



Structural Inspection Report

Trunce Farm, Green Moor, Wortley, S35 7DQ

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1 Introduction

1.1 Property address and ownership

The site is set back from Green Moor Rd, Wortley, S35 7DQ. Our instruction is by Peak Architects who are working for the client on proposals for the redevelopment of the Farmhouse and several outhouses.

1.2 Survey brief from client

Through email and telephone contact with Peak Architects, the client requested we undertake an inspection of the existing structures and recent investigative trial pits with a view to writing an inspection report of the structure's current condition for the purposes of accompanying the development planning application.

1.3 Scope of survey and limitations

On the instruction of Peak Architects, a structural inspection of the above property was carried out on 23rd February 2021 and is based upon a single visit and visual inspection of the farmhouse property, adjoining barns, and an outhouse. These will be referenced throughout as the Farmhouse, Workshop, Barn and Slaughterhouse.

Details within this report are confined to structural aspects only. This report does not constitute a full building survey and excludes certain items such as those listed below; although limited comment may be included in order to assist in assessing the property.

- a. The condition of the property with respect to dampness, dry rot, timber infestation and the like.
- b. The condition of services (e.g. drains, electrical wiring, gas supply, water and heating).
- c. The condition of roof, floor, wall and ceiling coverings.
- d. The location of the property, its value and other aspects such as searches and boundaries etc.
- e. Testing for asbestos within wall and ceiling coverings.
- f. The historical mine legacy under the site or in the localised area.

This inspection is limited to a visual examination and report of the building's walls and their present condition and adequacy only. No testing of materials, monitoring, breaking out or long-term investigation has been undertaken. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect.

We have not checked the size/suitability of any existing structural members installed but may comment on their suitability based on experience and engineering judgement.

1.4 Orientation of descriptions

Orientation is based upon the front elevation deemed to be the South elevation that faces back towards Green Moor Road. Descriptions of the position are based on their location when viewing the property from the front.

