION

## [Instructions]

We have been instructed by the Client [Jackie Disley] to carry out an inspection and provide a General Structural Assessment Report on the above property.

## Scope of Survey

Assessment of the structure of Roofs, Ceilings, Walls and floor for defects of a structural nature [i.e. structural movement/cracking etc.].

## Purpose of Report

To form part of a Planning Application for conversion of the barn to a dwelling.

## [Limitations]

### General Structural Assessment Survey and Report

The survey inspection and this report are strictly limited to the Scope of Survey and Instructions listed above and confirmed in our appointment documents/correspondence. We have not been instructed to undertake a 'Building Survey' of the building/property.

## Observations and Conclusions of Defects

Our observations, conclusions, and recommendations to the defects identified are based upon our single inspection of the property, on the Date of Inspection, listed above. We have not been given the opportunity to undertake any continual periods of monitoring, specialist tests, sampling, destructive opening up works, or trial holes to further verify the cause, extent and/or progressiveness of any defect identified within this report.

## Unexposed/Inaccessible areas of the Property

No inspection has been carried out of parts of the property which are unexposed or inaccessible. We are therefore unable to comment on whether those areas are free from defect. The survey was limited to the exposed surfaces of external and internal walls, roofs, ceilings floors and other elements of the property visible from ground level externally and finished floor levels internally, or with the aid of a 3m ladder. We are therefore unable to comment that areas hidden from view are free from defects.

Items such as fixtures, fittings, furniture, or household items were not moved during the inspection. The presence of these items prevented a full inspection of the property.

No detailed inspection was made for any evidence of woodworm or similar defects, as this is a specific General Structural Assessment report only. Defects to unexposed timbers cannot therefore be entirely ruled out.

## Deleterious and Hazardous Materials

Specialist inspections/investigations have not been undertaken or commissioned to determine whether there are deleterious or hazardous materials [which include Asbestos, Lead, and High Alumina Cement] present within the property, or to identify the possibility of contaminated land.

## Access and Disabled use

This report is not an access audit and does not comment on the suitability of the property for use by people with disabilities.

### **Liability**

The report is for the sole use of the Client named above, and their advisors, and we accept no liability to any other party.

### **[Weather Conditions]**

The weather during the inspection was cloudy and overcast with some light intermittent drizzle.

### **[Reference to Directions/Orientation]**

All references to left and right are made as if viewing the property from the front (roadside) elevation externally.

## **DESCRIPTION OF PROPERTY**

### **[Main Building]**

Detached barn formed from steel columns with timber rails and timber roof trusses.

Profiled fibre cement roof sheeting and cladding to wall areas.

Section of timber panelling to northern wall.

Area of masonry concrete blockwork walling to southern wall.

Eastern elevation fully open.

## EXTERNAL ELEMENTS

### [Chimneys]

None.

### [Roofs]

#### Pitched Roofs

Profiled cement sheet cladding.

- Sheeting may be of a type that contains asbestos and must be effectively managed in accordance with HSE guidelines.
- No significant unevenness or deflection to slopes or ridge line.
- It is assumed that all roof coverings will be replaced as part of the project.

#### Flat Roofs

None.

### [Structural Frame]

Steel columns.

- Columns generally vertical and plumb in alignment, however columns to the western elevation are leaning slightly towards the north indicating some minor rotation has occurred. This is however not currently affecting structural stability. Periodic monitoring would be required if the building is to remain in its current state, and further advice sought if progressive movement occurs.
- Concrete is visible at ground level around the column bases, and the foundations are therefore likely to be shallow.
- Two central columns to the southern elevation have corrosion occurring at the column bases at ground level and some previous repairs have been undertaken. Corrosion has also occurred to these columns towards eaves position in the area of the bracket restraining the roof trusses. Where this corrosion has occurred there is a loss of structural integrity to the columns and sectional replacement would be required.
- Corrosion with small loss of flange section to the north east corner column at approximately 2/3 position which should not significantly affect the integrity of this column.
- Surface corrosion is widespread across the columns which are not substantially coated to prevent against atmospheric conditions with corrosion also evident to fixings and brackets. The metal work requires abrading to bright steel and suitable protective coatings applied, including the replacement of fixings, where necessary.

