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BUILDING SURVEY

Brentor Village Hall Brentor Tavistock Devon PL19 0LZ



For & On Behalf Of:

The Brentor Village Hall Committee C/o Susan Stephens The Barn Liddaton Coryton Okehampton Devon EX20 4AD

Report Prepared By: Vince Keep MRICS

The Brentor Village Hall Committee C/o Susan Stephens The Barn Liddaton Coryton Okehampton Devon EX20 4AD

Our Ref: VK/OGSW/CSS0419/1173 **Date:** 15th April 2019

Dear Sirs

Re: Brentor Village Hall Brentor Tavistock Devon PL19 0LZ

Thank you for your recent instruction to carry out a Building Survey on your behalf on the above property. We confirm we inspected the property on Tuesday 9th April 2019 and set out below our report thereon.

BRIEF

Our instructions were to carry out a detailed examination of the property in order to undertake a Building Survey of the property known as Brentor Village Hall, in accordance with the terms set out in our Email of 28th January 2019 and attached conditions of engagement.

Our inspection was limited to parts of the structure accessible from ground level both externally and internally and to accessible parts of the structure, which were exposed and which could be inspected without the aid of a joiner or other specialist tradesman to expose concealed areas. We have not inspected woodwork or other parts of the structure, which are covered, unexposed and inaccessible and we are therefore unable to report that any such parts of the property are free from defect. Although some general remarks are included in this report, we have not tested the service installations.

This report is confidential and for your use only.

SITUATION, DESCRIPTION & INTRODUCTION

This is a timber framed Village Hall, dating back, we understand, to the early 1900s. The property has a pitched roof, finished in galvanised/ factory finished steel sheet, with floors being of suspended timber construction. The property was extended approximately 10 years ago to form an entrance hall and kitchen running down the left hand side, a toilet block on the left hand side/rear left hand corner, and a large storage room at the rear. There is also what would have once been a small front porch area which has now been blocked off on the outside and is used for storage. On the right hand side, there is a small extension. This is split into two areas; one is used for storage and the other one is an emergency escape via a small lobby. The main extension provided down the left hand side and rear appears to be of cavity masonry construction. This has a flat roof, finished in an EPDM rubber membrane, and the floor is of solid construction.

Located on the outskirts of Brentor; the property is within easy reach of all the usual local facilities.

On the day our inspection was made the weather was overcast and dry. The weather preceding the survey had been typical for the time of year.

The front of the property (the elevation facing the main road) faces approximately south-west. Directions given in this report are given as if facing the property from this elevation.

The Health Protection Agency has identified the area in which the property is situated as one in which, in more than 1% of dwellings; the level of radon gas entering the property is such that remedial action is recommended. It is not possible during the course of an inspection/survey to determine whether radon gas is present in any given building as the gas is colourless and odourless. Tests can be carried out to assess the level of radon in buildings; these are available by post from the Health Protection Agency and other approved Laboratories. The minimum testing period is three months. The Health Protection Agency strongly advises against using shorter-term tests as they can give misleading results. If tests have not been carried out it is recommended that they be. Where radon is discovered, it has been the experience of the Health Protection Agency that it is not expensive, in proportion to the value of the property, to affect the recommended remedial measures.

The property is located in a known historic mining area. A mining search should be carried out and this should be checked by your Legal Adviser. This report assumes no adverse findings.

The property is located in Dartmoor National Park. This will place restrictions on any proposed developments at the property and any developments that you are considering should first be discussed with the Local Planning Authority.

We carried out our inspection with no-one in occupation (with Committee members and a local surveyor present at the start of the survey). The property was generally clear of furniture (except in the storage areas where a good deal of furniture is being stored). Stored goods did slightly restrict our inspection.

The gross external floor area of the property is approximately 160 sq. m.

The property has been extended. It is assumed that all Local Authority Consents have been obtained for this work. If paperwork is not available to this effect, further investigations will be necessary.

Small areas of cracking and what are considered to be cosmetic defects, which can easily be put right when redecoration takes place and very small repairs, are not mentioned in this report where they are considered to be expected for a property of this type and age.

CONSTRUCTION & CONDITION

ROOF *Construction*

The main roof is of pitched timber construction, finished in galvanised/ factory finished steel sheet. As far as we could see, an untearable underfelt has been provided underneath the steel roofing. The roof was re-covered, we understand, approximately 10 years ago.