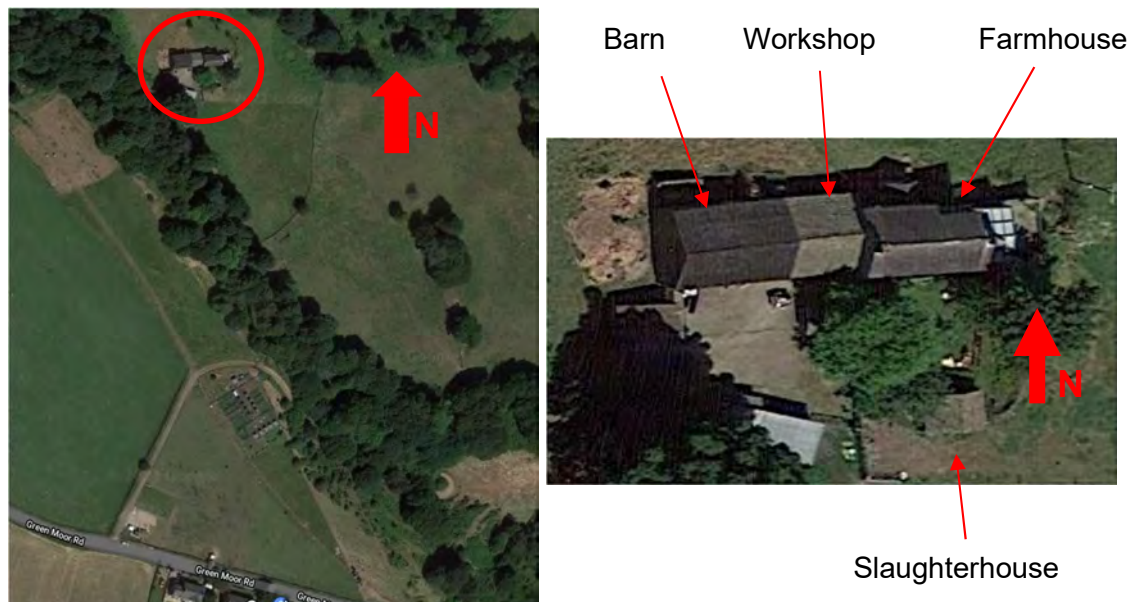


Figure 1: Site Orientation and Description

The farmhouse property consists of a 2-storey stone structure with a stone barn attached (Workshop). Attached to this is a further double Barn. There are also a number of additional outhouses on the plot. The roofs of the relevant buildings are duo pitched covered in metal sheeting (Barn), stone tiles (Workshop), slate (Farmhouse) and stone slats (Slaughterhouse).

1.5 Date, time and weather conditions

The inspection was carried out on Tuesday 23rd February 2021 at 09.00am when the weather was sunny and cold.

2 Observations and Defects

2.1 Farmhouse

The farmhouse comprises a 2-storey traditional stone masonry structure with a slate tiled duo-pitched roof.

2.1.1 Front Elevation

The front elevation consists of a single doorway, 2 ground-floor and 2 first floor windows. It appears the farmhouse has been extended due to the presence of a vertical joint and the use of a different stone masonry depth (Figure 3). This also correlates with stone quoins observed in between the current and previous doorway (which has been infilled) which would suggest this was once the location of an end gable wall.

The wall is generally in a reasonable condition along the front elevation with no structural defects observed. The walls were generally measured to be plumb and vertical when measured using a spirit level at regular intervals along its length. Trial Pit 1 located in front of the former doorway shows the farmhouse to be founded on a stone footing less than 100mm in depth. The arisings indicate a sandy-gravel founding material.

2.1.2 Right Gable

The right gable, located East of the farmhouse, consists of a single window with an opening into a glass conservatory. This section also includes the raised external terraced area.

It appears the masonry has already been repointed in some localised locations and overall, it appears the elevation is in a reasonable visual condition. However, some defects were observed.

Stepped vertical cracks were observed in the mortar joints at two locations (Figure 6). The face of the stonework towards the centre of the elevation is also weathered and pitted; most likely a result of driving rain eroding the face of the stonework.

Movement in the retaining walls supporting the external patio/ terrace area was also observed with the walls settling in the corner where the two walls meet (Figure 7). The walls are bowing with a large open crack observed in the longitudinal wall as it falls away at its end (Figure 8). This in return has caused the patio to drop at the interface with the stone wall. In its current state, the wall is inadequate for retaining the ground.

2.1.3 Rear Elevation

The rear elevation consists of 3 ground-floor and 2 first-floor windows with a small single storey extension that has all its openings (apart from the northward facing window) infilled with blockwork. There is a step in the wall which is thought to be the line of the end gable of the original wall before it was extended.

The lower left-hand window has had its lintel and sill replaced with localised repairs to the masonry and mortar observed. A crack can be seen propagating diagonally upwards approximately 16 stone courses from the right-hand end of the lintel through

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the mortar joints and approximately 1 stone (Figure 10). This is likely to have happened when the wall was propped for the installation of the new lintel.

The east elevation of the stepped wall was observed to have a slight bow at its base (Figure 11). However, rather than a result of movement in the wall, this is believed to be from its original construction. This should be monitored in future for any changes in the walls condition.

The external wall supporting the conservatory is in a reasonable condition without any observed structural defects (Figure 9). It is unknown whether it is retaining any ground beneath the conservatory floor.

Trial Pit 5 shows a stone footing approximately 200mm below existing ground level with sandy-gravelly arisings, similar to those found in Trial Pit 1.



