

**BUILDING SURVEY
CHALET BUILDING
PLAS TAN Y BWLCH
MAENTWROG
BLAENAU FFESTINIOG
LL41 3YU**

Our Ref: LST/SM/212167

Date: November 2021

Cont'd overleaf.../



**INVESTORS
IN PEOPLE**

Platinum
Until 2022

Coverage across the UK from offices in London, Reading, Exeter, Rutland, Nottingham, Llandudno, Chester, Manchester, Leeds and Newcastle

www.smitherspurslow.com

Registered Office: Glaston Hall, Spring Lane, Glaston, Oakham, Rutland LE15 9BZ
Smithers Purslow Limited, Registered in England Number 1402539



1.0 **INSTRUCTIONS**

Our inspection relates to the areas marked out on the attached plan relating to Plas Tan y Bwlch, Main House (and one Chalet building only), Maentwrog, Blaenau Ffestiniog LL41 3YU

The basis of our inspection is set out related to the letter dated 13 September 2021 relating to the fabric and condition repair issues likely to be required in the short, medium and long term. The short term as a guide would be anything that would need repair in say less than 3 years or so, medium term would be anything from circa 4-6 years and anything in the long term would be considered to be within 7-10 years from the date of inspection.

With regards to the fact that the building is a Listed Grade II building, the timing of repairs needs to be considered in terms of what is necessary without bringing forward repair works unnecessarily and cause significant disruption and intervention of the historic fabric. However, there is a balance to be considered when reviewing and considering what must be practically done as and when scaffolding provides the opportunity. This is not an exact consideration but something that must be reviewed over the coming years following this report as schemes of repair are put forward as considered planned maintenance. There is also regard of your overall budget for further project works that is proposed and whilst there is a significant sum set aside for condition works, it should be borne in mind that when the original stock condition survey was undertaken that this was from ground level and any advantage points that could be gained without high level scaffolding and the like at that time.

It is important when considering the condition works that budget costs are kept in mind and also to try and identify what is the most necessary works for the short, medium and long term by review. The basis of this is that in seeking to address for instance particular issues, this enables your budget to be focused on more prominent time related issues with a view of future budgets addressing or contributing to long term issues, otherwise you risk increasing the scope and

Cont'd overleaf.../

condition works we suspect substantially more than your budget may allow potentially and unnecessarily bringing forward repair works when there could be more life expectancy to that component or fabric in consideration

2.0 INSPECTION

An inspection of the property was made by Llion Scott related to this report on 22, 23, 24 and 25 November 2021 and Chalet inspected on the 27th of January (weather dry with sunny spells). The weather at the time of our inspection on the 22 was dry with sunny spells. The weather at the time of our inspection on the 23 was cloudy but dry, the weather at the time of the inspection on 24 and 25 was somewhat mixed with dry spells and spells of light rain and generally overcast. The property was occupied, fully fitted and furnished and floors were covered.

We inspected as much of the surface area of the structure and fabric as practicably possible. However, we did not move any furniture, fixings, floorboards or floor coverings and did not inspect any areas which were covered, concealed, unexposed or inaccessible. Our inspection was purely visual, and we did not inspect the areas which were inaccessible.

Our inspection related to the roof slopes and chimneys to the main house we utilised a combination of inspection by the use of binoculars from ground level, but also roof slopes were accessed from high level to the majority of the roof slopes where safe access was achievable. An inspection was also completed by the use of binoculars and camera with high resolution images. We also utilised a 3m ladder for access where this was possible and necessary.

Any costs, where given, are budget costs and for initial guidance purposes only and exclude preliminary sums, provisional sums, contingency sums (unless stated otherwise), professional fees and VAT. All pricing is approximate only and a guide at this stage to assist with budgetary planning and includes general assumptions as to a specification, ultimate scope of work and standards of

Cont'd overleaf.../

finish, materials and equipment levels. To obtain accurate firm prices, Building Regulations and Planning approved and Listed Building Consent, fully detailed drawings and specification should be competitively tendered by a list of suitable competent contractors for these works. Any costs given will be current prices at the time of inspection. Prepared costs should be index linked moving forward. We assume that maintenance repairs will be arranged into appropriate packages of work as to make the best use of temporary access (for example scaffolding), facilities and protection and to ensure economies of scale. If the works are inappropriately programmed and / or they are completed on a responsive (rather than a managed maintenance basis) then this could lead to an escalation in the cost of the works (for example due to enhanced decay). The cost would be subject to further investigations where recommended and formal quotes from contractors relating to a full specification, technical tender / construction drawings of such works being prepared and priced effectively.