There are three substantial timber A-frames visible within the main hall, with the main sloping members measuring approximately 200 x 100 mm in section and metal tie bars provided to each of the A-frames. The rear A-frame has doubled-up 100 x 50 mm timbers provided running left to right as a collar tie. The A-frames in turn support timber purlins which measure approximately 100 x 50 mm in section. The underside of the roof is fully boarded. There are some diagonal timbers fixed to the underside of the timber boarded soffit. These measure 200 x 25 mm in section and have probably been fitted here to provide some wind bracing to the structure.

There is no access into the other roof structures.

It must be stressed that these are lightweight roof coverings and, if in the future, a different type of roof covering is desired, a different, stronger, roof structure would be necessary.

A pitched roof is provided over what was once a front porch and a lean-to roof is provided over the small store room and fire exit on the right hand side. These roofs are finished in the same way as the main roof.

The flat roofs are finished in an EPDM rubber membrane.

Condition

The roof structures are evidently made up of timbers (and steel tie members) of adequate size, laid at adequate centres, and we could see no evidence of any significant roof spread or roof sag.

The roof coverings were all found to be in reasonable order. Some of the paint finish has started to deteriorate in places and some surface corrosion was noted on the metal, but no major defects were noted.

Where bolts are used to fix the roof covering down, these are fixed down onto rubber washers, which should provide a reasonable seal at these fixing points. Where plastic covers are provided on top of the bolts, a number of these have deteriorated and fallen away. The problem with these fixings is that over time the rubber washers become brittle and break away, and then allow water entry. Because the roofs have been fully boarded on the underside and there was no access into the void above, it was very difficult for us to establish whether or not there are any problems of water ingress at these fixing points.

As a matter of course, we would recommend that you budget for taking off the fixing bolts, renewing the washers, and providing new covers over the bolts, as part of a planned maintenance programme, in the very near future. Non-ferrous fixings would be best used. Also, where corrosion has started to occur to the roof sheets, we would recommend that these are rubbed down and rustproofed prior to redecoration work.

Lead flashings have been provided at abutments. Between what was once a front porch and the main front elevation, the lead obviously only rises up at the rear by approximately 100 mm and some of the corrugated metal cladding on the front elevation has been fixed through the top of the leadwork. We do have some concerns that wind-blown rain could potentially be getting up and over the top of this flashing, although, we would not expect this to be a major issue. If you do decide to replace the cladding on the outside of the walls, this will be a good time to check that the flashings here have an adequate upstand and they should be renewed/ dressed up higher as necessary. You should make sure that the external cladding is not fixed through the leadwork.

Where there is a lead flashing provided along the head of the right hand store room/fire escape part of the property, adequate movement joints appear to have been provided in the leadwork. The movement joints in the lead are covered up with sections of lead (therefore we can only assume there are movement joints underneath these). One thing we did note here is that the lead has been nailed into the fascia board and the leadwork is simply dressed up behind the guttering system. The roof does overhang a reasonable distance above here into the guttering and we would not expect any water ingress issues here, although, during extreme weather, there is always a risk of wind-blown rain getting in above the lead flashing and also through the nail fixings. We would not expect this to be a major issue.

Where the left hand roof slope runs down to the flat roof, an EPDM rubber membrane has been used at the base of the roof slope and this continues around underneath the corrugated metal cladding on the rear gable. Presumably this work was carried out

when the extension was provided. We have to assume that the membrane is taken up a sufficient distance underneath the corrugated metal. If the roof was re-covered at the same time as the extension was built, then there is no reason why this would not be the case.

The fact that an untearable non-breathable underfelt has been provided underneath the corrugated metal roofing is of some concern as this will not allow for any condensation to escape. We have concerns that condensation rising up through the inside of the building will condense on the underside of this underfelt and then drip down onto the boards that line the underside of the roof, causing timber decay. We could see no damp stains on the boards and we have to assume that this is not a major issue, but there is of course every reason to believe that there could be timber decay hidden from view. This is an issue that will be very difficult to resolve without stripping and re-laying the corrugated metal incorporating an air gap underneath the felt to allow for ventilation. Alternatively a breathable underfelt could be provided, with an air gap over. The situation should be carefully monitored and, if you do find that there are any water stains on the boarded soffits, then remedial work would be recommended.

There is a void up at high level underneath the roof over the right hand store/escape lobby. This is well ventilated, with vents provided at the front and rear.

