KESTREL LANE
SURVEYORS

BUILDING DEFECTS INSPECTION

THE OLD CHAPEL, HOLLIN BROW

The Old Chapel
7 Hollin Brow
Hebden Bridge, West Yorkshire, HX7 8XW

25 September 2026

SAMPLE

PREPARED BY
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Kestrel Lane Surveyors

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SAMPLE

Introduction

1.1 This report records the defects found at the property at the time of inspection, with the location, priority and recommended action for each. It is based on a visual inspection of the parts of the property that were safely accessible on the day.

1.2 The photographs are numbered, the issues refer to them by number, and each shows the date and time it was taken or, where its own date is not known, when it was added to the project.

1.3 Limitations: No roof access was taken: the rear slope was viewed from the garden with a pole-mounted camera and from first-floor windows. The cellar was inspected by torchlight. Services were inspected visually but not tested. Floor coverings were not lifted and no opening-up was carried out.

Priority key

HIGH PRIORITY	Urgent: a risk to health or safety, or damage happening now. Make safe straight away, then repair or investigate as soon as possible, normally within one month.
MEDIUM PRIORITY	Repair or further investigation needed to prevent deterioration, normally within six months.
LOW PRIORITY	Minor or cosmetic. Deal with it at the next routine maintenance, normally within twelve months.

Timescales are a guide, from the date of the inspection. Where a finding's recommended action gives its own timing, that takes precedence.

SAMPLE

ROOFS

Rear slope

Photo 1

Issue 1

HIGH PRIORITY

Location
Rear slope

Element
Roof coverings

DESCRIPTION

About eight slates are missing or have slipped from the lower part of the rear slope, exposing the battens and underlay. Several slates nearby sit out of line, which suggests their nails are failing. The roof is open to the weather at this point.



Photo 1 Added 4 Oct 2026 20:52

Missing slates on the rear slope

RECOMMENDATION

Have a roofing contractor make the slope watertight now, replacing the missing and slipped slates to match. Have the whole slope checked for failed fixings at the same time: if nail failure is widespread, stripping and re-slating will be needed in the medium term.

SAMPLE

ROOFS

Roof void

Photo 2

Issue 2

HIGH PRIORITY

Location
Roof void

Element
Roof structure

DESCRIPTION

Daylight is visible through the roof boarding below the missing slates. The boarding and the rafters beside it are water-stained, and the staining has run down onto the plaster at the top of the wall. Moisture readings in the boarding were high, indicating continuing water ingress.



Photo 2 Added 4 Oct 2026 20:52

Daylight and staining below the missing slates

RECOMMENDATION

While the roof is open for repair, have the boarding and rafters checked for decay, and repair or replace any weakened timber. Let the timbers dry out, then make good the wall plaster.

SAMPLE

EXTERNAL WALLS AND OPENINGS

Front elevation

Photo 3

Issue 3

HIGH PRIORITY

Location
Front elevation

Element
Render and cladding

DESCRIPTION

The painted render on the front gable is cracked and bulging, with sections missing around the arched window and towards the apex. Within reach it sounds hollow when tapped, and from the ground much of the render higher up also appears to have come away from the stonework. It appears to be cement-based, which traps moisture in solid stone walls.



Photo 3 Added 4 Oct 2026 20:52

Detached render on the front gable

RECOMMENDATION

Make safe now: have the loose render taken down or netted, and keep people away from beneath it, particularly at the entrance. Then remove all hollow render, let the stonework dry, and re-render in a breathable lime-based system suited to solid stone walls. Scaffolding will be needed.

SAMPLE

EXTERNAL WALLS AND OPENINGS

Rear elevation

Photos 4 and 5

Issue 4

MEDIUM PRIORITY

Location
Rear elevation

Element
Render and cladding

DESCRIPTION

Render has broken away along the base of the wall, exposing the stone plinth, with damp staining and moss at low level. Where it remains, the render runs down close to the paving.

RECOMMENDATION

Check the external ground levels, surface drainage and the position of any damp-proof course. Then repair in lime render to match the front elevation, stopping it on a bellcast above the plinth rather than down to the paving.



Photo 4 Added 4 Oct 2026 20:52

Render broken away along the plinth

SAMPLE

Issue 5

MEDIUM PRIORITY

Location
Rear elevation

Element
Windows

DESCRIPTION

The bottom rail of the kitchen window is decayed and split, and soft when probed, with the paint failing and bare timber showing. The stone sill below is green with algae, which suggests it holds water against the frame.