## [Walls]

Profiled cement sheet cladding, timber infill and masonry walling with steel columns to the main structure.

- Sheeting may be of a type that contains asbestos and must be effectively managed in accordance with HSE guidelines.
- Some areas of damaged, cracked cladding, which will require safe removal, following HSE guidelines.
- Timber infill is crude and temporary in nature.
- No significant defects to blockwork walling.
- It is assumed that all wall cladding, and wall finishes/infill will be replaced as part of the project.

## **INTERNAL ELEMENTS**

### **[Roof Spaces]**

Timber trusses spanning between column positions with timber purlins supporting roof sheeting.

- Some areas of staining to timbers, however no significant structural deficiency generally.
- Splitting to lower tie beam of truss to western elevation with possible rot decay towards the centre also, which requires close-up detailed inspection.
- The majority of the timbers are likely capable of re-use, however preservative treatment to protect against rot decay and infestation from wood boring insects should be undertaken and any timbers currently experiencing decay or subject to adverse impact of previous wood boring insect attack should be splice replaced, and where necessary, engineered timber repairs undertaken to structural elements.

### **[Ceilings]**

None. Underside of roof sheeting only.

### **[Walls]**

Inside face of cladding and walls noted externally.

No internal partitions/dividing walls.

### **[Floor]**

No floor is currently provided. The barn is open with an exposed dirt ground.



## **CONCLUSION/RECOMMENDATIONS**

### **[Conclusion]**

The barn structure is of a lean construction and essentially comprises 8no. steel columns and 4no. timber roof trusses, with timber purlins and rails.

It is assumed that the cladding and roof sheeting will be disposed of as part of the conversion/refurbishment proposal, and some alternative form of walling and roof coverings incorporated.

An external envelope of masonry [or other walling] can be built around the existing steel column positions and the roof structure, using existing roof trusses, can be supported on the newly built walls. The walls will require excavation of new foundations in any case which could disturb the existing footings to the steel columns which may not be substantially deep.

### **[Recommendations]**

Treat all cladding as an asbestos containing material, unless testing is undertaken to confirm that these elements do not contain asbestos. Follow HSE guidance.

Prior to re-use, carry out a close-up inspection of the roof truss timbers to identify any sections requiring splice replacement, or structural repairs [i.e. resin with reinforced bars]. Treat all timbers with preservative to protect against fungal and wood-boring insect attack.

Apply protective coatings to the steelwork and carry out isolated repairs/section replacement as necessary.

Undertake monitoring of the steel columns to the Western elevation and seek further advice if progressive movement is occurring.

## CERTIFICATION

### [Surveyor Declaration]

I confirm that I inspected the property and produced this report.



-----  
**Vince Rimmer** BSc (Hons) DipDEA MRICS CBuildE MCABE FFPWS  
Chartered Building Surveyor  
Chartered Building Engineer  
*Director*

### [Date of Report]

31 August 2022

## **APPENDICES**

[A – Photographs Taken During Inspection]



001



002



003



004



005



006



007



008



009



010



011



012



013



014



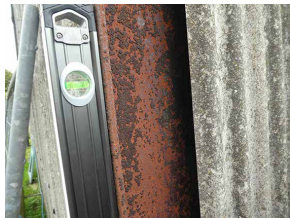
015



016



017



018



019



020



021



022



023



024



025



026



027



028



029



030



031



032



033



034



035



036



037



038



039



040

[B – Terms of Service]

# **SPECIFIC TERMS OF SERVICE – GENERAL STRUCTURAL APPRAISALS**

## **Generally**

Based on an inspection as defined below, the Surveyor, who will be a Chartered Building Surveyor, will advise the Client in a written report as to his opinion of the visible condition and state of structural repair of the subject property. This service is broadly in line with the RICS Level 3 Home Survey Standard; however restricted in scope to the structure only, and is detailed below.