Figure 2: Front Elevation 1



Figure 3: Front Elevation 2



Figure 4: Front Elevation 3



Figure 5: Trial Pit 1 Arisings



Figure 6: Farmhouse Side Elevation (Crack Locations Circled)



Figure 7: Patio Retaining Wall (Wall Profile Highlighted)



Figure 8: Patio Retaining Wall



Figure 9: Interface Between the Patio and Conservatory Retaining Wall



**Figure 10: Farmhouse Rear Elevation Lintel
(Crack Location Highlighted)**



Figure 11: Farmhouse Step in Rear Elevation

2.2 Workshop

The workshop consists of a single storey traditional stone building with a stone tiled roof. The walls at the front are around 460mm thick, with a 300mm wall thickness at the rear. The internal floors comprise of stone and solid ground, with a cut roof supported on two king post trusses. The internal wall between the workshop and barn was measured as being 460mm thick.

2.2.1 Front Elevation

The elevation consists of 1 ground floor door and 2 windows.

Overall, the front elevation is in a poor condition. The wall was observed to be leaning in plane and bowing out of plane with a deflection of 95mm recorded over a 925mm length into the room measured in the middle of the wall (Figure 13). As a result, timber packing has been used to prop the roof gutter and downpipe. The exact cause for this movement could not be determined, however, the bowing of the wall requires attention to prevent the movement getting any worse.

It was also noticed that the stone mullions to the right of the door frame are skewed and need to be reset (Figure 14). The stone lintel above the door has also dropped at one end. Leaks from the gutter have resulted in staining of the stonework.

In accordance with Trial Pit 2, the workshop is founded on a stone footing approximately 500mm below existing ground level. The arisings suggest the founding strata is a clayey sandy gravel (Figure 20), however this will need to be determined by testing.

2.2.2 Rear Elevation

The rear elevation comprises of 2 ground floor windows.

The rear elevation wall, although in better condition than the front elevation, was also found to be bowing with a deviation of 40mm outwards recorded using a 925mm long spirit level measured in the middle of the wall.

The stone lintels and mullions around the left-hand window were noticed to be skewed with a diagonal crack propagating from the left-hand mullion to the top corner of the wall (Figure 15).

2.2.3 Internal

The rafters are in a reasonable condition and all of them appear to have been replaced recently. The two king post trusses also appear in a reasonable condition. However, the historic purlins are bowing downwards, with the newer timber roof rafters supported off timber packing plates onto the purlins (Figure 16).

The timber lintel above the external door at the front of the elevation is rotten and should be replaced (Figure 17). The most western king post truss bears onto the external masonry wall directly above the window adjacent to the door. As a result of the movement in the wall identified in Section 2.2.1, the lintel has been propped with a masonry stub in the window opening supporting the reaction from the king post truss.

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The top right corner of the dividing wall between the Workshop and Barn has dropped resulting in a large open crack in the wall with loose masonry (Figure 18). Further cracks can be observed towards the centre of the wall which propagate from where the timber beams bear on to the wall (Figure 19).



Figure 12: Workshop Front Elevation



Figure 13: Front Elevation Wall Deviation



Figure 14: Front Elevation Doorway



Figure 15: Rear Elevation Window



Figure 16: Workshop Roof Structure



Figure 17: Workshop Rotten Door Lintel



Figure 18: Workshop Internal Wall



Figure 19: Workshop Internal Wall Cracks



Figure 20: Trial Pit 2 Arisings

2.3 Barn

The barn consists of a traditional stone structure with a dividing stone wall and cobbled floors. The roof is duo-pitched cut roof supported off timber trusses (Figure 34) with a metal sheet covering. The external walls measure as being 440mm thick. Checks on the barn's corners confirm them to be plumb, with only minor deviations found on the front and rear elevation.

2.3.1 Front Elevation

The front elevation comprises a large double height arched main entrance, with a ground floor door and window to the smaller section of the Barn.

Overall, the elevation is in a reasonable condition with only minor defects observed.

The key stone to the right of the centre of the arch to the building entrance has dropped under the bearing from the roof truss (Figure 21Figure 28). This has resulted in a small diagonal crack from the right end propagating diagonally through the mortar.

The stone mullions and lintel to the entrance to the smaller section of barn is skewed slightly to the right, and there is localised damage to the stonework which should be repaired (Figure 22).