The EPDM rubber membrane roof finishes were all found to be in reasonable order. We did note some slight creasing in the finish, but nothing of major significance. The situation should be carefully monitored. These finishes do normally have a 10 to 20 year guarantee. All relevant paperwork should be checked.

Some rubber mats have been provided around the perimeter of the corrugated roof, on top of the flat roof finish. These have probably been provided so that, if maintenance work is required to these areas, people will not walk on the roof finish itself. These mats can cause problems themselves because they result in differential thermal movement occurring between these matted areas and the other roof areas, and this can cause splits to occur in the roof finish, but we could see no obvious problems of this type at the time of our inspection. It must be stressed that due to the risk of puncturing the flat roof finish, we did not walk on the roof itself. Our inspection was only possible from the edges of the flat roof finish and a detailed inspection was not carried out on these parts of the building.

A thermal imaging survey was carried out soon after our inspection and we understand that there is no evidence of any leaks at present. We did note some gaps between the timber fascia boards and the walls around the extension, with a metal fly mesh provided between the two, and we have to assume that there are gaps running into the roof structure giving ventilation to the roof. We did note that the fly mesh has started to fall away on the right hand elevation of the extension. In the absence of good ventilation, condensation problems can occur. We cannot confirm whether or not there is any insulation provided within the flat roofs. It is unlikely that there is any insulation provided in the pitched roofs.

Circular roof domes are provided in the flat roof. These were found to be in reasonable order. There are some vents around the outside of these and these should deal with any condensation issues from inside. We did note some slight deterioration in some of the plaster finishes around the base of the dome roof lights, which suggests that there have been some water ingress issues, although, we could see no obvious problems with the EPDM rubber upstands around the perimeter. The situation here should be carefully monitored and you may find that remedial works are required in the future.

We cannot confirm whether or not there is any ongoing beetle infestation (woodworm) in the roof timbers hidden from view. In the absence of any paperwork to show that the property has been treated against ongoing infestation, we would recommend further investigations by a damp/timber decay specialist. All recommendations should be carried out under an insurance backed guarantee.

RAINWATER FITTINGS

Galvanised steel rainwater goods are provided at the property.

We did note to the rear left hand corner of the extension that the guttering system sags downwards. Here water has been collecting and the galvanising on the steel has started to break up and perforations have occurred.

We could see a good deal of surface corrosion inside the gutters generally.

We could see marks on the downpipes indicating that these are manufactured by "Lindab". We could se no such marks on the gutters themselves. Assuming these gutters are only 10 year's old, this is rather poor and we would recommend that you establish whether or not there are any guarantees available. You should contact the original contractor to discuss this with him.

The perforations have obviously started to let water through and some sections of gutter will have to be renewed.

A number of holes have been drilled in the guttering system above the right hand lean-to roof. Presumably this has been done in an attempt to reduce the load on the main guttering system allowing some of the water to escape via the lean-to guttering system. There is corrosion around the holes, due to the galvanising having been damaged when the holes were drilled.

There are some leaf guards fitted to the gutters. These appear to be carrying out a reasonable function, although, it must be stressed that these can become blocked up as well. There are a number of trees around the site and clearing of gutters and leaf guards should be considered as a regular maintenance issue.

Downpipes run into gulleys and then, we assume, into soakaways around the property. It is of course possible that the rainwater gulleys run to the main drainage system - an arrangement that would not comply with modern recommendations.

WALLS Construction

Main walls at the property measure approximately 135 mm in thickness. These are of timber frame construction, finished externally in corrugated metal, which is painted, with timber boarding fixed on the inside.

The timber framed walls are supported on a solid stonework base, with a render finish.

As far as we could establish, there is no damp-proofing system provided between the dwarf walls around the outside of the building and the wall plate provided at the base of the timber framed walls. When we looked underneath the corrugated metal around the perimeter using a mirror and an endoscope, we could see the odd position where we could see some slate provided between the two elements, but we do not believe that this is provided throughout. A PVC type damp-proof course is provided down at low level around the perimeter of the right hand store room/fire escape lobby. This does suggest that this is an extension to the property.

