

A BUILDING SURVEY

OF

**The Church Hall & Cottage
St Barnabus Church
Linslade
Beds.**

FOR

**Mr Keith Saunders
PCC St Barnabus**

1. YOUR BUILDING SURVEY

IMPORTANT

In this report your attention may have been drawn to some areas of the property we were unable to inspect. For reasons explained in detail we may have recommended further investigations before you proceed or at least made you aware of matters which you should fully consider.

If they are to be relied on, any interpretation of legal documents, and/or assumptions as to any legal position, must be checked by you with a suitably qualified Legal Advisor. No responsibility or liability is accepted for the true interpretation of the legal position as it relates to you, or other parties.

Should any legal investigation contradict any interpretation, or assumptions, as to a legal position stated in this report, such matters will need to be referred to us in order that our valuation, report or our advice can be confirmed, or amended.

It is only when all the above matters have been properly considered that you will be in a position to make a fully informed decision.

CONTENTS

1. YOUR BUILDING SURVEY	1
2. INTRODUCTION.....	5
2.1 CLIENTS NAME.....	5
2.2 CLIENTS ADDRESS.....	5
2.3 THE PROPERTY DISCUSSED IN THIS REPORT	5
2.4 SURVEYED BY	5
2.5 DATE OF INSPECTION	5
2.6 INSTRUCTION	5
2.7 LIMITATIONS AS TO THE TIME OF OUR INSPECTION.....	5
2.8 OCCUPATION	7
2.9 ACCESS.....	7
2.10 A GENERAL DESCRIPTION.....	7
2.11 ACCOMMODATION	7
2.11.1 Church Hall.....	7
2.11.2 Rear Cottage.....	7
2.12 LOCATION.....	7
2.13 THE SITE	7
2.14 PROXIMITY OF SIGNIFICANT TREES.....	8
2.15 FLOODING.....	8
2.16 DIRECTIONS	8
2.17 WEATHER AT THE TIME OF OUR INSPECTION	8
3. CHIMNEYS.....	9
4. FLASHINGS.....	9
5. THE PITCHED ROOFS (AS VIEWED FROM THE OUTSIDE).....	10
5.1 THE MAIN PITCHED ROOF/S	10
5.2 PITCHED ROOF EXTERNAL: GENERAL REMARKS AND DEFECTS	10
6. PITCHED ROOF/S - ROOF SPACE/S (LOFT/S AND SIDE ROOF SPACE/S).....	11
6.1 ACCESS TO THE LOFT/S SIDE ROOF SPACE/S.....	11
6.2 RESTRICTIONS ON THE INTERNAL INSPECTION OF THE PITCHED ROOF STRUCTURE/S.....	11
6.3 CONSTRUCTION OF THE PITCHED ROOF/S - (AS SEEN IN THE LOFT/S SIDE ROOF SPACE/S).....	11
6.4 INSIDE THE LOFT- GENERAL REMARKS.....	11
6.4.1 Main Hall Loft Areas	11
6.4.2 Side Extension.....	12
6.4.3 Cottage Loft Space.....	13
6.4.4 General Comments.....	13
7. VALLEY GUTTERS, BOX GUTTERS, PARAPET GUTTERS, PARAPETS.....	13
7.1 VALLEY GUTTERS (THE 'V' SHAPED JUNCTIONS BETWEEN ROOFS).....	13
7.2 BOX GUTTERS (FLAT GUTTERS BETWEEN ROOFS).....	14
7.3 PARAPETS (WALLS AT THE EDGES OF ROOFS THAT EXTEND ABOVE THE BOTTOM OF THE ROOF SLOPES).....	14
8. GUTTERS AND DOWNPIPES WHERE VISIBLE.....	14
8.1 GUTTERS.....	14
8.2 DOWN PIPES	14
9. LIMITATIONS OF OUR ROOF INSPECTIONS	15
10. THE MAIN OUTSIDE WALLS	15
10.1 WALLS.....	15
10.2 EXTERNAL WALLS: GENERAL REMARKS, REPAIRS AND MAINTENANCE.....	15
11. THE DAMP-PROOF COURSE AND SUB-FLOOR VENTILATION.....	16
11.1 THE DAMP-PROOF COURSE	16

