

THIS IS A

POINT

A hand in a red-tinted image points towards a wireframe drawing of a two-story house. The wireframe is also in red and shows architectural details like windows, doors, and a balcony.

SPECIFIC SURVEY

FOR CONFIRMATION OR DEFECT



PROVIDING OBSERVANCE, INFORMATION AND COMPLIANCE

ROBERTS

SPECIALIST PROPERTY SURVEYING SINCE 1947

THIS IS A REPORT TO CONFIRM THE STABILITY OF STRUCTURES (WALLS)
OF THE PROPERTY AT

PEWTER HOUSE FARM

CARR LANE

BALDERSTONE

BLACKBURN

BB2 7LN

THIS REPORT IS FOR THE SOLE BENEFIT OF

THE REPORT IS PRODUCED BY

THE SITE WAS SURVEYED ON

THE SUBJECT PROPERTY WAS FOUND

THE WEATHER AT THE TIME OF THE SITE SURVEY WAS

LIMITATIONS ARE HIGHLIGHTED IN EACH SECTION.



ABID HUSSAIN

and the appointed legal advisors

STEVEN ROBERTS

02/04/2026

UNOCCUPIED, UNFURNISHED AND INACTIVE

BRIGHT WITH SUNNY INTERVALS AND LIGHT CLOUD

THERE ARE NO ASSUMED CONFLICTS OF INTEREST AND ANY KNOWN ARE STATED IN THE EXECUTIVE SUMMARY

CONTENTS

FRONT PAGE: which includes
CLIENT NAME, ADDRESS OF PROPERTY AND HOW IT WAS FOUND
WEATHER AT TIME OF SURVEY AND ANY CONFLICTS IDENTIFIED

CONTENTS PAGE
DESCRIPTION OF CLIENT REQUEST
PROPERTY DESCRIPTION
HOW THE SURVEY IS CARRIED OUT
INVESTIGATION OF ISSUE/S
CONCLUSION

PRODUCT INFORMATION

CUSTOMER CARE INFORMATION
SURVEYOR DECLARATION
COMPANY PROFILE

DESCRIPTION OF CLIENT REQUEST

The first contact from the client was received by email from Abid 24/02/2026 on, at 1915

Confirmation of requirement to complete the assignment were arranged via email on 18/02/2026

Terms and conditions for engagement were endorsed on 19/02/2026

NATURE OF THE ISSUE

The client requested a specific survey to confirm the nature and condition of the structures, the materials used for construction and the condition of the components which form the attached barn and barn extensions to Pewter House Farmhouse.

DESCRIPTION OF THE PROPERTY INVOLVED

The buildings involved include elements originally constructed around 1844 in Pewter House Fold, as domestic purpose-built dwelling with barn and other agricultural buildings attached over time. The original elevations were erected in rubble configuration using local sandstone and additions in solid brick configuration. The roof sections are constructed in timber and various forms including King Post Truss and collar beams.

There are both single storey and two storey areas with roof coverings including corrugated cement sheet which may have an asbestos content and stone flag tiles.

The nature of this report is to ascertain the current condition of the supporting spinal wall together with the peripheral walls in their function and adequacy to support a conversion project to a development of dwellings..

INTRODUCTION TO THE SURVEY

This report is for the private and confidential use of the named client. Its content as a whole or in part and including all text and images, remains at all times the property of the company with no exceptions made for copy, dissemination, or unapproved supply. Reproduction in any form without the express written permission of the author or other director of the “company”, will be considered a malicious breach of contract or unlawful act as defined by Copyright, Designs and Patents Act 1988, and English Law.

This survey is made to confirm the nature of the structure or condition of the specific element or component as identified and will comment on appropriateness, adequacy, functionality, and effectiveness including associated or contributing issues. Defects and damage will be identified as far as possible. You should be aware that any costings provided, if so agreed, are market driven and may fluctuate in a short period of time and these may occur during the period between the publishing of the report and the commencement of any remedial action. Costs can also differ between contractors and may be influenced by membership of a trade association, competence levels, insurance needs and adopted health and safety protocols. *(Remediation & costs do not apply to the content of a Home Buying Report)*. Advice and information may also be provided on adjacent or surrounding property if it is considered it may affect the outcome.

