

MAJOR DEFECTS SURVEY

ON

**HADLOW DOWN VILLAGE HALL, HALL LANE, HADLOW
DOWN, TN22 4HG**

INSPECTED ON: 15 MARCH 2022

Prepared for:

**The Trustees of Hadlow Down Village Hall
FAO: Paul James**

Prepared by:

Derry Green MRICS
Sussex Surveyors LLP
11 Compass House
45 Gildredge Road
Eastbourne, East Sussex
BN21 4RY

(01323) 413403
dgreen@sussexsurveyors.com
www.sussexsurveyors.com

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INTRODUCTION

The following is a Major Defect Report (based on a Building Survey) which has been carried out in accordance with your instructions and our Terms of Business as confirmed in our letter dated 21 February 2022.

In accordance with instructions an inspection was carried out on 15 July 2022.

You have requested a reduced version of the Building Survey report i.e. a Major Defects Survey which concentrates on the main structural elements and those defects that are significant in terms of health risks. We have not commented on internal wall finishes and joinery or the services as we understand that you have satisfied yourself as to their condition and need for repairs/replacement. We will not provide a fire insurance assessment nor do we provide a market valuation.

LIMITATIONS OF INSPECTION

Inevitably, during the inspection, a complete examination was not possible owing to furniture, carpets and other floor coverings, garden shrubs etc. Nevertheless we have endeavoured to check where possible the construction of the property and its condition within the bounds of reason and without causing any damage to the premises. This means that we have managed in most cases to gain access to the roof void(s), lifted accessible inspection chambers on the drainage system and peeled back edges and corners and carpets (with permission from the Vendor). No heavy furniture will be moved. The majority of accessible windows have also been opened. If any loose floorboards were found, we have attempted to lift these. Unfortunately the following limitations were encountered with reference to the specific property:-

The building is part furnished. Most floorboards are exposed.

As you know, towards the latter part of the survey inspection, unfortunately I had an accident so I was unable to fully inspect the area beneath the stage.

SOURCES OF INFORMATION

As you know, you kindly provided access to inspect the subject building. It is understood that some electrical works have been undertaken in recent times.

WEATHER

Cloudy with sunny intervals. Temperature circa 10°C.

LEGAL ISSUES

The Report shall be for the private and confidential use of the client for whom it is prepared and should not be reproduced - either in whole or in part - or relied upon by any third parties for any use without the express written authority of the Surveyor. We will not unreasonably withhold this permission should you want a copy of the Report to go to your Legal Advisers for example.

OVERVIEW

Hadlow Down Village Hall is a single storey detached building used as the local village hall. The subject property is Freehold. The building is traditionally built comprising cavity brick/block walls beneath a pitched corrugate fibre cement roof covering.

1 **Situation**

- 1.1 Hadlow Down Village Hall is situated within the village of Hadlow Down, being a sought after, semi-rural setting.
- 1.2 There are a wide range of facilities available in the towns of Uckfield and Heathfield, each a short distance by car.

2 **Description**

- 2.1 The subject building is a detached, single storey building, currently used as the local village hall. This structure was originally constructed around the mid-1950s.

3 **Accommodation**

It is not our intention to advise you as to the layout and suitability of the accommodation as you have no doubt visited the property and verified that it meets your requirements. Details are given for identification purposes only.

- 3.1 The accommodation is arranged as follows:-

Ground Floor:-

Through the main side entrance door, you enter into an entrance hall with a doorway through to a kitchen and then there are also doorways through to 3 separate toilets.

The main village hall which has a stage and behind this area is a storeroom.

- 3.2

Outside:-

No gardens or grounds as such provided with the subject property although there is a tarmac style driveway area all the way around the building.

- 3.3 We have made no enquiries concerning the ownership of the boundaries or the ownership of the site, surface water problems, rights of way etc., nor have any enquiries been made of the appropriate authorities in relation to town planning, Building Regulations, road improvements or other similar such matters as all of these are normally dealt with by your solicitor when formal searches are made prior to the exchange of contracts for the purchase.