The basis of our report and inspection is related to the condition survey notes and the Conditions of Engagement related to our fee quote letter and related to the Terms and Conditions signed by the client but also for further clarity and addition to such the following limitations of our report are clarified below:-

- No surveys or tests have been undertaken to identify deleterious materials or hazardous materials including asbestos. We understand an Asbestos Report has been completed by others. We assume that this report relates to the management of asbestos. In undertaking any project work, a pre demolition refurbishment asbestos survey would need to be undertaken by others. We draw your attention to those reports for clarity on these and such potential cost implications should be clarified by the asbestos specialist and quotes obtained from them associated to their advice related to the report. This will greatly depend also upon the future internal and external project work proposed in terms of any refurbishment, alteration and adaptation of the buildings in the coming years.

- No full working tests were carried out on any mechanical or electrical services or below ground drainage tests associated to our reporting.
- No professional services have been provided in respect of carrying out a Disability Discrimination Act Audit, however some comments with regards to general considerations of such matters are included for some initial guidance purposes only.
- No formal Fire Risk Assessment has been carried out however, we will provide some general comments in this regard for your initial guidance purposes and by reference to a Fire Risk Assessment done by others in the last few years.
- There will be no inspection of concealed or elements hidden from view, for example drains etc. There will be no inspection or reporting on loose fixtures, fittings and furnishings and non-building plant equipment.
- We will not undertake any detailed inspection tests relating to the septic tank or any water treatment plant or the like.
- We will not undertake any opening-up or form any structural calculations or environmental / ecological assessments related to the site.
- Our report will not be a specification or schedule of work and should not be used as such.
- Mechanical and electrical services is a matter to be commented upon by an M&E Consultant as clarified by our fee quote and Terms and Conditions.
- We were unable to gain access to the following locations – did not access undercroft below rear balcony, which were locked at the time of inspection and therefore limited our inspection in regards to these areas.

Cont'd overleaf.../

A) PREMISES IDENTIFICATION

A1) Description of Property and Construction of Buildings

The property is a single storey domestic building formed as a chalet for holiday accommodation purposes to the site. The construction is formed with a low pitched roof, with a mineral felt flat roof covering set to a cut timber roof ply decked. The roof void timber ceiling joists are partially planked out with ply and insulation set at the ceiling joist position. There is some minimal ventilation to the roof. The walls are masonry construction with some granite stone detailing and render and below the render banding belcast bead is common brickwork. The floors are constructed of timber suspended floor. The walls internally generally are hard walled plastered, and the ceilings are plaster boarded and to numerous locations there is woodchip lining paper to the ceiling and some of the walls.

The building is served with a combi boiler and mains electrics.

A2) Description of Site and Location

The property is located within a rural area in a somewhat exposed location on a side of a hill related to a sloping site. The premises is surrounded by a number of trees and has formal gardens which are Listed in part relating to the site and other structures that form part of the grounds to the Estate. The Estate has a combination of Listed Buildings and structures to the site.

A3) Description of Accommodation

The accommodation to the chalet relates to a master bedroom, single bedroom, bathroom, lounge and kitchenette / diner.

B) CONDITION OF STRUCTURE AND FABRIC

B1) Structure Generally – Stability and Dampness

Stability

To the front elevation, as viewed facing the main entrance door to the premises, there is to the right hand side corner at the position of the stone granite buttress and masonry panel some horizontal cracking and internally at mid-way to the wall, there is some rucking within the wallpaper lining and some cacking at the pitched ceiling to wall position. This should be monitored, pointed up and reviewed under inspection to see how progressive the movement is or not. A full monitoring process should be set up. The building does relate to a sloping site.

To the front elevation, to one side of the entrance door, near to the front door at an air brick there is some stepped cracking which extends within the common brickwork below the render bell bead down to ground level which again should be pointed up and monitored formally over the next 12-18 months.

Dampness

There are signs within the property of condensation and particularly at the front master bedroom to the front wall location there are signs of condensation at the pitched roof and external wall junction. It was noted externally that the facing boards were deteriorating with some woodworm at this location and vegetation set within the gutters. The fascia boards here will require repair. The roof to this area, at closer inspection in dealing with the gutter vegetation clearance ,some patch repair to the mineral felt at this location will be required when undertaking the fascia, barge board repairs.

There was no formal eaves or soffit ventilation. There is, within the roof void, what appears to be one informal vent set to the pitched roof. However, for a

Cont'd overleaf.../

draw of air, further vents will be required to get air circulation within this roof void. The rockwool insulation appeared to be packed fairly tight to the perimeter and this may be contributing to condensation issues at these pitched roofs to external wall junctions, due to the lack of air movement in this location. It would be sensible to ensure that the insulation is set at least 50mm back from the perimeter of the pitched roof at the eave's location and additional vents set in.