You should be made aware, that in general, there can be a significant delay between the date of a site survey and the date of any action or occupation of a property and that there is the possibility that as our weather conditions become more varied and unpredictable, what are described as minor defects on the day of assessment, may develop in the intervening period to something more serious. Also, it is possible that components that could not be viewed at the time of inspection, but for which, no associated evidence was detected, have in the intervening period become defective or otherwise influential and now display evidence of an issue that was not previously apparent. (e.g. At the time of inspection, the surveyor would inspect the ceiling surfaces corresponding to a roof surface that could not be viewed. If the viewable parts of other roof surfaces suggested defect, it may be a reasonable assumption that the unseen roof was in the same condition. However, if no evidence was apparent, it would be assumed there would be little or no defect to the unseen parts.). in such circumstances, the surveyor will do their utmost to advise of relevant possibilities.

The report is made by a qualified and professional surveyor who will provide an objective opinion about the condition of the property which the client and the legally appointed professional advisors can rely on and use in the transaction or refurbishment of the property. However, should you decide not to act on any contained advice, you would do so at your own risk. The report is being executed on behalf of the commissioner as described verbally.

WHAT THE SURVEY TELLS YOU AND WHAT IT DOES NOT

STRUCTURAL REPORT. The report will comment on the function and effectiveness of any existing components in the stability of structural element(s) as specifically requested by the client, and detail the actions, components and possible costs (if requested) related to establishing the stability of the elements(s) of the structure for appropriate or design function. The client may contract to include drawings and calculations.

A structural report will not inform you of the general condition of a property as a whole nor will it provide you with any details relating to the condition of any component parts not involved in the specific request.

BUILDING SURVEY. The report will be a full assessment of the subject property including any grounds, boundaries and a brief overview of any adjacent issues that may influence decision making including neighboring land and structures, their uses, the approach roads and public spaces. It will attempt to provide pathological reason for defect in consideration of obscured components in order to prevent a reoccurrence of the issue. It will then suggest appropriate remedial action and indicate a costing range appropriate to the issue. It will grade the severity of the issue by colour coded symbol. The report will also provide information on how to optimise the building.

A building survey will not provide detailed comment on structural stability, calculations for repair, any costs involved or associated drawings.

HOME BUYING SURVEY. The report will be a full assessment of the subject property within its boundaries and include the grounds structures and perimeters. It will produce a defect scale for each identified issue and may suggest a reason for the defect. The report will also provide information on how the property may be optimised.

A home buying report will not provide any pathological investigation into the cause of specific defects more than anything other than a general reason, if one is apparent. Subsequently, it will not provide detailed remedial advice or indicative costs that may be incurred.

SPECIFIC SURVEY. The report will comment on the details of specific issues as directed by the client. It will consist of a pathological investigation of the specific issues, any directly associated issues and may suggest (if requested) remedial advice and likely costs. This type of report can also be used for simple or complex investigations including boroscopy.

A specific defect report will not comment on any other items within a property other than those specified by the client or identified by the surveyor as connected to the primary issue. No other elements of the property will be assessed for defect whether identified or not.

VALUATION REPORT. The report will contain, as far as is possible with the available information, a comparison of like or similar properties, history of transaction, and a professional consideration of what may be expected for value in the current market at the time of appraisal.

The valuation report is not a survey of the condition of the property and will only comment on visually identified issues that may affect the market value and the amount the lender is prepared to offer.

HOW THE SURVEY IS CONDUCTED

General. The surveyor carefully and thoroughly carries out a visual and non-invasive inspection of the inside (if accessible) and outside of the identified structures including outbuildings. The construction types and components, together with any identified defects are recorded and graded by severity. Where access to parts and components is not possible, an explanation is provided in the relevant report section. The surveyor does not force open any fabric part of construction or take action where there is a risk to safety. This includes the lifting of fitted floor coverings, heavy or delicate furniture, removing or displacing personal possessions or the opening of secure panels or hatches and electrical fittings. Any voids are only assessed if there is clear and safe access. Assessments are made from within the structures, the property boundaries and from any identified and publicly available, accessible land. This means that some visual opportunity may be limited by other structures or obstructions including adjacent property. There may also be desk top studies for research into various aspects of the property such as planning applications, geological features, and the environment.

Equipment used for inspection can include the safe use of a ladder (working at height restrictions), binoculars, zoom camera, artificial lighting, moisture meter and if appropriate and by prior agreement, borescopes, drones, and sampling equipment.

Further investigations. These will be carried out following specific request from the client and may include invasive measures such as Boroscopy or other equipment including drones, thermal imaging and laser measurement. Further investigation may also be carried out by other practitioners following recommendations for specialist advice.

Services. Service distribution is generally hidden within the fabric of the building or underground. This means that only the visible parts can be assessed, and the surveyor does not perform any specialist tests for safety, function, and effectiveness. Assessments for compliance will, as far as possible, be by visual appraisal of the components identified. Any infrastructure that is isolated or turned off, is not turned on, for safety reasons. Unless by prior arrangement and no tests are conducted for contamination or other hazards.