Photo 5 Added 4 Oct 2026 20:52
Decayed bottom rail of the kitchen window

RECOMMENDATION

Cut out the decayed timber and splice in new, or replace the window if the decay proves more extensive. Check the sill sheds water clear of the wall, then redecorate.

SAMPLE

INTERNAL AREAS

Living room

Photos 6 and 7

Issue 6

LOW PRIORITY

Location
Living room

Element
Cracking and movement

DESCRIPTION

A vertical crack runs from the mantelpiece to the ceiling along the chimney breast, up to 1.5 mm wide (category 2, slight, in BRE Digest 251). There is no sign of recent movement. Cracks like this usually come from thermal movement around the flue or shrinkage of the plaster.

RECOMMENDATION

Rake out, fill and redecorate, and monitor the crack. If it reopens, widens or the chimney breast shows distortion, have it assessed by a structural engineer.



Photo 6 Added 4 Oct 2026 20:52

Crack above the fireplace

Issue 7

LOW PRIORITY

Location
Living room

Element
Internal decoration

DESCRIPTION

Paint and filler have been applied over the edges of the socket and switch plates. The defect is cosmetic.

RECOMMENDATION

When redecorating, have an electrician replace the plates and make good the wall around them.



Photo 7 Added 4 Oct 2026 20:52

Paint over the socket and switch plates

SAMPLE

Issue 8

MEDIUM PRIORITY

Location
Living room

Element
Suspected asbestos-containing materials

DESCRIPTION

The living room ceiling has a textured coating, which appears sound and undisturbed. Coatings of this kind applied before 2000 may contain asbestos, and the conversion dates from about 1978. Asbestos can only be confirmed by sampling and laboratory analysis.

RECOMMENDATION

Sound, undisturbed material can be left in place for now, but do not sand, drill or scrape it. Before any work that disturbs the ceiling, arrange sampling by a competent asbestos surveyor and analysis by a UKAS-accredited laboratory.

INTERNAL AREAS

Kitchen

Photos 8 and 9

Issue 9

MEDIUM PRIORITY

Location
Kitchen

Element
Walls and partitions

DESCRIPTION

The plaster on the external wall below the window is blown and water-stained over about 1.5 m², with high moisture readings. The likely cause is water penetrating at the window sill and through the defective render outside (see the rear elevation).

RECOMMENDATION

Repair the window, sill and render first. When the wall has dried out, remove the affected plaster and replaster in a breathable lime-based plaster.



Photo 8 Added 4 Oct 2026 20:52

Blown plaster below the window

SAMPLE

Issue 10

MEDIUM PRIORITY

Location
Kitchen

Element
Floors

DESCRIPTION

The kitchen floor falls towards the back door by about 25 mm over 2 m. It is firm underfoot, with no springiness. The floor structure could not be seen without lifting the floor covering.

RECOMMENDATION

Have the floor structure inspected before new finishes are laid. Historic settlement may be acceptable, but any decayed or undersized joists should be repaired.



Photo 9 Added 4 Oct 2026 20:52

Floor falling towards the back door

INTERNAL AREAS

Office

Photos 10 and 11

Issue 11

LOW PRIORITY

Location
Office

Element
Floor finishes

DESCRIPTION

The lacquer on the parquet is worn through in front of the desk, from chair castors, and the exposed blocks have greyed.

RECOMMENDATION

Sand and relacquer the worn area to blend with the rest of the floor, and use a chair mat.



Photo 10 Added 4 Oct 2026 20:52

Worn parquet in front of the desk

SAMPLE

Issue 12

MEDIUM PRIORITY

Location
Office

Element
Internal doors

DESCRIPTION

The hinge-side door lining is split for about 300 mm below the top hinge, and the hinge screws are loose. The door drops when opened and catches on the frame.

RECOMMENDATION

Glue and refix the lining, refix the hinge with longer screws into sound timber, and adjust the door so it closes freely.



Photo 11 Added 4 Oct 2026 20:52

Split lining below the top hinge

INTERNAL AREAS

Hallway / corridor

Photo 12

Issue 13

LOW PRIORITY

Location
Hallway / corridor

Element
Internal doors

DESCRIPTION

The cloakroom door is damaged on its closing edge around the lever handle, with timber split away from the face.

RECOMMENDATION

Repair with a matching timber insert and refinish, or replace the door if the latch fixing is weakened.



Photo 12 Added 4 Oct 2026 20:52

Damage beside the cloakroom door handle

SAMPLE

INTERNAL AREAS

Stairs / landing

Issue 14

HIGH PRIORITY

Location
Stairs / landing

Element
Stairs and balustrades

DESCRIPTION

The staircase handrail is loose on its brackets and moves by about 20 mm when leant on. The lower bracket has pulled out of the plaster and no longer has a secure fixing.

