

**This is a brief extract from a
23 page Residential Building Survey
undertaken in late 2010.**

3.00 ROOFS, CHIMNEYS AND RAINWATER FITTINGS:

3.01 The Main Roof:	Condition Category	Photograph
	POOR	Nos. 1 - 8

The main roof of the cottage is a pitched (sloping) timber framed structure, covered with natural grey slates, which are laid on timber battens. There are solar panels fixed to the surface of the roof at the rear.

The roof covering is clearly of some age; it is probably the original (now over 100 years old). There are a number of broken, dislodged or missing roof slates:-

On the front face of the roof, there are about half a dozen cracked, dislodged or missing slates, by the right hand chimney. (See Photograph Nos. 1 & 3). There is a similar number of broken and dislodged slates by the left hand chimney. (See Photograph Nos. 2 & 4).

On the rear face of the roof, there are some dislodged slates by the eaves and evidence of previous repairs, where lead straps have been used to re-fix slates. (See Photograph No. 6).

During my examination of the roof space, I saw daylight in a couple of areas, where slates are broken or are missing from the roof. I also noted that the nails, which fix the slates to the timber tile battens, have rusted and failed. The underside of the slates has perished and the timber tile battens have split. (See Photograph Nos. 7 & 8).

There is evidence of distortion in the roof, where the slate covering sags and undulates. This is particularly noticeable on the front face of the roof, left hand side. (See Photograph No. 2). The distortion is caused by the fact that irregular shaped timbers have been used to frame the roof. There has also been some slight distortion in the timbers, although the evidence of this is old. My advice is that, when the roof is stripped off and re-slatted, additional support is provided, in the form of larger timber purlins.



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It is apparent, from the foregoing, that the roof has reached the end of its life. Although it will be possible to repair the roof, by replacing the broken and missing slates, further slippages of slates are likely to occur and the need for repairs will be a perpetually ongoing process. In the circumstances, you should give consideration to stripping off and re-slating the roof. A specification for this and the associated repairs follows:-

- 1) Instruct a competent roofing contractor to:
 - a) Erect scaffolding against the exterior of the building, to enable safe access.
 - b) Strip off the existing slate coverings and carefully remove the solar panels.
 - c) Remove the existing tile battens.
 - d) Strengthen the roof frame, by removing the existing timber purlins and replacing them with larger ones.
 - e) Felt over the roof rafters.
 - f) Re-batten the roof.
 - g) Re-slate the roof.
 - h) Remove the existing cement flashings into the two chimney stacks and replace with stepped lead flashings and soakers, suitably dressed into the stack brickwork.
 - i) Take off and re-bed the pot on the left hand chimney.
 - j) Provide ridge tiles suitably pointed.
 - k) Clean out the roof space and insulate to modern standards.
 - l) Provide covers and insulation to the water tanks.
 - m) Replace the metal rainwater fittings with new.



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PHOTOGRAPH NO. 1
Front face of main roof



PHOTOGRAPH NO. 2
Front face of main roof



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**PHOTOGRAPH NO. 3
Broken slates on front roof**



**PHOTOGRAPH NO. 4
Broken slates on front roof**



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PHOTOGRAPH NO. 5
Rear face of main roof



PHOTOGRAPH NO. 6
Broken and repaired slates on rear roof



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PHOTOGRAPH NO. 7
Taken in roof space - rusty nails fixing slates



PHOTOGRAPH NO. 8
Taken in roof space - rusty nails fixing slates



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10.00 CONCLUSION, RECOMMENDATIONS AND VALUATION:

10.01 Summary of Condition Categories:

ITEM	CONDITION RATING			
3.01	The Main Roof			POOR
3.02	Other Roofs		AVERAGE	
3.03	Chimney Stacks and Flues		AVERAGE	
3.04	The Roof Space			POOR
3.05	Gutters and Rainwater Pipes			POOR
4.01	Main Walls		AVERAGE	
4.02	Damp Proof Courses		AVERAGE	
4.04	External Windows			POOR
4.05	External Doors			POOR
4.06	Other External Joinery			POOR
4.07	External Decorations			POOR
5.01	Floors		AVERAGE	
5.02	Internal Walls and Partitions		AVERAGE	
5.03	Ceilings			POOR
5.04	Internal Decorations			POOR
6.01	Windows Internally			POOR
6.02	Internal Doors		AVERAGE	
6.03	Skirtings and Architraves		AVERAGE	
6.04	Staircase		AVERAGE	
6.05	Kitchen Layout and Fittings		AVERAGE	
7.07	Sanitary Fittings		AVERAGE	
7.09	Thermal Insulation		AVERAGE	
8.02	Grounds		AVERAGE	
8.03	Boundary Walls and Fences		AVERAGE	
8.04	Garage and Outbuildings		AVERAGE	