We were able to remove an access panel that has been (rather crudely) pre-cut towards the front of the right hand elevation and,

whilst we found some loose insulation type material down at the base of the void here, generally it would appear that there is no insulation provided at all. There is also no vapour barrier provided. The same thickness and probably makeup to the walls is provided to what was once a porch at the front. The walls to the right hand store room/emergency escape lobby are slightly thicker, measuring approximately 250 mm in thickness. These are probably solid masonry walls. These are finished internally in a drylining system. The walls are, again, finished externally in corrugated metal. The main extension walls, being cavity masonry construction, are finished externally in a self-finish render, finished internally in a drylining system. It must be stressed that we cannot vouch for the condition of walls behind drylinings. **Condition** The corrugated metal cladding on the original property has started to show signs of age, particularly on the front elevation where there are holes and splits through the corrugated metal, most noticeably above the front left hand window and to the bottom right hand corner of this window, with some obsolete fixing holes visible underneath the window itself. The decorative finishes have started to peel off and the fixing nails have started to work loose in places. Again, where rubber washers have been used under the fixing nails, these have started to deteriorate. We also noted some splits through the corrugated metal at the front of the right hand elevation down at low level and some slight mechanical damage elsewhere, most noticeably on the right hand store room/fire escape lobby. Otherwise, the corrugated finishes were found to be in reasonable condition, considering their evident age. We would recommend that you budget for renewing all of the cladding on the front elevation and replacing the damaged cladding on the front of the right hand elevation. Whether or not you replace the other cladding is a difficult decision. We would certainly recommend that you arrange to have all of the fixings replaced, with new washers provided between the fixings and the corrugated metal. It may of course prove to be most viable to simply renew all of the cladding. Where we were able to inspect the timber framework behind the

Where we were able to inspect the timber framework behind the access panel towards the front of the right hand elevation (underneath the front window on this elevation), we found some

very slight softening to one of the timber uprights, but otherwise the timber was found to be in reasonable order. There will be some more substantial timber posts running down underneath the Aframes. We could see the base of one of these from a position where we lifted some floorboards half way into the main floor area, and, whilst our inspection of this particular upright was very limited, we could see no obvious major defects. We were able to reach 3 of the posts from outside and using a screwdriver we could test the integrity of the timber and found no major issues. Down the right hand elevation, we did find one position where the wall plate is obviously rot affected. You will find that this is one of the areas where the sole plate does require repair. It is likely that you will find some areas elsewhere with this issue. The fact that there is good ventilation to the timber framed walls means that any condensation that does get out through the building should be taken away and interstitial condensation should not be a major problem. Also the timber is old and would have been well seasoned and will probably therefore be more resilient than modern timber. We believe the repairs necessary will be piece-meal and not required throughout.

We did note a slight drop in the level of the floor in the front right hand corner of the main hall area. We did manage to get a floorboard up here and we did find timber decay in the base of the framework at the bottom of the front elevation wall here. On each side of what was once a front porch, there are planters and the level of the earth here will tend to rise up over time. Whilst some timber battens have been installed in an attempt to contain the flower borders, these have obviously not been particularly successful and the high level of the earth here is the main issue. We did note that the floor in the front right hand corner of the hall drops downwards slightly, probably for the same reason. We did note an airbrick underneath the right hand window on the front elevation, but this has been covered up on the left hand side. We would recommend that these flower borders are completely removed and dug out. They can then be taken down to a lower level and some gravel can be laid in these areas, and then, if desired, plant pots could be put here. Needless to say, when you renew the cladding on the outside of the building, you will probably find that there are some quite significant timber repairs required in all of these areas.

Where the patio area at the front wraps around the right hand side of the front right hand planter, there are some paving slabs and underlying concrete which meet up with the corner of the building here, and penetrating damp could be causing issues here as well. When the corrugated iron is being replaced, we would recommend that some form of damp-proofing system is provided between these two elements.

Any timber decay found in the walls should be referred to a specialist, and works should be carried out by a specialist, under an insurance backed guarantee.

Where there is a render finish around the base of the original property, this is damaged in places and requires repair.

We did discuss on site the pros and cons of installing insulation in the walls. We do understand that you suffer with some condensation issues in the hall. If you do decide to insulate the walls, this will make these more thermally efficient. The only problem is that condensation will probably condense more significantly on the sloping soffits instead. If you do decide to insulate the walls, we would recommend that you budget for insulating the soffits of the roof as well. Some form of forced ventilation system would probably also be required. There are high level manually openable windows in both the front and rear gables, and these will of course help with reducing condensation issues if they are left open.

On the extension, we tapped external render at random accessible positions. We did not find any significantly hollow finishes, although, we did note some cracks, particularly around window/door openings. These cracks will generally have occurred due to thermal movement and repairs can simply be carried out when the property is being redecorated.