RECOMMENDATION

Refix the handrail into solid backing promptly. Until then, warn anyone using the stairs not to rely on it: a loose handrail is a fall risk.

SAMPLE

INTERNAL AREAS

Bedroom

Photo 13

Issue 15

MEDIUM PRIORITY

Location
Bedroom

Element
Damp and condensation

DESCRIPTION

There is black mould on the external walls in the corner beside the window and along the skirting. Surface moisture meter readings on the plaster were low. The pattern, worst where the two external walls meet, suggests condensation on a cold surface is the likely cause, rather than rising or penetrating damp.



Photo 13 Added 4 Oct 2026 20:52

Mould in the corner beside the window

RECOMMENDATION

Clean off with a fungicidal wash. Check the heating and ventilation, and that the window and the wall outside are sound, then improve ventilation (for example with trickle vents) and redecorate in a mould-resistant paint.

SAMPLE

INTERNAL AREAS

Bathroom / WC

Photos 14 and 15

Issue 16

LOW PRIORITY

Location
Bathroom / WC

Element
Sanitary fittings

DESCRIPTION

The bath taps are loose on the deck and turn when used, which strains the supply connections and can lead to leaks.

RECOMMENDATION

Tighten the back nuts and check the connections for leaks.



Photo 14 Added 4 Oct 2026 20:52

Loose bath taps

Issue 17

MEDIUM PRIORITY

Location
Bathroom / WC

Element
Floor finishes

DESCRIPTION

Several floor tiles are lipped by up to 3 mm, and the grout joints are wide and uneven, which suggests a poorly prepared base. The lipped edges are a trip hazard.

RECOMMENDATION

Lift and relay the affected tiles on a flat, properly prepared base and regrout. If the floor is timber, check it is stiff enough for tiles.



Photo 15 Added 4 Oct 2026 20:52

Lipped floor tiles

SAMPLE

INTERNAL AREAS

Basement / cellar

Photos 16 and 17

Issue 18

MEDIUM PRIORITY

Location
Basement / cellar

Element
Damp and condensation

DESCRIPTION

White efflorescence covers much of the brick floor, and salts and damp staining extend about 600 mm up the walls, where the limewash has broken down. Moisture meter readings were high at the base of the walls, though meters overread on salt-contaminated masonry. This is typical of an unlined cellar below ground level.



Photo 16 Added 4 Oct 2026 20:52
Efflorescence on the brick floor

RECOMMENDATION

The cellar is suitable only for storing items that are not sensitive to damp. Keep it ventilated and check the timbers above for decay. If a dry space is needed, or it is to become habitable, a waterproofing specialist should design a system to BS 8102, such as a cavity drain membrane.



Photo 17 Salts at the base of the walls Added 4 Oct 2026 20:52

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EXTERNAL AREAS

Outbuilding / garage

Photos 18 and 19

Issue 19

MEDIUM PRIORITY

Location
Outbuilding / garage

Element
Outbuildings and garages

DESCRIPTION

The workshop's corrugated iron roof sheets are heavily corroded, with holes along the laps and at the ridge, and the roof is no longer weathertight. The garden shed's roof felt is torn and partly missing, exposing the boarding beneath.

RECOMMENDATION

Re-sheet the workshop roof, checking the supporting timbers once the sheets are off, and re-felt the shed roof, before the timbers below deteriorate further.



Photo 18 Added 4 Oct 2026 20:52
Corroded workshop roof sheets



Photo 19 Torn shed roof felt Added 4 Oct 2026 20:52

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SERVICES

Intake / meter cupboard

Issue 20

HIGH PRIORITY

Location
Intake / meter cupboard

Element
Electrical installation

DESCRIPTION

The consumer unit is an older type with rewirable fuses and no residual current device (RCD) protection. No Electrical Installation Condition Report (EICR) was available.

RECOMMENDATION

Have the installation tested by a registered electrician and an EICR issued before the property is occupied. Upgrading the consumer unit to give RCD protection is likely to be needed.