11.2	SUB-FLOOR VENTILATION	16
12.	SETTLEMENT, STRUCTURAL MOVEMENT AND DEFLECTION	16
12.1	SETTLEMENT OR SUBSIDENCE	16
12.2	DEFLECTION	17
13.	EXTERNAL JOINERY	17
13.1	WINDOWS	18
13.2	BARGEBOARDS FASCIA BOARDS (GUTTER BOARDS) SOFFITS (CLOSING OFF SECTIONS BETWEEN THE FASCIA BOARDS AND THE PROPERTY WALLS) VERGE CAPPINGS (TIMBER BATTENS ON THE EDGES OF THE ROOFS) SNOW BOARDS.....	18
13.3	EXTERNAL DOORS.....	18
14.	EXTERIOR DECORATION AND PAINTWORK.....	18
15.	CEILINGS.....	19
16.	WALLS AND PARTITIONS	19
16.1	THE CONSTRUCTION OF THE INTERNAL PARTITION WALLS.....	19
16.2	STRUCTURAL MOVEMENT	19
16.3	THE CONDITION OF THE INTERNAL WALL SURFACES	20
17.	RISING DAMPNESS.....	20
18.	PENETRATING DAMP & LEAKS FROM DEFECTIVE PIPEWORK & FITTINGS.	21
19.	FLOORS.....	21
19.1	THE GROUND FLOORS.....	21
19.2	SOLID CONCRETE FLOORS	22
19.3	FIRST FLOORS.....	22
20.	DOORS, DOOR SURROUNDS, SKIRTINGS, PICTURE RAILS AND DADO RAILS	22
20.1	INTERNAL TIMBERWORK	22
21.	KITCHEN UTILITY ROOM LAYOUT AND FITTINGS	23
22.	THE BATHROOM AND CLOAKROOM FITTINGS.....	23
23.	DRY ROT, WOOD BORING BEETLE AND WET ROT	23
23.1	DRY ROT	23
23.2	TIMBER INFESTATIONS.....	24
23.3	WET ROT.....	25
24.	THERMAL AND NOISE INSULATION	26
24.1	THERMAL EFFICIENCY.....	26
25.	MEANS OF ESCAPE FROM FIRE AND SECURITY OF THE PROPERTY (GENERAL COMMENTS ONLY ARE MADE).	26
25.1	MEANS OF ESCAPE FROM FIRE.....	26
25.2	SECURITY OF THE PROPERTY	26
26.	OTHER MATTERS.....	26
26.1	DANGEROUS MATERIALS	26
27.	SERVICES.....	27
27.1	GENERAL	27
28.	THE OUTSIDE PLUMBING AND DRAINAGE.....	27
29.	CONCLUSION.....	27
30.	OBLIGATORY NOTES	29

30.1 LIMITATIONS 29

2. INTRODUCTION

2.1 *Clients name*

The PCC St Barnabus Church.

2.2 *Clients address*

Mr K Saunders, 54 Mowbray Drive, Linslade, Beds. LU7 2PH

2.3 *The property discussed in this report*

The Church Hall, St Barnabus Church, Linslade, Beds.

2.4 *Surveyed by*

Matthew Barter BSc(Hons), MCIOB, MRICS.

2.5 *Date of inspection*

14th November 2003

2.6 *Instruction*

In accordance with your verbal instructions we have carried out a building survey of the above property.

Following your instructions we have not, at this stage, arranged for any specialists' reports on the drainage, heating, electrical or plumbing installations. We have however made brief comments on these installations where appropriate.

2.7 *Limitations as to the time of our inspection*

This report reflects the condition of the various parts of the property at the date of our inspection. It must be accepted that defects can arise, particularly from weather conditions and vandalism.

Due to the nature and age of this property high alumina cement concrete or calcium chloride additive is unlikely to have been used in its construction. It is not however, possible to be specific without opening up part of the structure to state that other deleterious materials were not used, which could give rise to future problems.

The presence of fitted carpet floor coverings and tiles stuck down, precluded the surveyor's detailed inspection of the floor surfaces and structure below. The presence of furnishings, chattels, fitted bookcases etc. represented further encumbrances. Whilst it was possible to peel back carpet floor coverings in corners of rooms in order to enable inspection of floorboard surfaces, the widespread lifting of floorboards was not possible. A full and comprehensive inspection of the floors and structure below, involving the large scale lifting of carpets, floorboards, movement of furniture etc. would obviously be a substantial task and is deemed to be outside of the scope of this survey.

The existing services' installation has not been tested or inspected in detail. Comments have been included within this report with regard to the general age and adequacy of the systems concerned, If a full detailed inspection and report relating to the services installed is required, it is recommended that a fully qualified services' engineer be retained specifically for this purpose.

Internal wall, ceiling and partition plaster has not been hacked off in order to determine the condition of the structure behind.

