

JOB REF: J????/ER/????

ENGINEER'S REPORT
OF
A Victorian End Terrace Property



FOR
Mr A Client

Prepared by:

GEM Associates Limited

INDEPENDENT CHARTERED SURVEYORS

FOR ANY HELP OR ASSISTANCE CALL FREE PHONE:

0800 298 5424

or

visit our website:

www.1stAssociated.co.uk

INSTRUCTION

To initially provide verbal advice in relation to problems with the chimney and the structure.

DESCRIPTION

This is a Victorian end terraced property situated in the Prime Minister's area of Bedford.

The property was originally built in a lime mortar Flemish bond construction with the exception, we believe, at high level where we believe there is a single skin of brickwork.

Our investigations showed that the chimney is leaning and that from within the roof space light is visible.



CAUSE

We believe that general weathering of the lime mortar has occurred over the years, as is not uncommon in this age of property, which has resulted in the chimney leaning inwards, and also the light that is visible to the gable end wall. A gable end wall built today would generally be two bricks thick, as opposed to one.



CONCLUSION AND RECOMMENDATION

We believe that the gable end wall should be taken down to eaves level and rebuilt and the chimneys should be removed as well, as you have advised us that you no longer wish to use them.

GEM Associates Limited

Independent Chartered Surveyors

0800 298 5424

www.1stAssociated.co.uk

SPECIFICATION OF WORKS

For chimney and gable end to ???????????????????:

Contractor to obtain permission to erect scaffolding on adjoining land.

Contractor to supply and erect scaffolding and scaffolding to comply with current Health and Safety standards.

Chimney and Gable end to be removed brick by brick, bricks saved and cleaned as necessary for reuse.

Contractor to provide appropriate protection for contents of building, depending upon the time of year that work is carried out.

Wall to be taken down to eaves level and chimneys to be removed completely.

Gable end wall to be re-built using previously saved bricks.

Provisional sum of £500 for small additional bricks that may be used.

Contractor to insure for any damage that could be caused to either the adjoining property and/or the property being worked upon and the contents thereof. This to also include Personal Liability.

General Comment

As a general comment for any work required we always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor.

For and on behalf of
GEM ASSOCIATES LIMITED

Date?????????????