THE STRUCTURE - EXTERNALLY

4 **Chimney Stacks, Flashings and Soakers**

There are none.

5 **Roofs - Exterior**

Roofs have been examined from ground level or with the aid of a collapsible three metre ladder.

- 5.1 The roof is pitched and covered with manmade, fibre cement corrugate panels. This material will almost certainly contain small amounts of asbestos. Please see section on Asbestos later in the Report.
- 5.2 This roof covering is almost certainly original from when the structure was initially constructed.

- 5.3 At the apex of the roof there are some corrugate ridge sections and also L-shaped sections that overhang the gable end elevations. At the base (gutter level) a mortar fillet infill detail has been provided to prevent birds and vermin from gaining access.
- 5.4 A good proportion of the panels, particularly to the front elevation, have over the decades started to shrink, expand, split and crack and this will encourage water penetration to occur over time. There is also fairly heavy moss build-up present to elements of the roof. Also, some of the edge detail is also cracked, broken and missing. When viewed within the loft space area, it would appear that the roof covering is in fact two layers thick of this material.
- 5.5 A good proportion of the mortar infill at gutter level, particularly to the front elevation, is loose and resting in the guttering system and this may explain how vermin have been able to gain access into the loft areas.
- 5.6 We are of the opinion that the roof covering has between 5 and 10 years life remaining and is at a point where it requires extensive refurbishment or potentially more likely, replacement. As the material will almost certainly contain asbestos, there are health associated issues and as such, certain standards would need to be met in order to comply for maintenance and/or its replacement.

6 **Flat Roofs**

There are none.

7 **Parapets, Parapet Gutters and Valley Gutters**

There are none.

8 **Rainwater Disposal Systems**

These areas have only been examined from ground level or with the aid of a collapsible three metre ladder.

- 8.1 Rainwater goods comprise PVC plastic gutters and downpipes.
- 8.2 Contrary to popular belief plastic gutters are not trouble free. The joints frequently spring apart and it is often difficult to purchase the required clips and joint seals due to the huge number of different systems available in the market.
- 8.3 Debris is present within sections of the guttering and obviously a good proportion of the mortar infill to the base of the roof has dropped and is resting in the guttering system.
- 8.4 Also, some of the gullies are partially blocked up with debris and need cleaning out. Again, you must allow for maintenance/refurbishment to these areas in the short term.

9 **Walls - General**

9.1 **General/Elevations**

- 9.1.1 The main walls are of cavity brick/block construction.
- 9.1.2 This is the normal form of construction typically found in buildings from the mid 1930's to the present day although many older buildings have a variation of the same form of wall detail.

- 9.1.3 As the name implies cavity walls are constructed with two separate leaves of brick and/or blockwork-with a cavity between. The benefits of the cavity are that the wall cannot let water through it depth whilst the air in the cavity offers improved insulation standards.
- 9.1.4 In some cases, the ties which hold the outer and inner leaves together begin to rust. At first, they expand causing cracking to the outer leaf and they can then snap causing the outer leaf to bow and eventually collapse. Cavity wall tie failure is more common in buildings built prior to 1980 and is often known to be a problem in particular areas, for example down along the south coast. Please see section on Wall Ties later in the Report.
- 9.1.5 We note that a cavity wall fill insulation material has been added.
- 9.1.6 The gable end elevations have a timber clad external finish provided. These have a wood stain finish applied to them.
- 9.1.7 We note that above all the doors and windows, concrete lintel supports are provided. Over the decades, these will over time absorb moisture and this eventually starts to cause the metalwork within the lintels to expand and as they expand, this often causes cracking to occur and you may or may not have noticed that there are several lintels which are cracked and damaged and will potentially require at the very least repair or more likely replacement in the foreseeable future. This does need to be factored in.
- 9.1.8 The building has been affected by a past structural movement (settlement, not subsidence). This is minor and longstanding in nature with the likelihood of further significant movement taking place considered unlikely.
- 9.1.9 There are some localised areas of weathered brickwork pointing, particularly to the entrance elevation. We suspect that in certain windy wet weather conditions a vortex of wind occurs in this direction from time to time. Again, some maintenance will be required.