No detailed Local Authority enquiries have been made.

The main wall and roof areas have been examined from ground level and openable available window locations only.

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BSc(Hons), MCIOB, MRICS, and of Anderson Wilde & Harris, Chartered Surveyors.

2.8 Occupation

The property was occupied, furnished and part carpeted at the time of inspection.

2.9 Access

Access was arranged through the Church Wardens.

2.10 A general description

The church hall itself is a solid wall, double pitch roof property with a matching extension to the side. The rear 'cottage' annexe is used for offices and meeting rooms and this has had a relatively modern extension attached to the rear.

2.11 Accommodation

2.11.1 Church Hall

Entrance hall, kitchen, male and female toilets, storage room and committee room, open plan hall.

2.11.2 Rear Cottage

Entrance hall, kitchen, office 1 and office 2; stairs to first floor, bathroom, office 3, office 4, office 5.

2.12 Location

The buildings are located within the demise of St Barnabus Church, which is a Grade II listed building.

2.13 The site

The property is situated on a sloping site.

We have not consulted any geological or ordnance survey maps and have been unable to establish any details as to previous use of the site. We are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built. Nor are we able to comment on the possibility or otherwise of the property being affected by any other matters.

2.14 Proximity of Significant Trees.

There are two no trees within close proximity to the property, that might give rise to the risk of damage to foundations or drains as a result of tree root action.

2.15 Flooding

There is no likelihood of flooding under normal conditions. Flooding can however occur due to causes beyond your control and you should ensure your building insurance policy covers this aspect adequately.

2.16 Directions

All directions and room locations are given as facing the front of the main hall.

2.17 Weather at the time of our inspection

The weather was dry at the time of our inspection and we cannot therefore confirm if the gutters and down pipes are sound.

OUTSIDE THE PROPERTY

3. CHIMNEYS

(As observed from the ground using binoculars, indication is given where parts of exposed chimney stack/s could not be inspected due to a lack of visual access).

The property has three main chimneys, these are located to the right-hand, left-hand and centre rear of the original church hall. They are of stone construction and have been mainly capped off, although ventilated.

The left and right chimney stacks require repointing and the central stack requires the incorrect pointing to be raked out and renewed.

Generally, the chimneys stand true, in plumb and are in sound structural condition.

4. FLASHINGS

(Lead or cement weatherproofing around the chimney/s and where roofs meet walls. Where at high level these have been observed from the ground using binoculars).

The flashings are of lead.

The leadwork generally to the roofs is in a poor condition, with evidence of splitting, cracking and deterioration noted.

We would recommend that the lead flashings to the roofs require replacement.

5. THE PITCHED ROOFS (As viewed from the outside).

(Roof slopes, which cannot be seen, have been specifically excluded although attention is drawn to their presence. The roof slopes have been viewed using binoculars and have been inspected within the limits of a 12' ladder).

5.1 *The main pitched roof/s*

The roofs are of conventional construction and properly designed to allow the rainwater to run off into the gutters.

The roof surfaces are covered with clay tiles.

The ridges are covered with clay ridge cappings bedded in a sand and cement mortar.

5.2 *Pitched Roof External: General remarks and defects*

Where visible the pitched roof slopes were inspected in detail.

Evidence of considerable previous overhaul and repairs to the roof coverings was noted. There were also numerous examples of slipped and missing tiles. Some tiles have been held in place with mastic and cracked and broken tiles were also noted. Whilst we could not inspect the underside of the pitched roof surfaces due to the nature of the construction, it would appear from the visible defects that the tile nibs are failing, leading to significant slippage of the coverings.

The ridge tiles appear to be securely bedded in most areas, although physical damage and missing ridge tiles were noted to the main hall ridge. Repointing is required to all ridges and verges.

The ventilation cowlings to the main pitched roofs are in a poor state of repair with damage and rusting noted to each one.

In view of the poor condition of the roof coverings generally, we would advise that the most economic solution would appear to be wholesale replacement of the coverings.

6. PITCHED ROOF/S - ROOF SPACE/S (Loft/s and side roof space/s).
(Internal roof spaces have only been inspected where there are access hatches, which are reasonably accessible. If this was not possible this has been indicated).

6.1 Access to the loft/s side roof space/s

There were hatch access's to all the main pitched roofs.

6.2 Restrictions on the internal inspection of the pitched roof structure/s

Our inspection of the hall loft spaces was limited to visual inspection from the access hatch to the left-hand pitched roof.

Our inspection of the right-hand loft space was hindered by the moderate amount of stored items.

