

Survey Report



Stid Fold Barn
Barnfield Lane
Wardle
OL12 9PN

Survey date: 28th May 2026

Client	Mrs. S. Smith.
Date report issued	8 th June 2026
Surveyor	A. Prince BA (Hons) CSRT.
Client's instructions	<u>Non-intrusive survey/assessment</u> Assess the two principal roof trusses for evidence of wood boring beetle (woodworm) activity, wet rot and dry rot. <u>Please advise us within 3 days of the issue of our report if there are other specific damp problems you would like us to assess.</u> <i>A non-intrusive assessment or survey is conducted without disruption to the property. A moisture meter and visual observation are primarily used to support diagnosis of dampness. Moisture meter readings and visual inspection are carried out to accessible walls without removing large or heavy items of furniture, or occupant's personal possessions.</i> <i>Definitive comment cannot be given on areas that are covered, concealed or not otherwise readily visible. If greater assurance is required, it is necessary to carry out exposure works to allow a more comprehensive assessment.</i> <i>Unless exposure works are carried out, there is a risk that additional defects and consequently repair works will subsequently be discovered which could significantly increase remedial treatment costs.</i>
Method of investigation	Our survey was carried out as far as practicable in accordance with BS6576:2005 and PCA Codes of Practice.
Third party liability	Our report is provided for the benefit of our named client and their immediate clients. No third-party liability will be accepted. The provisions of the Contracts (rights of Third Parties) Act 1999 are explicitly excluded from our liability in producing this report.
Orientation	Any directions given in our report refer to viewing the property externally facing the front elevation from the road.
Weather conditions	Dry.
Type of property	Detached barn.
Approximate year of construction	1800s.
Wall construction	Solid stone.

Limitations of survey

Our report is based on the apparent condition of the building at the time of our inspection. No liability can be accepted for any defects which may arise after our assessment.

The condition of the roof coverings, external timbers/joinery and doors/windows is not included in our survey although reference may be made to them in our report. A building survey would include the condition of these elements of the building.

Our report should be considered supplemental to a building surveyor's report rather than an alternative. We are not structural surveyors and cannot comment on structural matters.

Our financial liability in carrying out our assessment and providing this report is limited to the cost of our assessment. We therefore recommend a second opinion is obtained from a Property Care Association member if our report is considered a critical element in the purchase decision.

Further information

Our report is valid for 3 calendar months from the date of issue and should not be relied on after this period. Further information including our terms and conditions is available on our website: www.abbottpropertycare.co.uk

Assessment



Observations & conclusions

A selection of the images taken at the time of our assessment are provided on the left-hand side of the page and referred to in number order in the main text (the first image being referred to as image 1 and so on). Other images may be included in the main text.

The building comprises a former agricultural barn which is proposed for conversion to a habitable dwelling.

Prior to our inspection we were informed that a structural surveyor had inspected the roof structure and that much of the roof has reportedly been condemned and is expected to require substantial replacement. Our instructions were limited to the inspection of the two principal roof trusses located centrally within the building.

The roof structure comprises two substantial timber trusses, believed to be constructed from oak (images below), which provide support to the roof structure. The trusses are built into and bear upon the external stone masonry walls (image 1 to 4).





Exit holes associated with wood boring beetle activity (*Anobium punctatum*) are visible to both rafters (images 5 to 8, and below). The appearance of the exit holes, particularly to the rear slope, indicates the activity is on going.



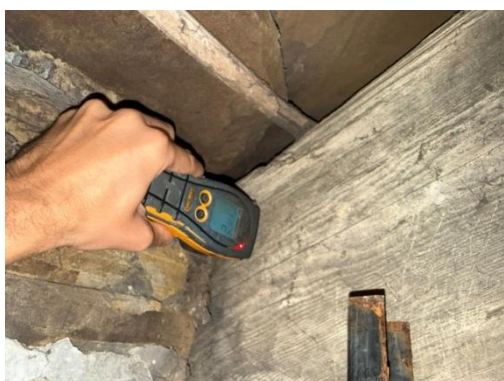
Activity was particularly evident to areas of timber which have been exposed to elevated moisture levels over a prolonged period.



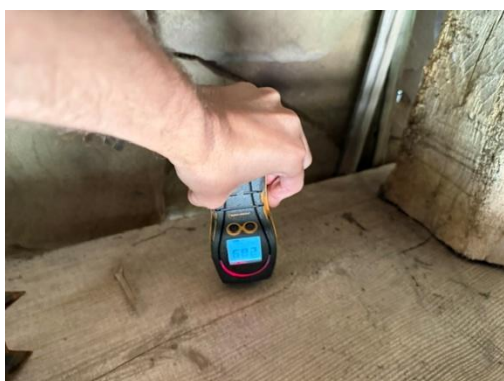


Moisture meter tests to the trusses where they are embedded within the stone walls returned elevated readings (images 9 to 12). The increased moisture content is considered likely to result from water penetration through defects to the roof covering and associated masonry.