The report will identify significant structural defects and repairs essential at the time of the inspection, referring to readily apparent potential hazards, and commenting on significant likely repair requirements.

We will not provide commentary on defects relating to required maintenance, or defects only affecting aesthetics/finishes etc.

## **Content of the Report**

In accordance with these terms the Surveyor will use his or her best endeavours to report upon the structural condition of the property, and any specific structural defect we have been asked to inspect.

The report will comment upon:

- a) the main aspects of the specific item(s).
- b) the method of repair required to remedy a significant defect.
- c) any requirements for further investigation arising from the inspection.

## **The Scope of the Inspection**

The inspection will be a general inspection of the entire property, including any specific items agreed to be inspected and reported upon, as detailed in our letter of appointment.

The surveyor will consider his or her advice carefully but is not required to advise on any matter the significance of which in relation to the building is not apparent at the time of inspection and from the inspection itself.

The surveyor will inspect diligently but is not required to undertake any action that would risk damage to the building or injury to himself, herself or any other party.

The surveyor will not undertake any structural or other calculations.

The survey will not produce a repairs schedule, planned maintenance report or feasibility report, nor provide any procurement or project management services unless expressly agreed separately with the client.

## **Areas not inspected**

The surveyor will identify any areas which would normally be inspected but which he or she was not able to reasonably inspect.

## **Accessibility & Voids**

The inspection will cover all those parts of the property which are visible whilst standing at ground level within the boundaries of the site and adjacent public / accessible areas and whilst standing at various floor levels.

[propvisory.]

The Surveyor will inspect as much of the surface area of the structure as is practicable within the restrictions imposed by occupation, furniture, fittings and floor coverings, and will not inspect areas that are covered, unexposed or inaccessible. Screwed down hatches and service ducts will not be removed.

Roofs, chimneys, and parapets, together with projections and elevations above first floor level are examined externally with the aid of binoculars where required. Surveyors normally work on their own, therefore, for reasons of Health and Safety, he / she will only inspect roofs / parts of roofs, over single storey structures not exceeding 3.0 metres in height, with the aid of a ladder.

Access to the roof voids will be gained where reasonable trap doors and hatches are available. Comments relating to the suitability of the structure will be made, although a specific calculation to check the strength of the framework is beyond the scope of this type of survey.

## **Foundations**

The condition of the foundations will be assessed from the visible parts of the structure as at the date of the survey - taking into account site conditions and the normal sub soil conditions in the area.

Foundations are not exposed during the course of the survey, therefore, it is not possible to confirm their construction, depth and suitability, nor is it possible to determine the type of sub soil.

Where cracking or distortion is evident, the survey will comment and advise accordingly. Specific calculations to check the strength of the structural fabric will not be undertaken. No sub soil analysis or testing will be done.

## **Floors**

The Surveyor will lift accessible sample loose floorboards and trapdoors, if any, which are not covered by heavy furniture, ply or hardboard, carpets or other floor coverings. The Surveyor will not attempt to raise fixed floorboards.

## **Roofs**

The Surveyor will inspect the roof spaces if there are available hatches and it is safe to do so. 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 (10ft) above the floor or adjacent ground. It might not, therefore, be possible to inspect roofs above this level. It, therefore, follows that certain types of roof structure, by nature of their design (including flat roofs) cannot be fully inspected without the use of long ladders. In such cases, pitched roofs etc will be inspected by binoculars. It is not always possible to advise if roof coverings / rainwater goods are watertight, even if it is raining at the time of the inspection.

The Surveyor will follow the guidance in Surveying Safely issued by the RICS which incorporates guidance given in Guidance Note GS31 on the safe use of ladders and step ladders issued by the Health and Safety Executive.