6.3 Construction of the pitched roof/s - (As seen in the loft/s side roof space/s).

The roof is of timber construction and of typical design for a property of this type and age and is made up with evenly spaced rafters secured to the ridge board and to the perimeter wall plates. Intermediate horizontal timbers (purlins) and the main beam trusses support the rafters.

Lateral restraint in the form of tie bars have been provided to the feet of the main beam trusses.

Light-weight false ceilings have been installed to the main hallway roofs. A mezzanine floor has been provided to the right-hand extension and there is a usual loft space to the cottage.

6.4 INSIDE THE LOFT- GENERAL REMARKS

6.4.1 Main Hall Loft Areas

No flooring has been provided to the false ceilings within the main hall areas. The fixing of the joists did not appear to be of significant quality and considerable deflection was noted to the joists. We do not consider these areas safe to use as storage or access areas.

Generally our very limited inspection of the roofs in this area revealed that there was no significant deflection to the roof structure at high level. The lath and plaster infill panels between joists have suffered failure in a number of areas and there was evidence of previous roof leaks. The loft spaces appeared to be well ventilated although the ventilation stacks were fairly blocked with birds nests.

Renewal of the lath and plaster infill panels is required. There was no evidence of significant defect of the roof structure from our limited inspection.

6.4.2 Side Extension

The extension roof space was inspected in detail from the mezzanine floor area. This area is accessed via a loft hatch and loft ladder.

The structure of the roof is similar to that of the main hall roofs. Additional metal tie bars have been installed above mezzanine floor level. We are informed that this was part of the rectification works to restrain back this part of the structure following subsidence works. We would note that one of these tie bars is no longer adequately fixed to the foot of a main beam truss.

Significant damage was noted to the lath and plaster infill panels between the rafters. Various areas of staining from damp ingress were noted and some repairs to the external walls have been carried out.

Significant deflection was noted to the main purlins and some distortion to the main beam trusses was also apparent.

Isolated areas of wood boring beetle infestation was noted to the main beam truss to the front of the building.

In view of the deflection to the roof structure and required repairs to the main beam trusses it is likely that replacement of this roof structure would be the most economic solution to repairs.

6.4.3 Cottage Loft Space

Our detailed examination of the roof space was somewhat restricted.

Our comments with regard to this area are similar as to the main hall loft spaces. No further defects were apparent.

6.4.4 General Comments

The loft spaces are not underfelted or insulated. The significant ventilation to the main roofs will only lead to greater heat loss, which is why false ceilings have been installed.

When roof coverings are stripped back it is likely that some damage to the underlying timber structure will become apparent. We are particularly concerned with the likelihood of significant rot to the valley gutters, along with a lack of ventilation in these areas. Should this prove to be the case then replacement of a significant proportion of the original hall roof may be required.

Coupled with the need to replace the side extension roof structure, it does not seem unreasonable to suggest that you may consider complete replacement of the existing roof structure. Subject to the design of any new structure you may benefit from increased space by installing mezzanine floors, similar to that within the extension, but with the main beam trusses designed into the floor.

7. VALLEY GUTTERS, BOX GUTTERS, PARAPET GUTTERS, PARAPETS

(Reference is made to areas, which it was not possible to inspect).

7.1 Valley gutters (The 'V' shaped junctions between roofs).

The valley gutters are tile lined and were generally found to be in poor condition commensurate with the condition of the roof coverings.

7.2 Box gutters (*Flat gutters between roofs*).

The box gutters were originally lead lined and there is evidence of numerous attempts to prevent rain penetration, the last being a glass fibre lining.

Internally, there was evidence of damp staining below the valleys. Due to access restrictions we were unable to test these areas with a damp meter. We are therefore unable to confirm that there are no current leaks.

In view of the previous leakage apparent and attempts to patch repair the gutters, it is likely that there is some significant rot to timbers in this area.

7.3 Parapets (*Walls at the edges of roofs that extend above the bottom of the roof slopes*).

Not applicable.

8. GUTTERS AND DOWNPIPES WHERE VISIBLE

(Unless it was raining at the time of inspection it might not be possible to state whether or not the rainwater fittings are watertight or properly aligned. Gutters have been inspected within the limits of a 12' ladder).

8.1 *Gutters*

The gutters are generally of plastic section and whilst some overhaul is required no evidence of significant leakage of joints was noted.

Gutter joints do deteriorate with age and need for re-sealing must be anticipated from time to time, together with clearance of sediments and other airborne debris and occasional releveling.

