

DT Carpentry & Building Services

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Job Description

Building Survey

The client has asked for a survey on an existing annexe on the plot of La Clef, Valley Lane, Meopham, DA13 0DG to identify the structural makeup and understand whether it was built as an annexe or converted from a garage / storage space.

The conclusion of this survey is that the building was purpose-built as a habitable dwelling and not as a garage / storage space. This conclusion was reached based on the below three reasons:

1. **Inoperable false door (see appendix 1)**
 - The external double doors are inoperable as they are sealed closed with sealant and paint and the hinges are not attached.
 - The rot at the bottom indicates they are the original doors from when the structure was built in 2012.
2. **Plastered internal finish behind door (see appendix 2)**
 - The internal wall directly behind the false door is plastered in keeping with the rest of the building.
3. **Ground Floor**
 - The ground floor is laminate with underfloor heating which would not be appropriate to support the weight of a vehicle.
4. **Veluxes as part of original roof structure**
 - Upon inspection of the external roof makeup it has been found the velux windows on the upper floor will have been installed at the same time as the roof was built.

Services

Kitchens	Extensions	Bespoke Carpentry	Tiling	Artificial Lawn
Bathrooms	Loft Conversions	Fencing / Decking	Roofing	New Builds
Plastering	UPVC Doors/Windows	Flooring	Landscaping	Design Service

All work undertaken is fully insured and guaranteed

Appendix 1

External false door



Rotting external false door



Sealant and non-fixed hinges



Appendix 2

Internally Plastered finish behind false door + laminate flooring