Outside. An inspection of the grounds is carried out in relation to condition of surfaces, outbuildings, and garden structures such as greenhouses. Safety issues such as unguarded water features, trip hazards and any obviously identifiable species of alien, harmful or contentious vegetation including the location of trees with a potential for root invasion, are also recorded. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed and other species designated as notifiable, cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. The presence of these species is also very difficult to identify on a seasonal basis where the above ground growth dies back and retreats underground where root growth takes place.

Common Areas. If the property is a flat, deck access or terraced maisonette, the surveyor will inspect the overall condition of the building in which the dwelling is contained and include in the assessment, common and circulation areas available to all occupants of the buildings including stairs, lobbies and landings. The assessment will include the installation and availability of measures required by law to protect the inhabitants and visitors to the dwelling including those for protection against the effects of fire. Detailed analysis of installations required by law that involve "Fire Engineering" are not part of this report. Testing of equipment fixed or portable, or any detection or alarm system is beyond the scope of this report.

HOW THE SURVEY IS CONDUCTED

Hazardous materials and environmental issues. Unless otherwise expressly stated within the report, the surveyor assumes that no harmful or dangerous materials, substances or techniques have been used in the construction of the property. However, if such materials are identified from the visual inspection, advice will be provided where components may require sampling and analysis to confirm any content or where further investigation is considered necessary by a specialist contractor.

Asbestos. Unless by prior agreement and as described in the terms and conditions, the report does not include an “Asbestos Management Survey” and the surveyor does not act as an “Asbestos Surveyor” when inspecting property. However, if any products are visually identified and recognised as materials that may have an asbestos content, as defined by the “Control of Asbestos Regulations 2012 as amended” and are located within or are adjacent to the property, suitable comment will be attached in the Health & Safety section with reference to the particular component in the elemental sections. If the property is located in, or attached to a block of flats, the surveyor will (under the aforementioned regulations), assume that there is a “Duty Holder” and that there is an asbestos register together with an effective action plan for any structures of a type that would fall within the aforementioned regulations.

Consents, approvals, and searches. If specific request is made by a client for, as an example, the sampling and analysis of materials suspected of having an asbestos content and as such, identified during the normal routine of an inspection, the client is responsible for obtaining in writing (email shared with the surveyor) the recorded consents and approvals by the current owners or their contracted agents, to conduct any searches beyond the normal scope of the reporting procedure.

Assumptions. Unless otherwise, expressly agreed in writing, the surveyor, while preparing the reports, assumes that:

- The property is available for access to assess both internally and externally with the permission of the owner or their appointed agent.
- The property owner or agent has given written permission for the survey to be carried out.
- The property is connected to all mains services (power, water, and waste) with appropriate rights on a basis that is known and acceptable to the client prior to the survey.
- Access to the property is unhindered, unrestricted, and as of right, upon terms known and acceptable to the client.