9.2 Foundations

We have not inspected the foundations of the property or other areas below ground level. This would involve extensive excavation, including the breaking-up of external pavings and internal floors - both of which would cause unacceptable damage.

- 9.2.1 You will appreciate that buildings must be provided with foundations suitable for their purpose and also for the sub soil. Sub soil is shown on the geological drift map for the areas comprising Tunbridge Wells Sand Formation. This generally provides an adequate base for buildings of this type and age although problems can arise if it becomes saturated through defective drains or altered water courses.

9.3 Wall Tie Corrosion

The main walls are of cavity construction which comprises two skins of brickwork linked at regular intervals by metal wall ties. The older type of wall ties are prone to corrosion especially in coastal areas and effects can vary from location to location but initially result in horizontal cracking to the most exposed elevations.

- 9.3.1 We are pleased to say that we did not come across any cavity wall tie corrosion related matters.

9.4 **Sub Floor Ventilation**

Building Regulations indicate that air bricks should be spaced at two metre centres wherever walls adjoin sections of suspended timber flooring. The prime objective of sub floor ventilation is to ensure that there is a free passage of air around all the floor voids. In the absence of adequate ventilation condensation can occur in the underfloor areas and this may lead to decay in concealed timber sections.

We cannot confirm that there are no obstructions to the cross movement of air beneath the floor without undertaking a complete sub floor examination which would involve the removal of carpets/floorboards.

9.4.1 Floors are of suspended timber construction and as such, sub floor airbricks are provided. Outside ground levels are high and actually bridging some of the airbricks, particularly along the far end elevation of the building and ideally the outside ground levels should be lowered accordingly.

9.5 **Condensation**

9.5.1 In view of the age of the building, the present heating system used and the way the building is used, vacant for periods and then lots of people turning up at events, it is likely that condensation issues will occur from time to time, particularly around the window areas. No evidence of any problems evident, however.

9.6 **Damp proof course**

9.6.1 The building is provided with a bitumen style damp proof course partly visible close to the base of external walls.

9.6.2 Virtually every urban property built in the last 140 years or so will have some sort of damp proof course in its walls. Many materials are in use, some being better and more long lived than others. The majority of the houses built in the last 60 years or so have a felt of PVC based damp proof course. Before then slate or bitumen were frequently used. Many old houses have no built in anti damp protection.

9.6.3 In order that a damp proof course can perform properly its line ought always to be at least two clear courses of brick above paths or garden surfaces. Whenever a lesser distance exists, the damp proof course can become ineffective and internal dampness can occur.

9.6.4 Outside ground levels generally are correct in relation to the position of the damp proof course. However, at the far end section of the building, behind the stage/storeroom end, outside ground levels are in fact bridging the position of the damp proof course and this will increase the potential risk for rising/penetrating dampness to occur. As we say, ideally there should be at least two clear courses of brickwork between the position of the damp proof course and outside ground levels. You must allow for maintenance to this area accordingly.

10 **External Joinery**

10.1 **Windows**

10.1.1 Windows comprise UPVC replacement double glazed units, a good proportion of which were opened and shut. We did come across a number of vacuum seal failed units and the mastic edge detail around some of the frames, there are some small gaps which need to be infilled/made good.

10.1.2 Whilst at one time aluminium may have been the most popular replacement, now plastic is more common. These UPVC units if looked after and of good standard perform well. It is necessary to keep them clean and as dry as possible and to maintain the mastic sealant around the frames in a good state so as to help prevent damp penetration. Regular maintenance of window and door mechanisms is necessary. Failure of the rubber seals and bushes tends to occur. It is vital to check whether there are current guarantees in force. Due to their method of fixing some replacement units are not secure.