8.2 *Down pipes*

The down pipes are a combination of metal and plastic sections. Some replacement is required particularly to the front right-hand corner.

The gullies require clearing out.

9. LIMITATIONS OF OUR ROOF INSPECTIONS

The roof has been inspected within the limits of a 12' ladder.

10. THE MAIN OUTSIDE WALLS

(The main outside walls have only been inspected from ground level)

Foundations to the walls

In the absence of instructions to fully expose the foundations you must accept the risks of unseen defects. However, unless mentioned below, the Surveyor has not noted any above ground defects, which have been caused by defective foundations. Nor has the Surveyor noted any above ground defects likely to affect the foundations or signs of defective foundations.

It is considered likely that a property of this age would have foundations that would be considered inadequate for the purposes of modern Building Regulations. As a consequence there is increased risk of structural movement. This however, is a very common problem and is not considered unduly injurious or exceptional. However, it is important that potential problems with subsidence are avoided by attention to the maintenance and good repair of paving, drains and other matters that may affect the sub-structure.

10.1 Walls

The walls generally are of solid stonework construction. Solid walls need careful maintenance to preclude against damp penetration.

10.2 External walls: General remarks, repairs and maintenance

The external stone walls are suffering from fairly extensive spalling damage, most likely the result of frost action. The main reason for this appears to be substantial areas of repointing with a sand and cement mortar as opposed to original jointing methods. We would recommend that all sand and cement repointing is raked out and repointed in an acceptable mortar.

Repairs and replacement of stonework, particularly to the front elevation may prove to be a significant repair and matching will be a major problem.

The walls will have supporting internal timber lintels to the windows. If original they will have been subject to varying degrees of damp over the years and a degree of decay will have certainly occurred. In the fullness of time these fail. There is no current external evidence to indicate such a failure at this time however if significant internal decoration is carried out at some point it would be prudent to expose these internally and check their integrity.

11. THE DAMP-PROOF COURSE AND SUB-FLOOR VENTILATION (Comment is made as to whether apparent and effective).

11.1 The damp-proof course

In the original walls

We found no visual evidence of a DPC and are unable to confirm the type or extent of same.

11.2 Sub-floor ventilation

There appears to be sufficient airbricks for sub floor ventilation.

12. SETTLEMENT, STRUCTURAL MOVEMENT AND DEFLECTION

(Movement of the structure sometimes causing cracking of the walls. Walls leaning in or out, or openings to windows, doors and bay windows being out of square).

12.1 Settlement or subsidence

(Movement of the structure sometimes causing cracking of the walls).

Structural cracking, externally, was noted to the right-hand extension and abutment of the extension and original hall. Internally cracking was noted to the store rooms and kitchen area. We are informed that the extension was the subject of an insurance claim some time ago when movement was apparently

stabilised, probably using ground stabilisation techniques. There was evidence of previous patch repair to cracks and we would note that there was evidence of further renewed cracking in similar locations.

This may be the result of shrinkage and/or because the cracking was not initially adequately repaired. However, this could also be the result of continuing movement to the structure. We are unable to confirm whether the cracking noted is mainly historic or presently active from one single visit. We would recommend a years regime of monitoring would be required to confirm if the movement noted is progressive or not.

12.2 Deflection

(Walls leaning in or out, or openings to windows, doors and bay windows being out of square).

There are no signs of recent deflection in the external walls of the main structure where we were able to inspect.

As is to expected in a property of this type and age there is evidence of some deflection to all the external walls and is in line with expectations. This is not considered to be progressive but maintenance of the pointing to a good standard is recommended.

13. EXTERNAL JOINERY

As is frequently found in properties of this age & type the external joinery is of only fair quality. It is essential that woodwork be kept properly painted to avoid wet rot. There is some softening to the original joinery consistent with its age.

13.1 Windows

(These have been opened and closed where possible. Windows, which could not be opened, have been noted).

The windows are mainly painted metal single glazed opening casements.

They were generally found to be in poor condition and although mainly operable significant deterioration of the frames was noted.

We would recommend that consideration be given to replacement of all the windows.

13.2 Bargeboards Fascia boards (gutter boards) Soffits (closing off sections between the fascia boards and the property walls) Verge cappings (timber battens on the edges of the roofs) Snow boards

The gutter boards and soffits are of timber and decorated.

Generally, these appear to be in adequate condition and reasonable decorative order. There is evidence of some timber decay in line with expectations for a property of this age and type. Gutter boards and soffits are often affected by wet rot and wood boring beetle infestation and these should be inspected closely when decoration is next carried out.