2.3.2 Rear Elevation

The rear elevation comprises a single ground floor doorway with an external masonry buttress.

In general, the rear elevation is in a reasonable visible condition. The masonry in lower right-hand corner of the elevation should be repointed (Figure 35). The stonework is also pitted and weathered which is most probably a result of driving rain. There is a localised area at the head of the wall which is saturated with vegetation (moss) growing (Figure 36). The wall appears to be bowing by approximately 25mm over a length of 925mm in the middle of the wall at the rear door location.

In the top left corner of the elevation, on the return wall, a vertical crack in the mortar joints is observed from the barn roof to the workshop (Figure 39). This is in accordance with the crack large crack observed in the internal Workshop wall which has dropped, as highlighted in Section 2.2.3.

The stone buttress abutting the wall is in a poor condition with gaps in the mortar. There is also significant vegetation growth on the buttress with a tree growing through the middle of it (Figure 37). The foundations of the buttress could not be determined during the visit. Adjacent to the buttress, the rear wall was recorded to be bowing by approximately 80mm over a length of 925mm when measured in the middle of the wall.

In accordance with Trial Pit 4, the stone footing is approximately 550mm below existing ground level (Figure 38). Its composition is inconclusive and it is recommended that it is sent for testing. Although predominantly gravel, it is possible that clay is present in the arisings.

2.3.3 Internal

The stone lintel over the door from the Barn into the Workshop is cracked and sheared in half (Figure 23). The timber lintels supporting the inner leaf of the external walls over the external door and window in the smaller section of the Barn are also rotten and should be replaced (Figure 24). The lintel over the window in particular is bowing and has split under the weight of masonry above which is loose with open bed joints (Figure 25). The roof structure in this section of the barn could not be observed during the visit due to the presence of the timber mezzanine. Several timber joists are rotten and/or splitting under the floor load above. These have previously been propped with timber posts (Figure 26 & Figure 27).

Large cracks were observed in the dividing wall between the two sections of the Barn. These are typically diagonal in nature through mortar joints and tend to propagate from the ends of the timber beam bonded into the wall. Previous re-pointing repairs were also noted to have been carried out on the wall owing to the differing colours in mortar (Figure 29, Figure 30, Figure 31, Figure 32).

The remaining structure in the main section of the barn appears to be in a reasonable condition including the external walls and the roof structure. The roof structure, including the purlins and trusses, does not appear to be the original.



Figure 21: Barn Front Arch Entrance (Dropped Keystone Highlighted)



Figure 22: Barn Personnel Door Entrance



Figure 23: Barn Internal Cracked Lintel



Figure 24: Barn Internal Rotten Timber Lintel



Figure 25: Barn Internal Rotten Lintel with Loose Masonry Above



Figure 26: Propped Timber Joists with Split in Floor Joist (Cracked Joist Highlighted)



Figure 27: Propped Timber Floor



Figure 28: Barn Dropped Key Stone in Arch (Dropped Keystone Highlighted)



Figure 29: Barn Cracks in Dividing Wall



Figure 30: Barn Cracks in Dividing Wall (Cracks Highlighted)



Figure 31: Barn Cracks in Dividing Wall



Figure 32: Barn Cracks in Dividing Wall



Figure 33: Barn Rotated Lintel Over Door



Figure 34: Barn Timber Roof Truss



Figure 35: Barn Rear Wall 1



Figure 36: Barn Rear Wall 2



Figure 37: Barn Rear Buttress



Figure 38: Barn Trial Pit 4 Arisings



Figure 39: Barn Crack in Gable (Cracks Highlighted)

2.4 Slaughterhouse

The Slaughterhouse consists of a small single-storey traditional stone masonry barn with a traditional timber cut roof. The roof comprises stone slates supported on timber rafters with canted timber purlins spanning between external walls. Trial Pit 6 indicates the structure is founded on stone footings approximately 700mm below existing ground level on sandy gravel (Figure 40). There is a level change of approximately 300mm from ground level at the North side of the building and the internal floor level.