10.2 **Door Frames and Linings**

10.2.1 UPVC double glazed doors are also provided. Again, a good proportion of which there are vacuum seal failed units present and some small gaps around the mastic edge detail which does require addressing.

10.3 **Fascia, Soffit and Barge Boards**

10.3.1 PVC fascias and soffits are provided. There is a small section missing at one end of the building and we noticed that a wire mesh has been added in order to prevent vermin/birds from gaining access into the loft.

11 **Exterior Decorations and Paintwork**

11.1 The gable ends have a part timber clad finish provided. These have a wood stain finish applied. These areas will require redecoration perhaps in the next 3/5 years.

INTERNALLY

12 **Roof Spaces**

Where possible we will gain access to the roof spaces. The roofs have been inspected with a powerful torch, but nonetheless our inspection is limited only to those parts which are not covered with either floor boarding stored domestic items or insulation.

In particular, at the lower levels of the roof there are areas of timber work to which access is difficult, and therefore it is not possible to comment upon the condition of such parts.

12.1 Access into the loft is via a hatch in the entrance hall ceiling. There is a fold down ladder provided. The roof framework is of steel construction and as previously reported, has a fibre cement asbestos panel roof covering provided.

12.2 Approximately 200 mm depth insulation quilt is laid between and over the ceiling joist areas. We are pleased to say that we did not come across any evidence of water penetration, dampness or deflection of the roof frame. However, there is evidence of vermin droppings which appear to be rats.

13 **Ceilings, Walls including Partitions and Plasterwork**

13.1 The majority of ceilings are of a fibre board (a bit like reconstituted cardboard) material which is over the main hall/stage area. There are some plasterboard ceilings provided as well.

13.2 These were found to be in good overall condition with no evidence of any dampness or distortions. Unfortunately, as a result of my accident, two false ceilings had to be repaired which was undertaken.

- 13.3 Internally, the walls are of brick/block construction and some studwork. There is evidence of very minor internal shrinkage/settlement cracking. We also did pick up a couple of very localised high damp meter readings around a couple of door areas. Please see section on Damp later in the Report.

14 Fireplaces, Flues and Chimney Breasts

None of the internal parts of any flues within this building has been examined. None of the chimney flues has been the subject of a smoke test and we cannot indicate that an open fire would necessarily be successful. It is strongly recommended that all chimney flues be swept and smoke tested prior to your occupation of the building.

- 14.1 None required.

15 Floors

Our inspection of floors is limited by the presence of fitted coverings, underlays and gripper rod systems. Where such coverings are installed they have not been lifted unless detailed in the Report.

- 15.1 These are of suspended timber construction, i.e. floorboards on joists. The floors were found to be surprisingly firm and steady under foot although some initial consolidation/settlement has occurred as you can see a very small gap along the right-hand side elevation between the skirting boarding and the floorboards. We suspect this occurred many decades ago.
- 15.2 Suspended timber floors have been used for many years without great design changes. Most problems result from under sizing of the joists, poor conditions at the end support (or bearing), or poor sub ground floor ventilation or proximity to a damp wall.
- 15.3 Often joists are cut or notched to allow pipes and wiring to run under floorboards. There are clear regulations which now restrict what can be done but in the past mistakes have been made, sometimes resulting in the floor being springy. If your surveyor suspects this fault he will suggest further investigation is made.
- 15.4 To prevent joists twisting, strutting is inserted usually some halfway along its length. Strutting is usually made with pieces of timber which are nailed between two joists at right angles to their length. When they are omitted the floor can become uneven or springy.
- 15.5 There is evidence of historic wood boring beetle infestation flight holes to a good proportion of the floorboards. Please see section on Woodworm later in the Report. Unless all timbers have been previously treated and there is a valid warranty in place, there will be a limited risk for active infestation to be present. Please be aware.