13.3 External doors

The doors are of timber construction and were found to be in reasonable condition.

14. EXTERIOR DECORATION AND PAINTWORK

(The general condition only has been noted).

The external decorations are generally in poor condition and will be due in the near to mid term.

INSIDE THE PROPERTY

15. CEILINGS

(These have been inspected from floor level but fittings and false ceilings have not been removed).

As previously noted the infill panels between rafters are mainly of original lath and plaster and were found to be in poor condition. The false ceilings are mainly of plasterboard and finished with plaster and decorated. These were mainly found to be in acceptable condition although areas of significant damage by penetrating damp will require repair.

16. WALLS AND PARTITIONS

(These have been inspected from floor level but furniture, pictures, mirrors etc. have not been moved).

16.1 The construction of the internal partition walls

The internal partition walls are a mixture of solid construction and lightweight timber construction, plastered and decorated.

16.2 Structural movement

There is no evidence of structural movement in the inside walls.

Under normal circumstances the ground floor partition walls are supported on foundations or on a thickened area of the concrete ground floor. Without extensive and disruptive investigations we cannot confirm the walls are properly supported. There is no evidence to indicate weakness in the inside walls on the ground floor.

Similarly the partition walls on the upper floor should be built either immediately above lower load bearing walls or the floors below the walls properly strengthened to carry the weight. We cannot confirm the walls on the upper floor are adequately supported without extensive and disruptive

investigations. There is no evidence to indicate any over-stressing of the floors.

16.3 The condition of the internal wall surfaces

Areas of loose and hollow plaster were noted generally along with areas of damp, most notably to the first floor rear office and the main wall adjacent to the toilets within the main hall. Clearly extensive plaster repairs are required in these areas and you should be aware that it is likely during refurbishment works that significant replastering would be required.

The tiled wall surfaces are in reasonable repair.

17. RISING DAMPNESS

(Damp meter readings have been made where appropriate and possible to the external and internal walls, floors etc. without moving heavy furniture, wall hangings, fixtures and fittings or dry linings).

Tests for dampness were carried out using a pre-calibrated moisture meter at regular intervals in skirting and boards and plaster where readily accessible.

Generally, significant damp readings were noted at low level to the entrance of the 'cottage' and to the main rear wall adjacent to the toilets within the hall. The moisture sources for these areas of dampness should be thoroughly investigated and required remedial works implemented.

Surfaces hidden behind tiling, large appliances, kitchen cabinets, radiators and other immovable objects has not been checked or tested.

18. PENETRATING DAMP & LEAKS FROM DEFECTIVE PIPEWORK & FITTINGS

(Damp meter readings have been made where appropriate, without moving furniture, wall hangings, fixtures and fittings or dry linings).

As previously noted, evidence of significant penetrating damp was found under the valley gutters, to the chimney stack areas within the rear first floor office in the cottage, within the hall entrance area by the toilets and within the entrance to the cottage.

It is therefore very likely that damage has been occasioned to timbers in these areas and it is also likely that extensive repairs will be required.

Penetrating dampness is caused by moisture; usually rain, entering the building through the outer walls or roof coverings. It may be caused by defective brickwork joints or by the brickwork or rendering being porous or cracked or by broken gutters or down pipes, by roof leaks or by the absence of or defective flashings or chimney damp-proof coursing as noted previously.

19. FLOORS

(Floor surfaces not covered with fixed coverings have been inspected where possible. Fixed floorboards have not been lifted. Fitted coverings have not been lifted but where possible corners have been lifted sufficiently to identify the type of the floor beneath).

At the time of our inspection to some floors there were fitted carpets and under felting and fitted linoleum sheet vinyl laid edge to edge and tightly fastened down. This restricted examination of the upper surface of the floors to very limited areas where coverings could be lifted and replaced without damage.

19.1 The ground floors

The ground floors are a combination of solid and suspended timber construction. There was no evidence of significant gaps at the floor to skirting junctions and no undue deflection or springiness was noted.

19.2 Solid concrete floors

It is not unknown for solid floors to subside due to poor workmanship used in laying the floors or to deficiencies in the hard-core or ground beneath such floors. There is no evidence of significant gaps between the bottoms of the skirtings where visible. Without a full inspection and making holes in the concrete floors we are entirely unable to comment either on the floor construction or sub-floor ground conditions.

19.3 First floors

These are joisted and boarded where visible and carpeted.

No undue deflection or springiness was noted.