The building is currently not weather-tight and evidence of water penetration was noted throughout the roof structure (images below). Such conditions are conducive to timber decay and wood boring beetle infestation.



At the time of our inspection no significant decay was noted to the accessible faces of the two principal trusses. It should however be appreciated that the embedded timber ends concealed within the wall structure cannot be fully assessed without opening-up works. Timber concealed within masonry is inherently at greater risk of moisture related deterioration due to prolonged exposure to damp conditions.



The principal truss located to the right-hand side when viewed internally displays evidence of distortion (image below). Whilst this may be historic movement associated with the age and construction of the building, assessment of the structural significance of this movement falls outside the scope of our inspection. We therefore recommend you refer this to your structural engineer.





No evidence of timber decay was noted to the exposed and accessible principle trusses.

Once repairs have been undertaken to the roof covering and external structure, moisture levels within the timbers would be expected to reduce over time. However, as the bearing ends are built into solid stone walls, some degree of natural moisture migration from the surrounding masonry should be anticipated and continued monitoring of the concealed bearing points may be appropriate during the conversion process.



Historic iron tie rods were noted passing through the roof trusses (image 13). These are considered to form part of the structural assembly of the roof and to provide additional strength to the truss arrangement.

Surface corrosion was evident to the exposed sections of the rods and associated fixings. We recommend you refer this to your structural engineer.

Images below shows the rear elevation, and images 14 and 15 show the side elevations.



Recommendations

1. Apply insecticide gel to all the exposed and accessible areas of the two oak principle trusses towards the centre of the barn. Drill and inject timber preservative into embedded truss ends to reduce the risk of decay where timber is in direct contact with masonry.

Preservative gel will first be applied to a small area in order to ensure gel does not cause a negative affect on the appearance, as it is assumed these timbers will likely be left exposed.

Please note, you will need to provide a safe and suitable working platform in order to allow access to the all areas of the trusses including at ridge height. This work is not included within our quotation.

This work is offered with a 20-year guarantee issued. A 10-year insurance-backed guarantee is also available for a one-off fee of £90.00 plus IP tax.

2. We strongly recommend that treatment for wood boring beetle activity is extended to include any timber from the building which are to be repurposed within the building.

Please note, in a property where there are a large number of timbers and particularly thick timbers, such as in barn conversions, treatment for wood boring beetle activity should be viewed as a control measure opposed to a method in which to eradicate wood boring beetle infestation as this is likely to be difficult to achieve.

Re-entry time following timber treatment

1 hour or until treated surfaces are dry. We will advise you if longer re-entry times are necessary. Good ventilation should be maintained for a period of 8 hours following timber treatment.

Limitations of treatment

Chemical treatments are not a substitute for building maintenance. Lack of maintenance can lead to dry rot and wet rot in treated areas. Exposure of currently concealed areas may find additional problems which will incur further costs to rectify.

Please note

Guarantees

Once full payment has been made, guarantees **must be registered on our website within 28 days of the completion date** by following the link from Guarantee services on our homepage. Guarantee conditions and cover periods are detailed on the guarantee registration page and we recommend you review these before proceeding with any work.

Payment terms

50% deposit is required to confirm a booking for work. The balance is payable on the day the work is completed. Late payment may affect your right to a guarantee certificate. Our full payment terms are provided on our attached Information, terms and conditions sheet and our website. We accept debit and credit cards except American Express. We offer a discount of £50.00 for balance payments received no later than 5pm on the day the work is completed.

Information, terms & conditions

QCF/104/OCT 2022

General

Our report and any quotation provided remains valid for a period of 3 calendar months from the date of issue. Our report should not be relied upon after this period.

All information sheets, specifications, and conditions of contract are taken as agreed to by the client should Abbott Property Care Ltd be allowed to commence work on site.

Although every effort will be made to start and complete an installation or treatments within agreed schedules, Abbott Property Care Ltd cannot accept responsibility for losses incurred due to delays.

There will be mess associated with the works and although we will sweep through the treatment rooms, a certain amount will undoubtedly remain. Dust may settle for several days following treatment. Further cleaning costs are not included in our quotation. A 'builder's clean' is offered by cleaning companies and should be considered following remedial work.

No responsibility can be taken by Abbott Property Care Ltd for any damage to electrical wiring or plumbing piping, valves, etc. (including gas) caused during the work.

Where the property to be treated is in a Conservation Area or is Statutorily Listed, the client should inform the relevant authority and obtain their permission before treatment commences. Abbott Property Care Ltd will assume that such permission has been obtained if instructed to proceed.

Good ventilation should be maintained for a period of 48 hours following all remedial treatments.

Following the completion of a damp proof course installation the drying out period is generally 9 - 12 months for a wall of double brick thickness. Drying out is however subject to ventilation and weather conditions.

Party Walls

Where a party wall is to be treated the client should obtain written permission from the neighbouring property owner(s)/occupant(s) involved under the terms of The Party Wall Act 1996. Abbott Property Care Ltd will assume permission has been obtained if instructed to proceed with such works.