16 Dampness

- 16.1 Random checks were made throughout the building with the aid of a damp meter reader and we did pick up some very localised high damp meter readings inside a couple of the door entrance areas. Unfortunately, due to the built in cupboards and considerable items stored in the workshop area behind the stage, we were unable to undertake damp meter readings to these wall areas which is where the outside ground levels are bridging the position of the damp proof course.
- 16.2 We did not come across any evidence of plumbing leaks or any evidence of water penetration having occurred in the loft.

17 Cellars

17.1 There are no cellars as such but underneath the stage is a small access door. Unfortunately, as a result of my accident during my visit, I was unable to inspect this area but Paul kindly looked at this for me and we ran through what he had seen and it sounds as if he did come across evidence of active wood-boring beetle infestation. Please see section on Woodworm later in the Report.

18 Internal Joinery

18.1 Usual timber skirting boards, architraves and doors are provided. These will require some redecoration perhaps in the next 3-5 years but are on the whole presented to a good overall standard.

19 Internal Decorations

19.1 Again, internally the building is decorated/maintained to a fairly good overall standard.

20 Sanitary and Kitchen Fittings

20.1 The building is provided with a kitchen area which incorporates various appliances. We are of the opinion that these appliances and fittings probably date from around 2000/2010 and are in a clean and tidy presented condition. Regarding the sanitary fittings (3 separate toilets with washbasins), these probably date from a similar time. Water pressure was found to be good to the various appliances with no evidence of any loose fittings or leaks evident.

21 Woodworm

Most properties over twenty/twenty five years of age are affected by some form of wood boring beetle activity. The lifestyle of the woodworm grub is such that it may be concealed in timber for up to six years before emerging through a flight hole. It is only this emergence from the flight holes that indicates the extent of any beetle infestation which may exist.

If there is no documentation evidencing the previous treatment of woodworm then we strongly recommend that a specialist contractor's report be obtained prior to the exchange of contracts for the purchase of any property.

21.1 There are lots of historic wood boring beetle infestation flight holes present within the structure, for example to the floorboards and it would appear that there is evidence of active wood boring beetle infestation to the timberwork under the stage area. On the basis of the above, we recommend that you ask a timber specialist contractor to visit to give further advice and estimates accordingly.

22 Dry Rot

Dry rot is a particularly virulent form of fungal decay. The fungal attack thrives in damp, dark and unventilated conditions. Dry rot is difficult and costly to eradicate from a building. Your solicitor should make specific enquiry of the vendors to determine whether, to their knowledge, this property has ever been affected by this destructive decay.

If decay has been determined in previous years, guarantee documentation should be examined to ensure that it has been properly eradicated by a competent contractor.

22.1 We found no evidence of any dry rot.

23 Thermal Insulation

Roof spaces should now be insulated with 275 mm of fibre glass quilting or equivalent laid between ceiling joists in the roof spaces. Hot and cold water tanks should be insulated, either to minimise heat losses or to prevent them from freezing during inclement weather conditions.

Pipework should be insulated - in particular in the roof spaces.

Wherever cavity walls have been insulated documentation should be obtained evidencing the installation and type of insulant fill. Some forms of insulation have been prone to allow dampness to penetrate a building.

23.1 The roof space is insulated to a depth of 200-250 mm.

23.2 A cavity wall fill insulation material is provided to the walls.

23.3 Windows and doors are double glazed.

23.4 Heating is provided by what appear to be fairly modern electric convector heaters.

24 Asbestos

The use of asbestos in buildings has been widespread, especially between 1950 and 1985 but continued up to its effective barring in 1999. Typically this was for thermal insulation, fire protection and in a variety of cement products, including roofing. Left undisturbed and in good condition and particularly if "compartmentalised" these materials made buildings safer and more comfortable. However, if damaged or deteriorated with age, health defects can arise.