General loose and creaking floorboards should be adequately refixed to prevent undue wear to floor finishes.

20. DOORS, DOOR SURROUNDS, SKIRTINGS, PICTURE RAILS AND DADO RAILS

(Doors have been opened and closed where possible. Doors, which could not be opened, are noted below).

20.1 Internal Timberwork

Generally internal timberwork was found to be of only fair quality and repairs or replacement will be necessary during the proposed refurbishment.

21. KITCHEN UTILITY ROOM LAYOUT AND FITTINGS

(General comments are made. The fittings and appliances have not been tested).

The kitchen areas, both within the main hall and cottage are in need of urgent modernisation.

22. THE BATHROOM AND CLOAKROOM FITTINGS

The toilet and washing facilities provided within the main hall are of a very poor and basic standard. Upgrading of the facilities including the renewal of fixtures, fittings, pipework is required along with the introduction of ventilation, etc.

23. DRY ROT, WOOD BORING BEETLE AND WET ROT

(This section explains the type and significance of any such defects noted elsewhere in the report)

Note

The chemicals used in timber treatment may have toxic constituents as further explained below.

23.1 Dry rot

There was no visible evidence of dry rot within the limitations of inspection. However, as previously noted we believe there is a probability of dry rot to areas presently effected by dampness.

Dry rot is a fungus generally confined to buildings, which develops in damp timber usually under conditions of bad ventilation and high humidity. The fungus produces strands, which may extend for several feet over and through such materials as brick and plasterwork. These strands link the original infestation with secondary outbreaks. One of the major difficulties in eradicating dry rot in a building is to ensure that the strands, which may be

embedded in inaccessible places, are killed off. To ensure proper and full treatment it is important to establish the full extent of an outbreak, which will involve fully exposing the likely affected areas. The fungus does not like light and often grows between materials where light is excluded. This characteristic makes the fungus difficult to find and even more difficult to eradicate.

It is essential that the building work should include the rectification of the ingress of moisture responsible for the attack and replacement of any structurally weakened timber with treated timber. Thereafter all potential sources of moisture must be inspected regularly to ensure that the fabric of the building is maintained in a dry and weatherproof condition.

The treatment of dry rot is normally expensive.

23.2 *Timber infestations*

Infestation by wood boring beetle is a problem, which can affect untreated timbers anywhere in the country. The problem is very common. The term is used to describe attack by a number of wood boring insects, chiefly the common furniture beetle. The problem can be remedied provided it is dealt with properly. In most cases proper treatment with an effective wood preservative will eradicate the infestation and provide long-term protection against re-infestation. Any structurally weakened timbers may need to be replaced.

Isolated evidence of flight holes of wood boring beetle infestations were noted to some of the roof timbers and to the floor within the main hall.

Woodboring beetles can live in the wood for a number of years before they come out and you must appreciate that unless all the timbers have been treated hidden outbreaks may be present.

23.3 Wet rot

There was no visible evidence of internal wet rot within the limitations of inspection. As noted above there is evidence of some minor decay to external roof timbers.

Damp has been detected in the main roof timbers and therefore we cannot give assurance that there is no timber decay in these areas. The reason for the damp should be investigated and remedied so as to preclude against significant timber decay.

We have taken all reasonable care in our investigations but hidden wet rot could be present in areas we were unable to inspect.

Wet rot is usually associated with timber which is definitely wet and is found in bathrooms, roofs, cellars and other situations in buildings where persistent water leakage, rising or other dampness or condensation occur, as well as on exterior timber which is wet such as gutter boards and window sills. Skirtings, window frames and floorboards (especially those under impervious carpets or other covering materials) are sometimes affected. Often this decay is of limited extent and it is unlikely to spread to other timbers and set up serious decay.

Immediate steps should be taken to remove the affected timbers and eradicate the cause of the rot. If the timbers are not removed or the causes not properly corrected there is a serious risk of an outbreak of dry rot developing, which can rapidly spread. Any existing timbers that are structurally weakened must be renewed and the replacement timbers treated.

Treatment should also be extended to timbers in adjoining areas in which the level of moisture is sufficient to support fungal attack. Sources of moisture must be rectified and structurally weakened timbers renewed.

24. THERMAL AND NOISE INSULATION

(An overall comment only is made in connection with visible areas, but it may not be possible to verify the information given or the condition of the material. General recommendations are also made).