Internally, the regularity of heating of this area, use of extraction whilst the premises are in use by occupants will assist to alleviate the condensation issues. We did note that there was no formal extraction at the kitchen or bathroom. Formal forced ventilation at these locations with extractors would assist.

It would also assist where the condensation has formed within these rooms to remove the areas of plasterboard to the ceiling and consider reboarding these ceilings in their entirety with an insulated plasterboard and with an integral vapour check which will also help deal with these condensation issues and raise the surface temperature of the material and make it less susceptible to condensation.

B2 External Walls

The external walls for the most part appear functional, however there are some structural issues as noted above and they would benefit from redecoration where they are currently decorated. This should be undertaken within the next 5 years or sooner.

B3 Roof Coverings, Chimney Stacks and Flues

The roof covering is formed with a mineral felt roof set to a ply deck set to a timber cut roof associated to a low pitch roof with timber fascia boards, bargeboards and similar soffits. Repairs are required to the timber fascia, barge

Cont'd overleaf.../

boards and some of the soffits and at the front elevation there is an area of woodworm which is evident and this needs to be investigated, treated and made good. This should be undertaken within the short term. Within the medium term, within circa the next 3-6 years, it is likely that this roof covering will require full replacement and this should be budgeted for.

B4 Rainwater Disposal Systems

The gutters associated to the roof appear somewhat marginal and they would benefit from increased sizing to deal with the flow of water and vegetation which will fall into them.

B5 Doors and Windows

The doors and windows are generally upvc and appear functional. It was noted that the bathroom window will need repair associated to the handle.

B6 Metalwork, Woodwork and Paintwork

Decoration associated to the external timbers, masonry and metal work is in need of redecoration and this will be necessary within the next 2-3 years.

C) INTERNAL FABRIC

C1) Roof Spaces

Comments associated to the roof space have been provided above.

C2 Ceilings, Walls and Partitions

The ceilings are plaster boarded; the majority are covered with a woodchip paper. Walls are generally hard walled plastered and for the most part ceilings, walls and partitions are functional and there are no immediate concerns. However some consideration of reboarding the ceilings to some rooms with condensation issues should be undertaken as clarified earlier.

C3 Doors, Windows and Woodwork

The doors generally appear to be the original doors related to the properties construction in the 70/80's and appear to be functional although dated. There is no door to the kitchen, and we would recommend that this is provided for fire safety purposes and rated as a fire door.

C4 Internal Decorations

The internal decorations are becoming somewhat worn however, within the 10 year period these would require full redecoration internally.

C5 Floors, Ramps, Staircases and Balconies (and permanent coverings i.e. quarry tiles)

The timber suspended floor from what we could see from our visual inspection appeared solid enough, as did the balcony area, although the balustrading was in need of decoration and repointing of the slabs and some resetting.

To the floor coverings the carpets are threadbare in some locations and the vinyl is somewhat dated. It is likely that these will require replacement within this 10 year period.

C6) Staircases

N/A

C7) Fixed Monuments

N/A

C8 Fixed Furniture and Fittings including Sanitary Facilities

The kitchen fittings are generally in a serviceable condition and some of the doors were out of alignment and need repair, as did some of the drawers, but these are functional and will last for some time yet. However, it is likely within the life cycle of 10 years, that the kitchen will require replacement. We did note

Cont'd overleaf.../

that the kitchen sink position did not have any splashback and the window position was set lower than the sink and kitchen unit position. This is not ideal. Consideration to adjustment of the window so that this is higher than the kitchen sink position should be considered. This would help with any issues when the kitchen is reset in the future and new units put in this would be the appropriate time to deal with this.

Sanitary Facilities

The bathroom sanitary is functional, although dated. The arrangement and layout is not ideal. The shower crossed by the window position. Adjustment here would be ideal at a future date when the bathroom fitment and sanitary is renewed within the coming years would be an appropriate time to reset the bathroom to a new layout. This could be to reposition the radiator and allow for new sanitaryware and consider possibly just fitting a shower arrangement detail and relocate the radiator and therefore setting the shower the other side.

C9 Below Ground Drainage (where visible / accessible)

We did not inspect any below ground drainage as this was not accessible based upon our inspection. However, from discussion with Alun Williams it was evident within close proximity of the building some drainage repairs had been undertaken previously near to the rear right hand corner of the building. We are not aware of any other issues.

C10) Asbestos

We did not note any obvious asbestos within the property except the flue which extended to the rear roof pitch that appeared to be ventilating the roof void to some extent. When the roof covering is replaced, this should be replaced with a modern roof vent, mushroom type, and this disposed of in accordance with Asbestos Regulations.