No tests have been carried out to determine whether asbestos or any other deleterious material in the building. Specialist surveys can be arranged if requested at an additional charge.

24.1 The roof covering material will almost certainly contain small amounts of asbestos. Just to confirm, the asbestos is actually sealed within the product and the content rate will be very low. All the while these remain in situ, undisturbed, they do not constitute an issue/risk. However, as previously reported, there are a small number of cracked and broken panels which will increase the risk for asbestos to be released into the atmosphere.

24.2 Repairs and or more likely renewal of the roof covering in the short term is required and it would be sensible to seek further advice and estimates from an appropriated contractor to make you aware of the potential removal costings for this product (as well as for replacement of the roof covering).

SERVICES

We have carried out a visual inspection of the services as far as was possible and we will indicate those defects which were apparent. No tests have been applied. We would always recommend that if you wish to satisfy yourself as to the condition and adequacy of services you obtain independent specialists' reports. Any such reports should be obtained prior to the exchange of contracts for the purchase of the property. We will be pleased to commission such reports on receipt of your further instructions.

25 Electricity

25.1 The building is connected to mains electricity with the meter and two fuse boards located in the entrance hall. There are further fuse boards located in other cupboards in the entrance hall and storeroom structures. The fuse boards are a mixture of age/style being metal and plastic. Most have tickets on them stating that they were last inspected/tested in May 2019. It would appear that some upgrading/changes have been undertaken in recent times.

25.2 As discussed on site, under current regulations, fuse boards should be formed in metal as opposed to plastic. Therefore, if you are looking to undertake any alterations/changes, for the electrician to officially sign this off and issue paperwork, they would have to upgrade the fuse boards.

25.3 Heating is provided by electric convector heaters which do not look particularly old. These have not been tested.

26 Gas

26.1 Mains gas is not provided. LPG (Liquid Propane Gas) is provided via some bottles to supply the Range style cooker in the kitchen.

26.2 Ideally, gas appliances should be serviced/safety tested annually by a Gas Safe contractor. No doubt you will have some service history records/paperwork in respect of the above. If not, please ensure that these areas are checked/tested accordingly.

27 Water and Plumbing

None of the water and plumbing services has been tested. They have only been examined in so far as pipework is visible and is not covered or inaccessible.

27.1 Mains water is connected. It is understood that the external stop tap is located on neighbouring land. The internal stop tap is located in the entrance lobby part of the structure. Water pressure was found to be good although not particularly strong. No evidence of any corrosion or plumbing leaks found.

28 Hot Water and Central Heating

No part of the central heating system has been the subject of a separate test or detailed examination. We have not undertaken a separate investigation to examine the efficiency of any part of the heating system in relation to the size of the property.

Central heating systems should be the subject of full and regular servicing. We recommend that you obtain documentation from the vendor evidencing the date of the last service call.

28.1 Central heating is not provided. Heating is provided via a number of wall mounted electric convector heaters. Heating of hot water is provided by electric water heating devices from what could be seen. Please read in conjunction with Electricity above.

29 Underground Drainage

Unless detailed below, underground drains have been the subject of a visual inspection only. No water pressure test or CCTV examination has been applied and these are the only ways to ensure that drains are watertight. Such an inspection has been made from accessible manhole covers within the curtilage of the subject property. Your solicitor will wish to confirm the precise point of connection into any public sewer in the vicinity.

29.1 It is understood that the property is actually connected to the mains drainage system which is shared with neighbouring properties.