24.1 Thermal efficiency

Clearly the buildings will become more useable, efficient to run and maintain should adequate insulation be introduced during refurbishment works

25. MEANS OF ESCAPE FROM FIRE AND SECURITY OF THE PROPERTY (General comments only are made).

25.1 Means of escape from fire

The cottage staircase should provide a protected escape route which should include fire doors, steps and ironmongery.

25.2 Security of the property

We recommend consideration be given to fitting security devices to all the windows and doors.

26. OTHER MATTERS

26.1 Dangerous materials

(General comments only)

There is no visible evidence of the use of asbestos or other potentially dangerous materials in the construction of this property.

27. SERVICES

(The inspection of the services, any water storage tanks, hot water cylinders and mains and distribution pipework has been limited to those areas, which are visible. No comment can be made as to the soundness of any pipework, wires or fittings which are not visible and you must recognise the risk of defects in such hidden areas).

27.1 General

The provision of heating and hot water to the property is generally on an appliance basis with electric storage radiators and instantaneous hot water heaters.

Clearly the wiring will be of some age and have been developed in an ad-hoc manner. It is likely that renewal of the electrical, heating and hot water systems would be most beneficial during any refurbishment works.

28. THE OUTSIDE PLUMBING AND DRAINAGE

(Our inspection of the outside plumbing and drainage was limited to those areas, which are visible. No comment can be made as to the soundness of pipework or fittings, which are not visible, and you must recognise the risk of defects in such hidden areas. In the absence of a test and report by a drain testing contractor you must accept that there may be defects in those parts of the foul and storm water drainage installations which are covered up and cannot be inspected)

These were not tested or inspected in detail. However a CCTV survey of the underground drainage system would be recommended as part of any further investigation works, to ensure that the system is in fair condition.

29. CONCLUSION

The property inspected is of some considerable age and has been altered and adapted for differing purposes over time. Clearly the building has not been maintained to the highest standards and this is not surprising given the extensive nature and limited funds available.

Any consideration of redevelopment and/or refurbishment must initially be based on space requirements and how the existing building can be adapted. It is only with a clear idea with regard to space and use that you can give due weight and consideration to the defects and repairs required highlighted within this report.

You must also consider the historic nature of the property and the planning restrictions that will inevitably be placed upon you when making your decisions. It is likely that you will be required to at least maintain a similar visual appearance to the front elevations.

We would therefore note that the following significant repairs are now required to the property as it stands:

- a) The roof coverings, valley gutters, box gutters, etc. all require renewal.
- b) The roof structure to the right-hand extension is distorted and is likely to require renewal.
- c) The box gutters and chimney stack areas are showing significant signs of damp penetration and extensive timberwork repairs are likely in this area.
- d) The right-hand extension is showing evidence of significant structural movement that may be progressive. Previous attempts at stabilisation appear to have not been effective.
- e) The general provision of kitchen and toilet facilities to the main hall are of a very basic nature and require renewal.
- f) The provision of office space within the cottage is ad-hoc and would significantly benefit from redesign.
- g) Complete renewal of the electricity, heating and hot water systems would be beneficial.

With due regard to the above we would recommend, subject to detailed discussions with planners, etc. that you consider demolition and rebuilding of the right-hand extension maintaining a similar front façade.

Renewal and probable simplification of the roof structure to provide mezzanine floors for office, or smaller committee rooms, maintaining the three pitched roof areas from the front elevation as existing.

General refurbishment and upgrading of the public facilities and the creation of adaptable spaces using moveable partitioning.

The above would most likely necessitate the demolition and rebuilding of the rear cottage areas in order that space can be properly rationalised.

30. OBLIGATORY NOTES

This report provides a general guide as to the state of repair. No exposure work whatsoever has been carried out, the foundations have not been inspected, nor any chimney stacks other than from the ground, plasterwork has not been tested, no under-flooring inspections made unless stated and flooring where concealed by coverings was not inspected. Flues were not inspected or electrical, gas, water or drainage tests carried out.

30.1 LIMITATIONS

Regarding the content of the Report

In making the report the following assumptions have been made.

- a) That no alumina cement concrete or calcium chloride additive or other deleterious materials or techniques were used in the construction of the property and that there are no serious defects in the state of any wall ties or cladding fixings.

Regarding the use of the Report

This report shall be for the private and confidential use of the client for whom it has been prepared and may not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of Mr Matthew Barter BSc(Hons), MCIQB, MRICS.

I certify that the subject property has been inspected by me and I prepared this report.

Signed:.....

Matthew Barter BSc(Hons), MCIQB, MRICS

Chartered Surveyor

On behalf of Anderson Wilde & Harris Ltd.

Date of Report: 21st November 2003