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STRUCTURAL SITE CONDITION REPORT

12th NOVEMBER 2024

REPORT ON EXISTING HOUSE STRUCTURAL SURVEY

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REPORT ON THE EXISTING HOUSE SURVEY.

We visited the site in the late morning of 12th November 2024. The weather was fine.



The front elevation of the property.



The rear elevation of the property.



The side elevations of the property.

Our report is solely to outline the aspect of providing the findings on the visual inspection on the defects of the property. Unexposed or inaccessible and such part are assumed to be in good repair and condition.

1. INTRODUCTION

DESCRIPTION OF PROPERTY

This is a detached bungalow with a loft floor and an integrated garage on the side. The property lies upon a residential street that contains buildings of a similar age, design and style as the subject property.

BRIEF

To survey the property and report on its general condition and structural stability.

The purpose of our inspection is to determine should the property to be retained or to be demolished and rebuild to suit the internal and external remodelling works.

The following report is not transferable for the use of third parties and cannot be produced in part or whole without written consent.

The terms left and the right apply to elevations externally as viewed from a position standing directly in front of each elevation and internally the terms equally as viewed from a position standing directly in front of the area described.

We were instructed by Chris Bell, Managing Director of H Bell & Sons Ltd. to carry out the site visual structural inspection assessment with recommendations in general. Any areas which were unexposed, inaccessible, or covered therefore unable to state that any such areas are free from defect.

This is a conventional masonry wall texture cavity wall building with suspended ground floor. The roofs are comprised of the conventional pitched roof clay tiles and flat roof to the garage. It is currently empty and undergoing an uncompleted, unprofessional, non-building compliance and not following general building safety renovation works.

2. GROUND FLOOR & LOFT

Currently there is no clear indication of an entrance.



Picture showing entrance inside to the house through the front patio door.



Photo showing the Living Room with Enlarged Opening to the Garage.



Photo Showing Dining Room



Photo Showing Dining Room with a Toilet – No Visible/Allowance for Shower/Bathroom.



Modern Kitchen.



Integrated Garage.



Timber Staircase to Loft Floor.



Photo showing Suspended Timber Floor



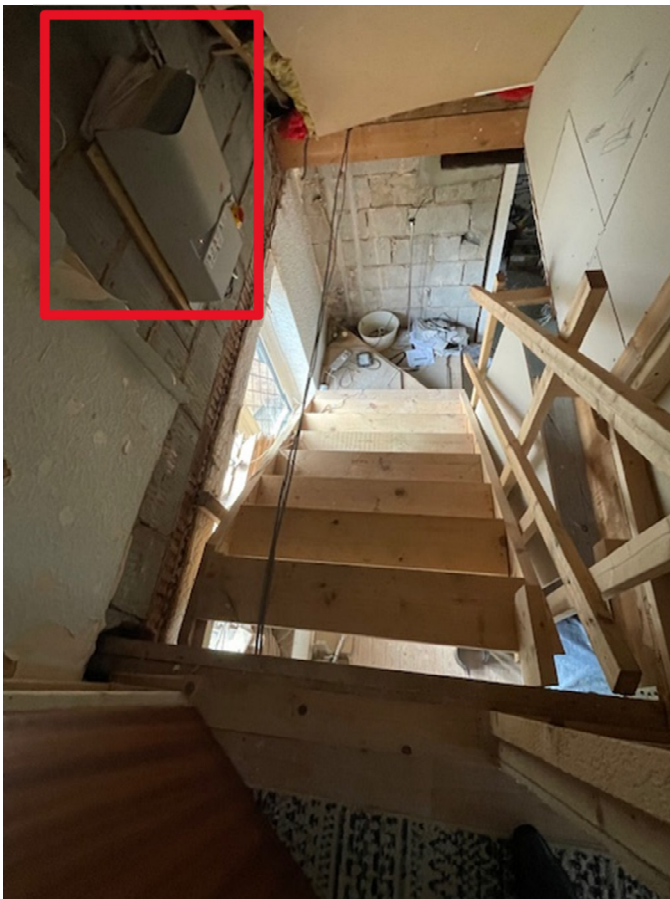
Incompliance transfer steel beam end supported on timber packing and a free standing timber post.



Photos showing typical **incompliance of bearing** of timber floor joints.



Photos showing **incompliance detail** of Timber Post Propping a Roof Purlin Supporting on a slender transfer timber member which fixed with a screw each end onto floor joists.



Incompliance of timber staircase – no landing on the top-flight, large gap, Electricity board adjacent to stair flight, Open treads, and supports.



Existing Loft Floor

3. CONCLUSIONS

Further to the above report, the property showed to have been subject to significant modifications and bad workmanship and in many areas showed signs of danger and risk to end user.

Based on our experience and engineering judgment, we do not anticipate there is any areas where the clients can salvage any of the as built areas to suit the planned modifications.

We have come to our conclusions that to suit the client's modifications purposes and for the value for money to achieve the objective in construction and safety to the end users, we fully recommended to demolish the whole house to the ground and rebuild with the same outline plan profile to work with the Architect and the client's final vision.

We have not inspected the woodwork or any part of the structure outside of the brief, which is covered, unexposed or inaccessible and we are therefore unable to confirm that any such part of the structure is free from defect, nor have we inspected any of the services, i.e., drains, gas, water, electrics, etc., which is the responsibility of suitably qualified specialists.

This report does not purpose to express an opinion about or to advise upon the condition of any uninspected parts and should not be taken as making any implied representation or statement about such part.

Prepared by,

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