29.2 Below ground drainage systems must fulfil two functions in order to avoid problems:-

- They must discharge waste efficiently into the main sewer and
- They must avoid foul smells escaping near to the property

- 29.3 A correct slope (fall) is required to all drainage runs. Where gradients are too shallow foul matter can build up and drains will need to be rodded on a regular basis. It is for this reason that the Building Regulations used to insist that an inspection chamber was provided wherever drains change direction or change gradient. These days access points known as rodding eyes are often used as an alternative to building a traditional chamber.
- 29.4 In removing the drainage covers within the courtyard/driveway area, we see that the pipe runs are generally terracotta with some part pitched fibre materials also applied. The drainage system appears to run out towards the field behind the rear of the building.
- 29.5 Hidden defects are often revealed with below ground drainage systems. The only way to be sure that the system is completely free from defect would be to arrange for a specialist drainage contractor to report using CCTV equipment.

GENERAL

30 Garages and Outbuildings

30.1 None

31 The Site and Boundaries

31.1 The subject building does not actually come with any areas of gardens or grounds as such but is provided with a tarmac style driveway area around the building. Do ask your legal adviser to establish ownership/maintenance responsibilities for all boundaries and ownership of the road access areas.

Flooding

According to the Environment Agency (the Government organisation responsible for flood control), the property does not sit within a flood risk zone.

Radon

In some parts of the country, a naturally occurring and invisible radioactive gas, which enters buildings from the ground, called radon, can build up in properties and in the worst cases this can be a safety hazard. Public Health England (PHE) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq m⁻³). This level is termed the Action Level. The property is not in a Radon affected area.

SUMMARY AND RECOMMENDATIONS

A Major Defect Survey report by definition concentrates on what is wrong with the property. To balance its gloomy reading, therefore, its findings should be weighed against the many plus points of the property and its worth to yourself.

Hadlow Down Village Hall is a circa mid-1950s traditionally built structure beneath a pitched corrugate fibre cement roof covering. We are pleased to report that we did not come across any major defects as such although there are a number of items for maintenance/repairs and potentially some renewal will be required in the short term.

Ideally, you should seek further advice and estimates from competent contractors so that you are aware of the likely costs involved in respect of the following:-

- Repairs/maintenance to the roof covering to extend its life to perhaps another 10 years.

Estimated cost: £2,000-£5,000

or

- Arrange for a contractor to have the roof covering removed and replaced.
Estimated cost: £25,000
- Clean out rainwater goods and gulley details.
Estimated cost: £250.
- Undertake localised repointing of the walls.
Estimated cost: £500.
- Lower outside ground levels appropriately.
Estimated cost: £250.
- Potentially undertake repairs to the window and door lintel supports.
Estimated cost: £500.

If you have to replace some lintel supports.
Estimated cost: £2,000.
- Overhaul, repair and/or replace various windows and doors.
Estimated cost: £2,000-£5,000.
- Undertake localised repairs to the damaged areas of soffit boards and fascias.
Estimated cost £250

If you do have to undertake re-treatment of the woodworm in the building.
Estimated cost: £650.
- Electrical test of the building.
Estimated cost £150
- Upgrading of fuse boards and some earthing and bonding, for example.
Estimated cost: £750-£1000

We recommend that competitive estimates are obtained before a commitment to the purchase is made in order for you to quantify your liability exactly.

The report must be read as a whole and although we have mentioned certain items above we consider essential other items mentioned in the report must not be neglected.

In accordance with our usual practice we recommend that specific enquiries be made of your insurers to ensure that the property is covered against damage resulting from ground movement in the future or tree roots.

We must state that the report is for the use of the parties to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. No section of the report or the entirety may be reproduced without the express written authority of Sussex Surveyors LLP.

Signature of Surveyor

Date: 21 March 2022



Derry Green MRICS

On behalf of:

Sussex Surveyors LLP

10a The Drive | Hove | East Sussex | BN3 3JA

01273 821969

info@sussexsurveyors.com

www.sussexsurveyors.com

(Haywards Heath Office: 141-143 South Road | Haywards Heath RH16 4LY)

(Eastbourne Office: 8 Compass House | 45 Gildredge Road | Eastbourne BN21 4RY)