## **Structural Timbers**

Inspection of the roof voids and beneath floors, where access is available, is confined to overall design and construction, individual timbers are not specifically examined, although if material defects are observed, such defects will be recorded in the report.

## **Walls**

These will be viewed from ground level only. It may not be possible to inspect some walls where these are obscured by adjoining buildings and where access will need to be obtained on adjoining land where permission to enter has not been obtained.

Wherever possible, the fabric will be examined for evidence of material structural movement, but no excavations will be made.

## **Dampness**

If we agreed within our appointment correspondence to include checking for Dampness as part of the General Structural Assessment:

We will carry out a cursory inspection to identify rising and penetrating dampness to the easily accessible wall surfaces in the property. The inspection will be made with the use of an electronic moisture meter, which will provide indicative readings only. It is not always possible to determine the exact cause of dampness without further investigation. The use of this technique is not always conclusive and can sometimes provide misleading results.

## **Boundaries, Grounds and Outbuildings**

It is our policy to concentrate inspection upon the main buildings. The inspection will include structural elements of boundaries, grounds and outbuildings. However, it will be assumed, unless specifically instructed that a general comment as to the condition of outbuildings, garages, and boundary will be sufficient, and, therefore, comments are restricted to important defects only.

## **Destructive Tests and Opening up Works**

We will not carry out any destructive tests, expose any part of a property, or carry out any opening up works which will require specialist tools or which may damage existing fixtures and finishes.

## **Restriction on Disclosure**

The report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the report at their own risk.

## **Insurance Valuation**

Where the Surveyor is instructed separately to provide an assessment of the reinstatement value, due regard will be taken of the Association of British Insurers - Building Cost Information Service House Rebuilding Cost Index. The assessment will not include loss of rent or cost of alternative accommodation for the reinstatement period.

## **Market Valuation**

No market valuation will be provided.

## **Repairs**

Structural Repairs which are required to the property will be clearly identified, but these will not be costed. It is very important that you obtain competitive quotations or estimates for these works before exchange of contract for the purchase of the property or commitment to lease.

## **Budget Cost**

Where budget costs are required and are agreed by way of agreement at the point of instruction or by way of separate instruction, any costs provided will be subject to the following limitations:-

[propvisory.]



Costs will be:

- Given at current prices; no adjustments will be made for future inflation;
- Quoted as budget estimates only and are not to be thought of as a substitute for obtaining competitive quotations from reputable contractors;
- Exclusive of VAT and professional fees unless otherwise stated.

We will not:

- Investigate whether the cost of carrying out all works immediately will be greater than carrying them out individually, as and when required.
- Include the cost of investigative works to establish the cause of defects, unless specifically highlighted.
- Allow for any loss and/or damage to works as a direct result of a bomb blast or other act of terrorism, malicious damage, fire, flood, or other Act of God;
- Include costs consequent to a delay in works caused by the discovery of asbestos or other generally accepted deleterious materials.
- Include the costs incurred in out of hours working or of security staff.

### **Areas not inspected/not reported on**

- Services including gas, electricity, water, heating, manholes and drainage systems.
- Windows, doors and other joinery items.
- Chimneys and flues etc.
- Internal plaster and external render.
- Internal and external decoration.
- Internal and external fixtures and fittings.
- Deleterious & Hazardous Materials.
- Contamination.
- Statutory Consents, Approvals & Searches.
- Legal Matters.

## CONTACT US

### [Post]

6 Border Drive  
Buckshaw Village  
Chorley  
Lancs.  
PR7 7HG

### [Phone]

01772 382909  
01704 627909

### [Online]

info@propvisory.co.uk  
<http://propvisory.co.uk>

@propvisory

[ propvisory. ] Chartered  
Building  
Surveyors

[Building Surveying] [Defects] [Party Wall] [Neighbourly Matters]