C11) General Comments Considering Disability Discrimination Act / Equality Act 2010 (EA)

The accommodation does not suit itself to disabled access due to the fact that it is set on a sloping site with various steps and steeply ramping access paths to it. This will need to be considered when accommodation is being provided at the main property and the provisions of accessible accommodation provided at the main property.

C12) Fire Safety – this is not a full Fire Risk Assessment of the property but more so general comments relating to general issues concerning such for guidance purposes (we understand an assessment of the building in terms of a Fire Risk Assessment should be undertaken and viewed and updated by the client on a consistent basis, particularly where any circumstances or amendments to the building occur.

The property is a simple construction and layout with egress through the main door but also provided by the patio doors. There are smoke detectors within most rooms which appeared to be interlinked and should be tested regularly and heat detector to the kitchen. Including fire extinguisher and blanket to the kitchen , which should be inspected periodically.

There is no kitchen door which should be provided as a half hour rated fire door as the kitchen poses the most risk of fire in most dwellings.

C13) Health and Safety (general comments on any obvious hazards summarised below)

We have identified from our general inspection of the property a number of matters which could have some potential implications upon health and safety,

and we have made recommendations on remedial works or other actions within the proceeding or following sections of this report.

D) THE SITE

The property is set on a sloping site with the building set into the bank and at one end the ground level to finish floor level height in within a couple of hundred millimetres. However, on the other side of the building this is within one and half metres. Therefore, the slope to the site is quite extensive. There are concrete paths formed to the building and some timber steps with granular fill forming the steps and paths to other areas. The vegetation to the concrete paths, moss growth, should be cleaned off and some localised concrete repairs undertaken. We did note, associated to the rainwater pipe to the rear left corner of the property, a downpipe and some cracking within the path at this location which corresponded with a downpipe to the adjoining property within a meter of this building to the neighbouring building at the downpipe position. We would recommend that this section of pipe is investigated, and the crack made good associated to the concrete path.

The lighting related to the paths which lead to this building and around the building externally is limited and we would recommend that these are enhanced for safety purposes.

The authority should also confirm where their liabilities associated to the path arrangements to the property ends so that this is clear in terms of their responsibilities.




Signed 



Date: 2 February 2022



Cont'd overleaf.../

**APPENDIX 1
PHOTOGRAPHS**



SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Front elevation to Chalet. Note mineral felt roof associated to cut timber roof, low pitch. Condition is worn.	IMG_738 5	
Further view.	IMG_738 7	
Front elevation fascia woodworm evidenced, in need of repair and investigation.	IMG_738 8	



SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Further deterioration to fascia and bargeboard in need of repair and further investigation.	IMG_739 1	
View to front left-hand corner and level from dpc to ground level approximately 100mm.	IMG_739 6	
One side to main entrance to front door, floor vent set below render bell bead. Stepped cracking extending down to ground level, requires monitoring as reported.	IMG_740 2	



SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Vertical cracking to junction of stone pillar, granite and masonry panel requires structural engineer monitoring. As reported.	IMG_740 6	
Further view of the above.	IMG_740 8	



SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Image of cracking as reported.	IMG_741 0	
Image of the above and further view. Cracking at 3mm at upper part and then diminishes through the stepped cracking at ground level to be hairline.	IMG_741 1	




SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Further view of the above.	IMG_741 2	
Image of window above where the cracking extends from the floor vent.	IMG_741 3	
Front right-hand bedroom window.	IMG_741 4	

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
View to front door.	IMG_741 5	
Image to front left-hand bedroom window.	IMG_741 6	



SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Image to rear right-hand corner.	IMG_7417	
Image of rear right-hand corner at ground level. From discussion with Alan of Snowdonia National Park, some drainage repairs associated to foul drainage has been undertaken here and this issue has been resolved. No further comment.	IMG_7420	