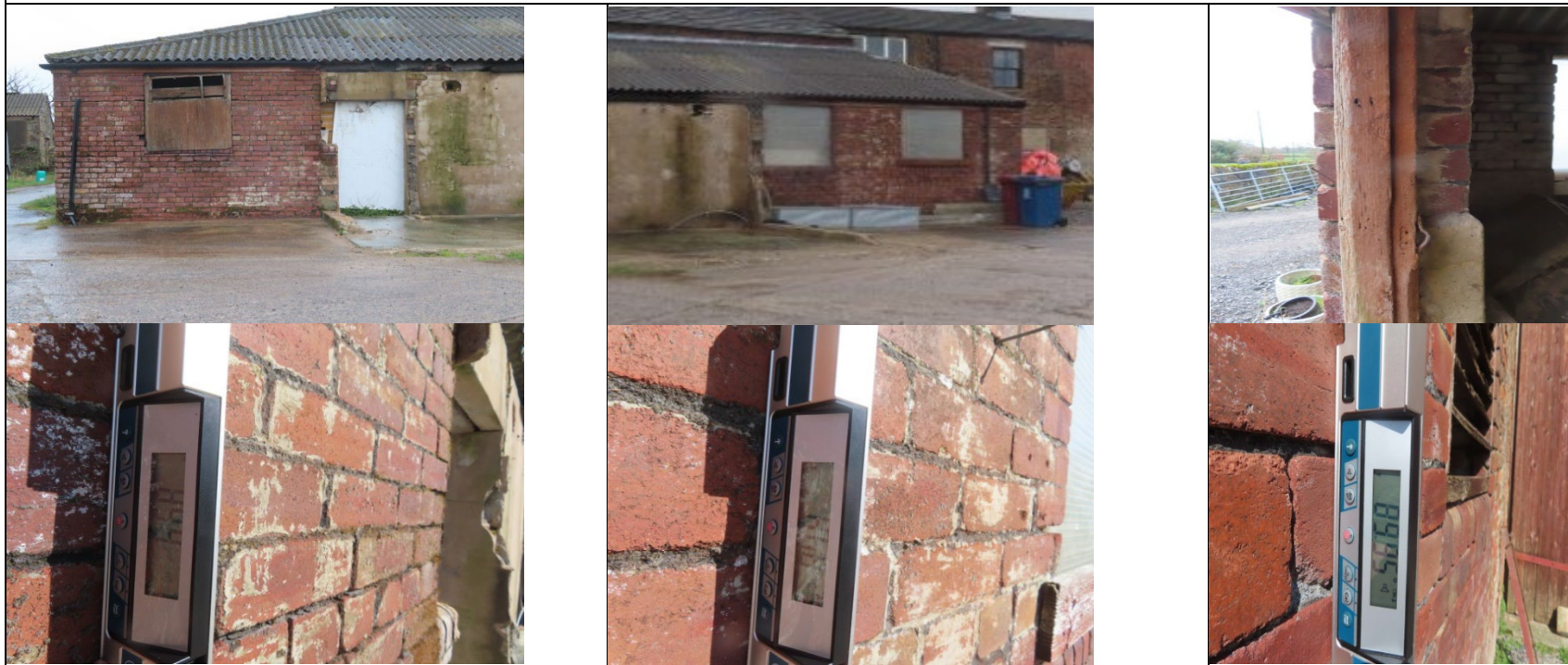
Legal Matters. The surveyor does not act as “the legal advisor” and does not comment on legal documents, if, during the survey, the surveyor identifies issues that the appointed legal advisor should consider requires further investigation as part of the conveyancing process such as, for example, warranties or guarantees for replacement parts recently fitted or reported by the vendor as remaining within a guarantee period. The report has been compiled by the surveyor who has the knowledge, experience and skills to express statements and opinions for which responsibility is taken. The report is provided for the named client and should not be disseminated as a whole, but rather specific parts relating to issues for negotiation, to avoid, breach of contract, breach of copyright and plagiarism.

Nothing in this script removes the rights of the client under the Consumer Contracts Regulations 2013.

OVERALL VIEW OF THE STRUCTURES FOR ASSESSMENT

DESCRIPTION OF ELEMENT INVOLVED	ASSESSMENT METHOD	FINDINGS	FURTHER INVESTIGATION REQUIRED
West and south facing external wall of single storey agricultural building built in solid brick configuration and assumed as shallow agricultural foundation.	Visual initially followed by related photography and laser inclinometer for vertical alignment.	None of the brick walls of the single storey shed under the cement sheet roof, appeared as more than 1.2 degrees from the vertical and this is considered fair to good for the age of the construction. These walls have continued to remain virtually vertical despite any vertical or horizontal mechanical pressures exerted from failing roof components or attached structures.	None at this time

PHOTOGRAPHIC EVIDENCE



OVERALL VIEW OF THE STRUCTURES FOR ASSESSMENT

ELEMENT INVOLVED	ASSESSMENT METHOD	FINDINGS	FURTHER INVESTIGATION REQUIRED
East walls of the single storey building under the cement sheet roof constructed in solid brick and original single storey shed constructed in rubble configuration sandstone.	Visual initially followed by related photography using handheld and drone footage	As for the west elevation, these walls appear close to vertical and with no significant or obvious movement. The brick walls will be of shallow foundation and the rubble walls to a similar depth but likely with padstones.	Not at this time

PHOTOGRAPHIC EVIDENCE



OVERALL VIEW OF THE STRUCTURES FOR ASSESSMENT

ELEMENT INVOLVED	ASSESSMENT METHOD	FINDINGS	FURTHER INVESTIGATION REQUIRED
The roof coverings for the original pitches are in poor condition and we consider it likely that only 45% is recoverable. The cement sheet coverings are likely to require removal due to possible asbestos content.	Visual initially followed by related photography using handheld and drone footage.	The single storey coverings do not appear with particular defect other than the nature of the component (possible asbestos). That there is no particular defect is a reflection of the integrity of the component rather than the roof frame. The condition of the original covers (stone) is poor with clear evidence of dishing, deflection and decay.	Not at this time