10.02 Surveyors Recommendations:

This is a two storey, end terraced, cottage, which occupies a main road position in the village. The cottage is probably about 120 years old and was converted and renovated about 50 years ago; very little has been done to it since then.

Although I have found nothing, from a structural standpoint, which would lead me to advise you against buying, there are a number of maintenance issues. The main one concerns the roof. Although it will be possible to repair the roof and make it watertight, the poor condition of the slates leads me to advise that the roof is stripped off and re-slated.

I set out in Section 10.03 below the main items requiring expenditure together with budget sums. **These are given for guidance and you are strongly advised to seek competitive estimates from contractors, before you exchange contracts.** At least £30,000 will have to be spent upon repairs, which excludes the cost of internal redecoration or the replacement of fittings internally; these are subjective items.

In view of the cost of repairs and renovation, in particular, the need to strip off and re-slate the main roof, you should seek to re-negotiate the agreed price.

There was a noticeable downturn in property values in 2008/9, a response to the much publicised "credit crisis"; prices in this period fell by about 16%; The local housing market, over the last 12 months, has been relatively buoyant. However, national indicators show recent falls in property values. Most analysts predict that this trend will continue.



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10.03 Approximate Budget Costs:

ITEM	REPAIR REQUIRED	BUDGET SUM
Scaffolding	Erect scaffolding against the exterior of the building to enable safe access.	£1,500
3.01 (Main Roof)	Strip off and re-slate.	£6,000
3.02 (Other Roofs)	Replace the broken slate and patch point the area above the lead flashing.	£50
3.03 (Chimney Stack and Flues)	When the roof is re-slatted, replace the cement flashings with stepped lead flashings and soakers. Check the stability of the pot on top of the left hand chimney and re-bed if necessary.	£500
3.04 (The Roof Space)	Clean out the roof space and provide 250mm (10 inches) of thermal insulation.	£500
3.05 (Gutters and Rainwater Pipes)	Remove the existing rainwater fittings and replace with new, when the roof is re-slatted.	£1,000
4.04 (External Windows)	Remove the galvanised metal single glazed window frames and replace with new double glazed frames.	£6,000
4.05 (External Doors)	Replace the two outer doors.	£1,500
4.06 (Other External Joinery)	Repair/replace the timbers around the rear porch.	£100
4.07 (External Decorations)	Redecorate externally.	£2,500
5.03 (Internal Walls and Partitions)	Re-plaster where necessary.	Allow a PC sum of £2,000
5.05 (Ceiling)	Re-plaster the ceiling throughout.	Allow a PC sum of £3,000
7.02 (Electrical Installation)	Check and upgrade the electrical installation.	Allow a PC sum of £1,000
7.04 Fireplaces & Fires	Sweep and check both flues.	£100
7.05 (Heating and Hot Water)	Allow for replacing the central heating system.	Allow a PC sum of £4,000



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10.04 Opinion of Value:

I am of the opinion that the market value of the freehold interest in this property in its existing condition and with vacant possession is **(£280,000)** (two hundred and eighty thousand pounds).

10.05 Reinstatement Cost for Insurance Purposes:

For insurance purposes a minimum reinstatement value will be in the region of **£200,000** (two hundred thousand pounds) inclusive of allowances for architects, surveyor's fees, demolition, site clearance and extra re-building costs.

This insurance reinstatement figure has been calculated in accordance with the tables prepared by the building cost information service of the Royal Institution of Chartered Surveyors using the gross external floor area given at Section 2.03.

APPENDICES:

Photographic CD

Standard Conditions of Engagement for Building Surveys

SIGNATURE

**SURVEYOR'S NAME AND
PROFESSIONAL
QUALIFICATIONS**

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DATE OF REPORT

2010.