SAMPLE

Defect summary

Issue	Location	Element	Priority	Description	Photos
1	Rear slope	Roof coverings	High	About eight slates are missing or have slipped from the lower part of the rear slope, exposing the battens and underlay.	1
2	Roof void	Roof structure	High	Daylight is visible through the roof boarding below the missing slates.	2
3	Front elevation	Render and cladding	High	The painted render on the front gable is cracked and bulging, with sections missing around the arched window and towards the apex.	3
4	Rear elevation	Render and cladding	Medium	Render has broken away along the base of the wall, exposing the stone plinth, with damp staining and moss at low level.	4
5	Rear elevation	Windows	Medium	The bottom rail of the kitchen window is decayed and split, and soft when probed, with the paint failing and bare timber showing.	5
6	Living room	Cracking and movement	Low	A vertical crack runs from the mantelpiece to the ceiling along the chimney breast, up to 1.5 mm wide (category 2, slight, in BRE Digest 251).	6
7	Living room	Internal decoration	Low	Paint and filler have been applied over the edges of the socket and switch plates.	7
8	Living room	Suspected asbestos-containing materials	Medium	The living room ceiling has a textured coating, which appears sound and undisturbed.	
9	Kitchen	Walls and partitions	Medium	The plaster on the external wall below the window is blown and water-stained over about 1.5 m², with high moisture readings.	8
10	Kitchen	Floors	Medium	The kitchen floor falls towards the back door by about 25 mm over 2 m.	9
11	Office	Floor finishes	Low	The lacquer on the parquet is worn through in front of the desk, from chair castors, and the exposed blocks have greyed.	10
12	Office	Internal doors	Medium	The hinge-side door lining is split for about 300 mm below the top hinge, and the hinge screws are loose.	11
13	Hallway / corridor	Internal doors	Low	The cloakroom door is damaged on its closing edge around the lever handle, with timber split away from the face.	12
14	Stairs / landing	Stairs and balustrades	High	The staircase handrail is loose on its brackets and moves by about 20 mm when leant on.	

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Issue	Location	Element	Priority	Description	Photos
15	Bedroom	Damp and condensation	Medium	There is black mould on the external walls in the corner beside the window and along the skirting.	13
16	Bathroom / WC	Sanitary fittings	Low	The bath taps are loose on the deck and turn when used, which strains the supply connections and can lead to leaks.	14
17	Bathroom / WC	Floor finishes	Medium	Several floor tiles are lipped by up to 3 mm, and the grout joints are wide and uneven, which suggests a poorly prepared base.	15
18	Basement / cellar	Damp and condensation	Medium	White efflorescence covers much of the brick floor, and salts and damp staining extend about 600 mm up the walls, where the limewash has broken down.	16–17
19	Outbuilding / garage	Outbuildings and garages	Medium	The workshop's corrugated iron roof sheets are heavily corroded, with holes along the laps and at the ridge, and the roof is no longer weathertight.	18–19
20	Intake / meter cupboard	Electrical installation	High	The consumer unit is an older type with rewirable fuses and no residual current device (RCD) protection.	

Signature

Prepared by

Jamie Rennie, for Kestrel Lane Surveyors

Report date 4 October 2026

J. Rennie

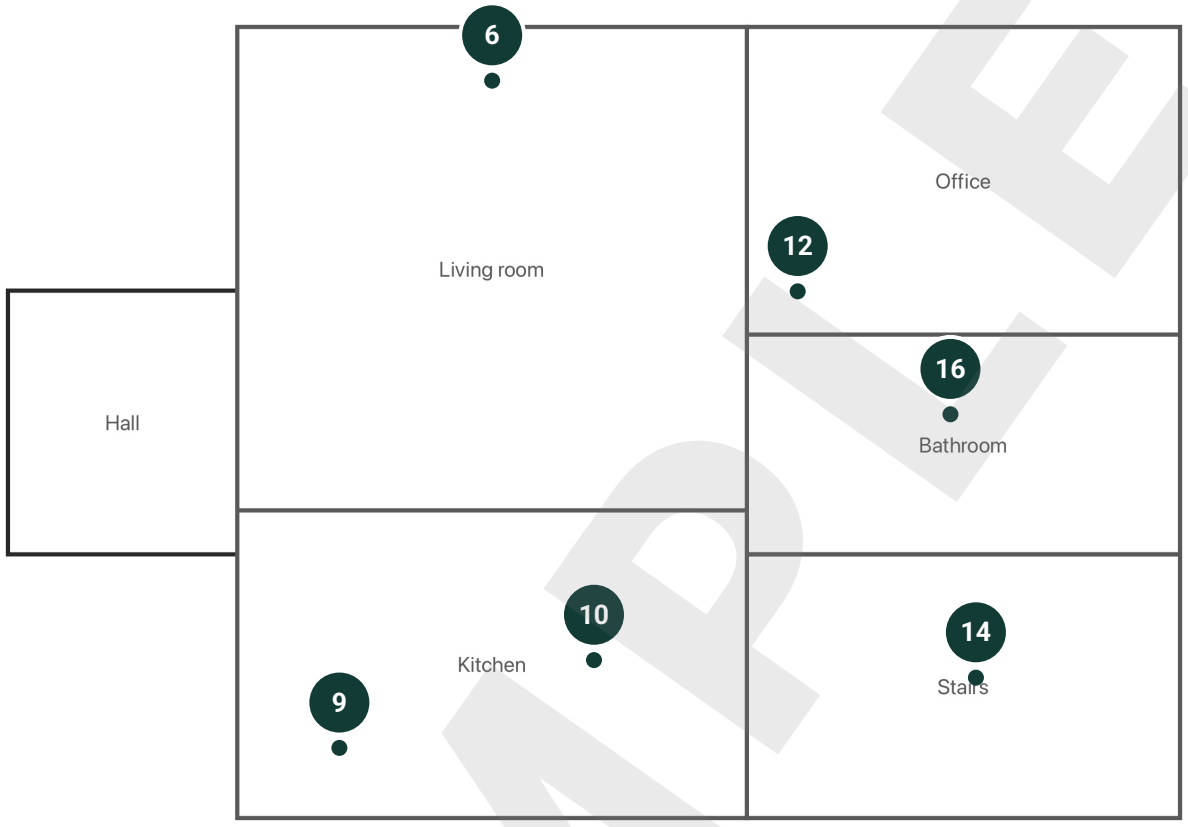
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SAMPLE