Where the thickness of a party wall exceeds a single brick thickness, treatment will be limited to single brick thickness. Any bridging of dampness from the part of wall not treated treatment will not be covered by our guarantee. Should treatment be required to a party wall thickness exceeding single brick thickness, Abbott Property Care Ltd must be notified in writing and reserve the right to decline to carry out such work.

Client's preparation work

All treatment areas must be cleared of carpets, furniture and electrical goods prior to treatment taking place. No responsibility can be accepted by Abbott Property Care Ltd for damage to any items remaining in treatment rooms during the course of the work. No allowance is made in our quotations for the removal or refitting of any kitchen units, wall tiling or appliances.

Skirting boards

We will refit skirting boards free of charge if they are in good condition. If skirting boards are not suitable for refitting (due to decay, woodworm or damage during removal), we can provide a quotation to fit new ones under separate contract. New skirting boards should not be fitted until the plaster has dried (around 4 weeks).

If the property has tiled skirtings then the client must make separate arrangements to remove the tiles before work is commenced and make good afterwards.

Radiators, plumbing fittings and fitted units

Where applicable, radiators, plumbing fittings and fitted units should be removed prior to commencement of works.

Redecoration

Normal re-decoration cannot be carried out for a minimum of six months following damp proof course installation. As a temporary measure, a single coat of water-based matt emulsion paint can be applied after 3 - 4 weeks.

Removing plaster and re-plastering work is likely to cause damage to the decoration on adjacent wall and ceiling areas. Redecoration following re-plastering work may therefore be significantly more extensive than the immediate area re-plastered.

Before applying any decoration, 2 coats of 'Zinsser BIN' stain block should be applied across all joints to a width of 150mm where the new plaster meets the original plaster. 'Zinsser BIN' should also be applied where the new plaster meets skirting boards and door frames, essentially creating a border or frame around the new plaster.

Guarantees

Once the remedial work has been completed and full payment made, you must register your guarantee on our website within 28 days using the 'Guarantee services' link on the Homepage of our website. Should we agree to the late registration of a guarantee, an administration charge will be made.

If you have carried out your own damp proof course re-plastering work or used your own contractor, then you must use the re-plastering specification published on our website for us to provide a guarantee for the damp proof course.

Guarantees are issued subject to the property being maintained in a sound and weatherproof condition. Guarantees are limited to the treatment undertaken and specific areas treated. Any tampering with the remedial work will invalidate the guarantee.

In the event of a claim made against any guarantee issued for work completed, Abbott Property Care Ltd will make a charge to assess the claim, only refunding the fee should a claim be validated. The claim assessment fee is published on our website.

Guarantee periods:

Damp proof course	20 years
Salt damp (plastering)	5 years
Woodworm treatment	20 years
Dry rot treatment	20 years
Wet rot treatment	5 years
Waterproofing	10 years
Ultrotherm insulation	10 years
Electrical ventilation units	2 years
Ultrovents	10 years

Independent GPI 10-year insurance-backed guarantees are also available for damp proofing & timber treatment work subject to payment of the appropriate premium and IP tax.

Heat retention and heat recovery units require annual servicing. The current servicing costs are published on our website. Ultrovent filters should be replaced a minimum of every 2 years.

Guarantee certificates can be viewed on the guarantee registration page on our website.

Plaster

Removing plaster to the lower wall areas may highlight de-bonding problems in the plaster above. We will advise you if this is the case and offer a further quotation should re-plastering work need to be extended.

Salt bands of dampness occurring in plasterwork above or adjacent to new plaster applied by Abbott Property Care Ltd can typically be remedied by the application of 'Zinsser B-I-N' stain block as part of the re-decorating process. Any repairs to decoration or plaster is not covered by our guarantee where it is above the height of our re-plastering work or where our plaster meets existing plaster.

It is not uncommon for drying out cracks to appear in new plaster. Any cracks should be filled as part of the re-decorating process.

Payment terms

We require a 50% deposit to confirm an order for work. The balance is due within 14 days of the completion of our work. Any stage payments must be paid at the agreed time to avoid delays in completing the work.

If work is to be commenced within 30 days of your instruction, then you are required to waive your cancellation rights. If work is cancelled within 30 days of the commencement date but more than 7 days before the commencement date, we will retain 20% of the deposit to cover our costs and lost revenues. If work is cancelled 7 days or less days from the commencement date, we will retain the full deposit paid. You can cancel a contract by completing the form on our website or by writing to us at our head office, retaining proof of posting.

Late payments

Our offer of long-term guarantee is withdrawn for payments more than 28 days after we advise you of the completion of work. 'Snagging' work and minor adjustments should not be considered to extend the payment deadline. The statutory guarantee is not affected.

We reserve the right to seek reimbursement of all reasonable costs incurred in pursuing full payment of any outstanding monies under the contract entered into.