Overall, the walls are in a reasonable condition. However, some defects are present. The stonework is badly weathered on the North elevation which is most likely a result from driving rain and wind (Figure 41). The timber lintel over the entrance (Figure 45) and the timber sill on the Southern elevation are also rotten and need replacing (Figure 42).

The canted timber purlins were also observed to be bowing in both directions resulting in roof spread at the eaves (Figure 44). This ridge is sagging, and daylight can be seen through the roof tiles (Figure 43). The roof spread has caused some cracking and deviation at the head of the external walls. Otherwise, they were found to be plumb.



Figure 40: Trial Pit 6 Arisings



Figure 41: Slaughterhouse North and East Elevations



Figure 42: Slaughterhouse Southern Elevation



Figure 43: Slaughterhouse Roof 1



Figure 44: Slaughterhouse Roof 2



Figure 45: Slaughterhouse Entrance

3 Discussion and Appraisal

In accordance with the pre-application drawings provided by Peak Architects dated 24.02.2020, the proposals for the farm include, but are not limited to:

- Introducing a first-floor mezzanine structure in the Barn.
- New natural slate roof over the Barn.
- Single storey extension to the Workshop North elevation with a first-floor mezzanine along the Southern edge.
- New aluminium standing seam roof over the Workshop.
- Two-storey extension on the Eastern elevation of the Farmhouse where the current conservatory is, with a single storey extension on the North elevation to increase the size of the kitchen.
- A new natural slate roof with solar panels on the Farmhouse.
- A single storey extension to the Slaughterhouse, with a new natural slate roof over.

The inspection has highlighted significant structural defects in the existing structure. However, not all areas with structural defects are to remain following the proposed works. This section will therefore appraise the proposed works and discuss whether the structural defects highlighted in Section 2 are affected by the renovation. It will also discuss what works are required if the full scope of proposed works is not carried out.

3.1 Farmhouse

1. The existing slate roof is proposed to be replaced with a new natural slate roof with solar panels. If the panels are to be inset into the roof then the existing roof structure should be sufficient as the dead loads will be similar. However, if the solar panels sit on top of the roof, then an assessment will need to be made on whether the existing roof structure can support the additional load.
2. Although the external walls supporting the conservatory are in a reasonable condition, an assessment will need to be made on whether they can support the increased loads from the new two-storey extension. A more robust engineered solution may be required such as new foundations.
3. The retaining wall supporting the patio will need to be re-built with a more robust stone-faced engineered solution as it is unstable in its current state.
4. Cracks in the existing Farmhouse walls should be raked out, brushed and repointed. The continued weathering of the stonework on the side gable will be prevented once the extension is built. However, if the extension is not built then this should be monitored for any signs of deterioration since although it is currently only superficial, if the erosion persists this could lead to water ingress into the building.

3.2 Workshop

5. The whole roof structure is to be replaced (including the rafters, purlins and trusses) with a new asymmetrical duo-pitched roof with a new aluminium standing seam roof. However, if the roof is not replaced, the roof tiles, should be re-set and cleaned of moss.
6. The rear elevation wall is to be demolished as part of the redevelopment, and the Workshop extended with the external walls founded on new footings.

However, if it is not removed as part of any redevelopment, the lintels should be replaced and the mullions re-set around the rear window.

7. The front elevation as mentioned in Section 2.2.1 is bowing significantly. The wall should be demolished and rebuilt regardless of any proposed works. This could be conducted following the removal of the existing roof structure otherwise the roof will need to be propped. The wall will need to be founded on new footings and the potential leaks from the drain and internal taps investigated and repaired as necessary. Rebuilding the wall will also address the issues associated with the rotten timber lintels, the door mullions and the leaking gutters.
8. The wall between the Workshop and Barn has numerous cracks, particularly at its Northern end with a large open crack observed. Cracks also extend to the external Barn gable when observed from outside. At the very least the wall should be locally rebuilt at the Northern end, with the loose masonry reinstated. Remaining cracks should then be raked out, brushed and repointed. However, it may be more efficient to rebuild the whole wall, especially if the roof structures of the Workshop and Barn are to be replaced.