PHOTOGRAPHIC EVIDENCE



PRIMARY INVESTIGATION SUMMARY FOR THE IDENTIFIED ISSUE

ELEMENT INVOLVED	ASSESSMENT METHOD	FINDINGS	FURTHER INVESTIGATION REQUIRED
Cut timber roof frame in a King Post configuration with various extending collar beams supporting purlins and rafters	Visual and handheld photography	A considerable number of the timber components have failed and mostly due to the effects of moisture and insect investment. Although the nature of the specific assessment is to report on the condition of the main walls, the effects of the roof frame are a paramount consideration. The decay of these elements can have severe effect on the walls below which are subject to mechanical forces.	Not at this time

PHOTOGRAPHIC EVIDENCE



PRIMARY INVESTIGATION SUMMARY FOR THE REPORT SUBJECT

ELEMENT INVOLVED	ASSESSMENT METHOD	FINDINGS	FURTHER INVESTIGATION REQUIRED
Internal supporting walls of the double height barn area constructed in solid brick garden bond configuration and which support the stone flag roof.	Visual with handheld photography	These walls have been constructed in an agricultural fashion with missing bricks. This is indicative of walls constructed up to the late 1800's and used to prevent damp in stored items such as bound straw. Such construction produces weak points around perforations and apertures such as the loop below, where bound straw would have been distributed. Step cracks to the verges can be observed.	Not at this time

PHOTOGRAPHIC EVIDENCE



PRIMARY INVESTIGATION SUMMARY FOR THE REPORT SUBJECT

ELEMENT INVOLVED	ASSESSMENT METHOD	FINDINGS	FURTHER INVESTIGATION REQUIRED
The east and south elevations of the single storey which wraps around the double height barn is mostly constructed in sandstone rubble configuration.	Visual with handheld photography	These walls have been constructed at various times and likely by non-professional constructors with poor sectional joints. As with the brick walls there are some step cracks and minor separation caused by rotting timber such as windows and roof frame. Otherwise, they appear as recorded and mostly vertically complete.	Not at this time

PHOTOGRAPHIC EVIDENCE





CONCLUSION AND EXECUTIVE SUMMARY

The conclusion of this study is that the single-storey peripheral walls are in an average condition for the expected state. They generally appear sound but requiring some remediation for mortar joints and crack repair.

When remediation has taken place, these walls should be adequate to bear single storey roof frames as the external walls. Under no circumstances would they currently support an upper level.

The solid brick internal walls which appear at upper level as second storey gable and flank walls, also appear in average expected condition and surprisingly stable considering the condition of the roof frame and the possible leverage from failing timber components. These walls require the same attention for remediation with joints being raked, grouted and pointed and would then be considered adequate as the outer leaf of the two-storey section for development. These walls have originally or over time been tied to other elements and it is considered that during and post refurbishment, they are insufficient to stand alone as the supporting walls of such a roof frame without additional support, and we specifically refer to the walls indicated on the plan in gold. We would therefore recommend a tied dense block inner leaf or structural piers for additional support. The other wall colors simply denote the type of wall which has been identified previously in the report.

We consider that the above information therefore provides compliance with the requirements of the local authority core strategy and in particular DMH4 point 6.

You should be aware that when remediation is underway, further damage may be incurred or exposed other than that reported and the removal of components for repair or replacement should be undertaken with the utmost care and consideration for a building of this age.

PRODUCT INFORMATION

CUSTOMER CARE

**SURVEYOR
DECLARATION**

COMPANY PROFILE

CUSTOMER CARE

We take customer care very seriously because our clients are the fundamental foundation of our business as the users of our products.

Should you be unhappy with any part of our service or product delivery, you should in the first instance contact the author of the product supplied to you. Their contact details are displayed below. Having conversed with the author and should you remain unhappy with the response, our complaints procedure is available on demand from info@surveyroberts.co.uk. It provides information on progression. However, you should be aware that should a complaint be formalised, our insurers will become your point of contact as they will prohibit us from further correspondence relating to your issue.

SURVEYOR DECLARATION

This report is produced by a professionally qualified surveyor who supplies an objective and mostly evidence-based opinion on the condition of the subject property, which the named client and their contracted advisors, can rely on and use in any transaction of the stated property. You should be aware, that should you decide to act contrary to the advice as stated in the report, you do so at your own risk.

Steven G Roberts is a member of the Chartered Association of Building Engineers, the Residential Property Surveyors Association, the Institute of Fire Engineers and Elmhurst Energy Systems for the production of energy performance certification and Building Regulation Compliant calculations.

Douglas J Roberts is a member of the Royal Institute of Chartered Surveyors, The Residential Property Surveyors Association and the Institute of Occupational Safety and Health

I confirm that I have inspected the subject property for the named client on the day stated. STEVEN G ROBERTS