Drawings appendix

Ground floor

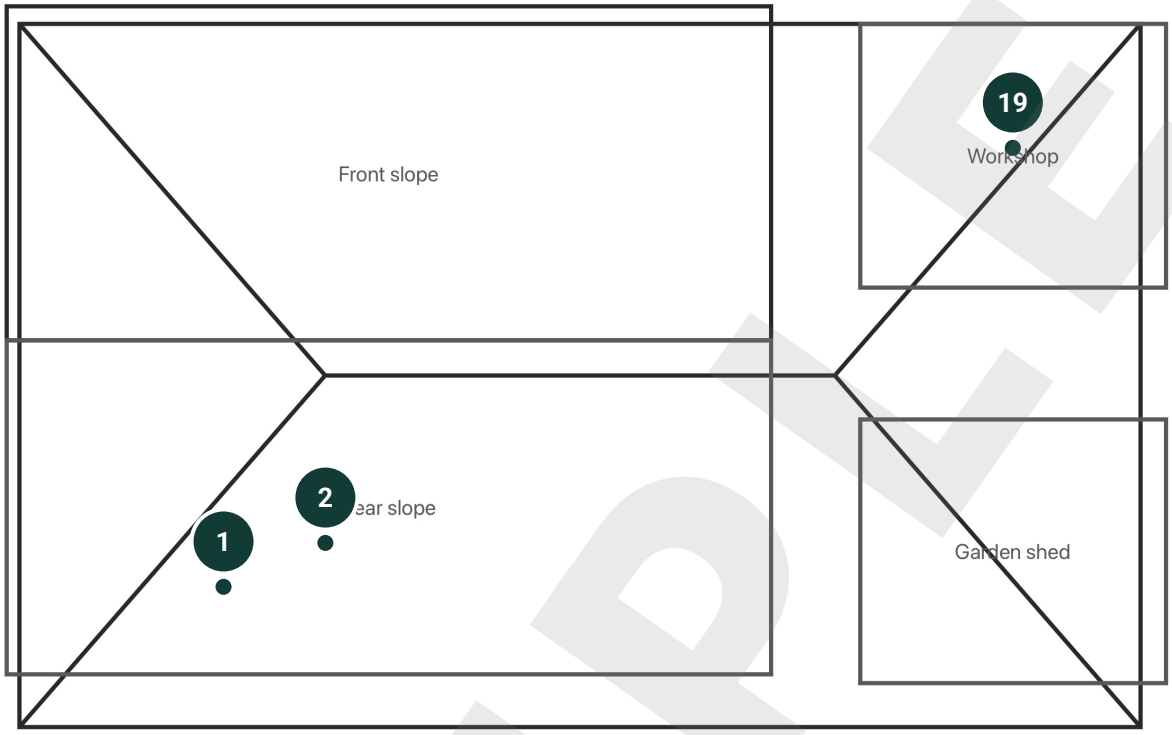
6 pinned issues



SAMPLE

Roof and outbuildings

3 pinned issues



SAMPLE