3.3 Barn

9. The rotten and propped existing timber mezzanine in the smaller section of the Barn should be removed and replaced.
10. The rotten lintels and loose masonry above the window and door should be replaced. The stone mullions to the doorway should also be realigned. Any moss/ vegetation should be removed and the area cleaned.
11. The existing doorway between the Barn and Workshop with the cracked stone lintel above is to be infilled and as such the lintel does not need to be replaced. If the doorway is not infilled, then the lintel should be replaced.
12. The dividing wall between the two sections of the Barn has large cracks propagating from a timber beam bonded into the wall. It is also thought to be propped by the existing timber floor and will become unstable when this is removed. The wall should be replaced/ rebuilt as part of the proposed works.
13. The external buttress should be rebuilt with the tree and vegetation removed.
14. The arch key stones should be taken down and rebuilt. The roof structure of the barn is to be replaced as part of the proposed works and the trusses are to be removed to allow for a first-floor mezzanine. This would mean the truss bearing above the arch key stone will have been removed. The arch could then be taken down and rebuilt. However, if the roof structure is not replaced, the truss will need to be propped before the arch can be rebuilt. This requires the mortar to be raked out, the arch realigned and then repointed. Scaffolding, access, and formwork may be required to rebuild the arch at high level.
15. Some localised repointing with a lime mortar is also required to the left-hand side of the entrance quoins.

3.4 Slaughterhouse

16. The North Elevation should be rebuilt where the stonework is severely weathered/ eroded with a new outer leaf. The remaining wall should also be repointed with a lime base mortar.

17. The roof structure which is bowing and spread should be removed and replaced regardless of any proposed works.
18. The rotten lintels and sills should be replaced.

3.5 Ground Conditions

Table 1: Trial Pit Summary

Trial Pit No.	Depth	Arisings	Photo
1	100mm	Sandy Gravel	
2	500mm	Clayey Sandy Gravel	
3	N/A	N/A	
4	550mm	Clayey Sandy Gravel	
5	200mm	Sandy Gravel	
6	700mm	Sandy Gravel	

As can be seen in Table 1 above, most trial pits suggest the buildings are founded on a sandy gravel. However, Trial Pits 2 and 4 concluded that there was a small presence of cohesive soil at depths of up to approximately 750mm. It is therefore recommended the soil be sent for laboratory testing to determine its plasticity index and whether it will

be susceptible to shrinkage. This will help to conclude the founding depth of any new footings, and whether any underpinning to the existing structures is required.

4 Conclusions

It is apparent from the above that there are several areas requiring attention regardless of whether any future developments are planned on the various buildings. This is most noticeable around: the existing patio paving and walls, the Workshop front, rear and internal wall, all damaged/rotten lintels both internally and externally, the timber mezzanine in the Barn, the internal Barn dividing wall, the stone arch, and the roof of the Slaughterhouse.

If the currently proposed redevelopment is carried out, then a significant number of the items above will be removed/ repaired/ replaced as part of these works.

The best time to repair or replace the damaged walls and arch would be once the original roof structures have been removed, otherwise the roofs will need to be adequately propped. The new walls will need to be founded on new footings, with their depth determined by the findings of the soil testing and Building Control's instructions. The existing stonework could be reused where appropriate to maintain the aesthetics of the structures.

It is likely that the necessary elements discussed above will result in expensive remedial works, however the current proposals may make it easier for the repairs to be carried out by improving access and potentially reducing the amount of temporary works needed.