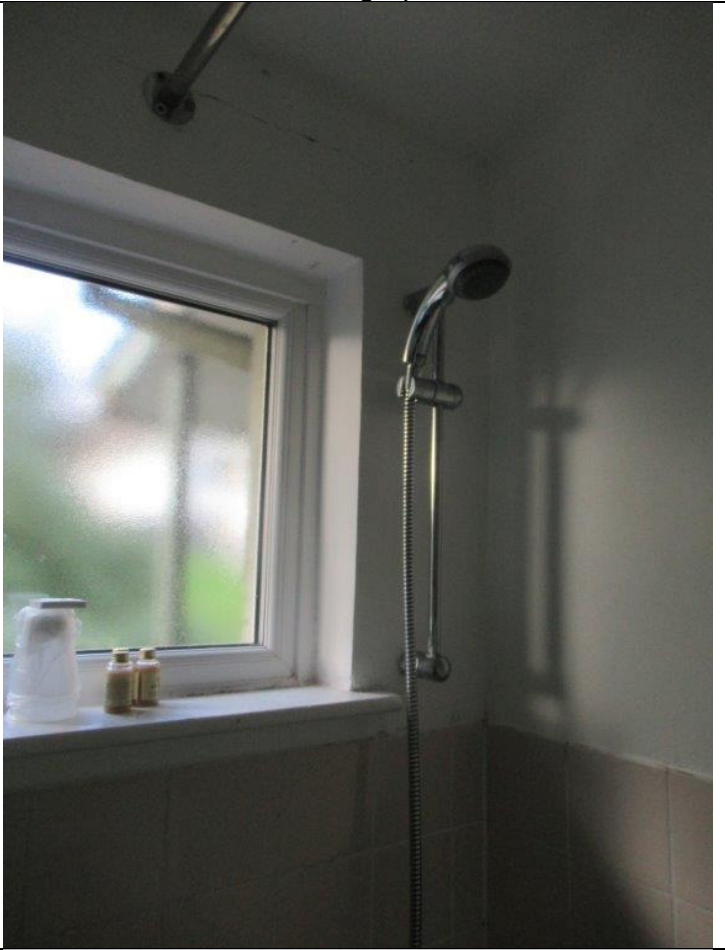

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Timber and gravel to dust steps near to property.	IMG_742 4	
Right-hand elevation.	IMG_742 5	




SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Gravel and to dust timber steps leading up to the property and carrying on. Limited external lighting in this area and other areas to the property.	IMG_742 9	
Cracking in path to the left-hand side path between this building and the adjoining building at the position of the downpipes. Investigate and repair.	IMG_743 8	



SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Undercroft below balcony. Door in poor order and frame needs replacement. Undercroft not inspected	IMG_744 4	
Cracking to path to left-hand side.	IMG_744 5	
View to kitchen. Note, kitchen sink set above window sill not ideal.	IMG_744 8	


SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Further view of the above and note kitchen cill at low position and sink should be above ideally.	IMG_745 1	
Boiler appears to be combi boiler set within kitchen space. This should be tested annually in accordance with Gas Safety Regulations by Gas Safety registered engineer.	IMG_745 5	

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
<p>Electrics fairly modern however no obvious RCD, due for testing in February 2022, therefore, undertake testing.</p>	<p>IMG_745 7</p>	 <p>The photograph shows an electrical control panel with several switches and a warning label. The label reads: "This installation, or part of it, is protected by a device which automatically switches off the supply if an earth fault develops. Test quarterly by pressing the button marked 'T' or 'Test'. The device should switch on to restore the supply and should then be switched on to restore the supply. If the device does not switch on to restore the supply when the button is pressed, seek expert advice." The panel also has a table with labels: 1, 2, 3 (Switch Part of Kitchen), 4 (OVEN), 5 (Light to front of house), 6 (Switch for front of house). To the right, there is a red sign that says "IMPORTANT".</p>
<p>View of extinguisher and fire blanket for kitchen although no fire door. Provide fire door for kitchen. And inspect periodically</p>	<p>IMG_746 0</p>	 <p>The photograph shows a kitchen area with a red fire extinguisher and a fire blanket mounted on the wall. A clock is visible on the wall above the extinguisher. In the background, a doorway leads to another room, possibly a bathroom, with a sink and window visible.</p>

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Shower position within bathroom. Note window to shower position is not ideal and crosses the window position. Ideally the bathroom should be rearranged and layout reset to more enhanced layout.	IMG_746 6	
Some condensation to ceiling within bathroom.	IMG_747 3	

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Front right-hand bedroom.	IMG_747 6	
Front right-hand bedroom, the paper is rucking at the midpoint somewhat.	IMG_747 8	
View of some condensation to front right-hand bedroom.	IMG_749 7	

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
View to loft space. Limited ventilation to loft. Asbestos flue helping to serve and ventilate loft.	IMG_750 3	
Mastic resealing to main door at front entrance required.	IMG_751 1	

SCHEDULE OF PHOTOGRAPHS AND COMMENTS - Chalet – Plas Tan Y Bwlch		
Comments	File	Photograph
Broken external light. Limited external lighting on path and around property? Responsibility? Authority to confirm.	IMG_7513	

APPENDIX 2

INDICATIVE PLANNED MAINTENANCE APPROXIMATE BUDGET COST

SEE MAIN REPORT