Appendix A Standard Limitations of Structural Inspections

- L1. The conclusions presented herein are based on the inspection carried out on the date recorded. No liability can be accepted for the condition of parts of the structure which were not inspected or for deterioration after the survey.
- L2. The opinions expressed in this report concerning any defect found and the risks arising there from are based on the personal opinion of the surveying engineer.
- L3. This report shall be for the private and confidential use of Client for whom the report is undertaken and shall not be reproduced in whole or in part or relied upon by third parties for any use whatsoever without the express written authority of Peak Engineers Ltd.
- L4. Peak Engineers Ltd shall have no liability for any use of the report other than for the purpose for which the report was originally prepared.
- L5. **Asbestos.** Our inspection of the buildings and structures will not include searching for, or the identification of asbestos. This is specialist work and should be undertaken by suitably trained, experienced and licensed contractor or surveyor and as such is outside the scope of services provided by Peak Engineers Ltd. Where it is deemed necessary to arrange an asbestos survey we shall advise of the costs and programme implications.
- L6. **Toxic Mould.** Our inspection of the building(s) does not include surveying of toxic mould and if any is suspected of being present we will recommend separate surveys are carried out by other qualified professionals.
- L7. **Timber and Damp.** Our inspection of the buildings and structures do not include searching for or the identification of wet rot, dry rot or wood boring insects. We have not inspected the woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. This is specialist work and should be undertaken by suitably trained and experienced surveyors and is outside the scope of services provided by Peak Engineers Ltd. Where it is deemed necessary to arrange a timber and damp survey we shall advise of the cost and programme implications.
- L8. **Geotechnical and Environmental Contamination.** Our inspection of the buildings and structures will not include any intrusive geotechnical investigation into the underlying ground conditions beneath the building nor the identification of underlying hazards eg. Shallow mine workings, landfill gas, radon etc. Nor will our inspection of the buildings and structures include searching for or the identification of any form of contamination. This work would require the investigation and sampling of the fabric and soil beneath the buildings and structures and taken for analysis. This is specialist work and should be undertaken by suitably qualified and experienced scientists/engineers and is outside the scope of services provided by Peak Engineers Ltd. Where geotechnical investigation is deemed necessary we shall advise of the costs and programme implications.

- L9. **Flood Risk.** Our inspection of the buildings and substructures will not include an assessment of flood risk. This is specialist work and should be undertaken by suitably qualified Consultants and is outside the scope of services provided by Peak Engineers Ltd. Where it is deemed necessary to arrange a flood risk assessment we shall advise of costs and programme implications.
- L10. **Material Testing.** Unless stated otherwise the sampling and testing of existing materials used in the fabric and finishes of the building is excluded e.g. HAC. Should the sampling and testing of materials be deemed necessary we shall advise of the cost and programme implications.
- L11. **Access.** Unless stated otherwise the survey will be limited to a visual inspection of all safely accessible areas, including roof spaces and basements. Upper parts of the buildings and structures will only be visually inspected where safe access is considered possible. Where it is deemed necessary to arrange safe high-level access we shall advise of the costs and programme implications.
- L12. **Intrusive Opening up of the Fabric.** Unless stated otherwise the survey will comprise a visual inspection from all areas of safely accessible buildings to determine the general structural condition and any significant defects. No parts of the building, which are covered, unexposed or inaccessible, will be inspected and therefore we will be unable to report that any such parts if the building is free from defect.
- L13. **Services Installation.** We shall not inspect or test any services installation including drainage and are therefore unable to report that any such parts of the building are free from defects. Where it is deemed necessary to arrange for testing of services we shall advise of the cost and programme implications.
- L14. **Plant Hire.** Unless stated otherwise our fee does not allow for any costs associated with the hire of any plant or specialist equipment, access equipment such as scaffolds or cherry pickers or costs associated with attending Contractors. Where the hire of plant is required we shall advise of the cost and programme implications.
- L15. **Additional cost and Appointment of Specialist Sub consultants.** Where it is deemed necessary to arrange for specialist involvement we shall advise of cost and programme implications, however all appointments for external consultants will be direct to the Client and any associated costs are excluded from Peak Engineers account unless agreed otherwise.