Over the main front entrance door and side screen, there is some quite significant cracking running left to right just above the head of the opening, the crack measuring up to 2 mm in width. There is also a good deal of crazing through the render finish above here. When we tapped the render, we found a hollow sound. There is probably expanded metal lath or similar provided behind the render finish and this will have been fixed to a lintel. It could be thermal movement that has caused the cracking or it could be that the lintel has deflected slightly. The original contractor should be asked about this and the render will need to be hacked off and repaired. It is very much hoped that the lintel is large enough for the span. This should be investigated further and, if necessary, the lintel should be replaced.

We took electronic damp meter readings to random accessible position low level walls on the extension, and readings were acceptable indicating that a suitable damp-proofing system has been installed and is functioning satisfactorily. Down the left hand side towards the rear, there are some raised areas and leaf mould and debris has started to collect here and this could cause damp issues inside in the future. We did note salt staining on the render, together with moss and algae growth. The salt staining is a common issue. These salts can continue to appear for a number of years and should simply be brushed away with a dry brush. We would recommend that the areas down this side of the building are kept clear of leaf mould and debris; otherwise damp issues are likely to ensue.

Needless to say, where there are high ground levels along the left hand side, we have to assume that some form of tanking system has been provided (or, alternatively, a water management system). These systems, particularly the older type of tanking systems, do have a limited lifespan. Any guarantees should be checked and maintained. Ideally an insurance backing should be provided.

The self-finish render is now badly streaked, which is a common problem with this type of finish. The only way to resolve this will be to clean off the surface with an anti-fungicidal fluid or to paint the render. The trouble with painting it is that this then becomes a regular maintenance issue.

Where the corrugated iron joins up to the extension at the rear of the right hand store room, the junction is not properly weatherproofed. A mastic seal or similar should be provided here.

WINDOWS, DOORS & JOINERY

Aluminium framed double glazed windows and doors have been provided throughout the property. The front porch opening has been filled in with timber boarding. The fire escape door on the right hand side is timber framed, set in a timber sub-frame. Timber framed windows have been provided in the gables at the front and rear.

We tested the windows and doors throughout the property and they all functioned satisfactorily. Trickle vents are fitted onto the windows. We did note three missing grills on the outside of the trickle vents. Window limiters are fitted onto the casement windows. We could see marks on the glazing to indicate that safety glass has been used. We cannot vouch for the condition of double glazing seals. Any guarantee/FENSA certification paperwork available in respect of the windows and doors should be obtained by your Legal Adviser. Where the opening at the front of the building has been filled in with boarding, the framework at the side is quite badly rot affected. We suspect that there is timber decay at the base of any joinery that is located just below the level of the paving slabs outside. This is a very basic infill but is probably repairable. The detailing at the base should be improved. Timber decay has also started to affect the base of the fire escape door and associated framework, and here repairs are required. Where there are high level windows at the front and rear, the framework to the front window is badly rot affected and some significant repairs are required here. Leadwork has been used above and below these windows. The leadwork was found to be in reasonable order, although, fixings have been provided through the leadwork at the top of the windows and these are potential water entry points. Assuming the rubber washers on the fixing nails are in good order, this may not be an issue. Again, this should be investigated further when the cladding is being replaced.

It should be noted that there are only fanlight windows provided in the main hall area, a potential hazard if attempting escape in the case of fire.

There are bars on the window in the rear store room. This will be good for security, but not good if attempting escape in the case of fire.

Timber fascia boards and barge boards have been provided at the property. These were generally found to be in reasonable order, although, timber decay has obviously started to affect the fascia board on the right hand side of the old porch at the front. Repairs have been carried out in the past, but further repairs will obviously be required when you next redecorate. You may find it most viable to replace this piece of boarding.

External joinery decorations were found to be in fair condition.

Inside the property, panelled timber doors have been provided. Where glazing is fitted, we could see marks on the vulnerable glazing to indicate that safety glass has been used. It would appear that laminated glass is provided in the vision panel in the door between the entrance hall and the kitchen. The laminating has obviously started to break down. We tested the doors and they all functioned satisfactorily.

The kitchen units are slightly dated, with some minor damage on the finishes, but these are serviceable. One of the cupboard doors in the store room at the rear binds on the floor slightly and requires some adjusting.

CEILINGS

The ceiling in the main hall is timber boarded, together with the ceiling to the old porch at the front. Plasterboard ceilings have been used elsewhere.

The decorative finish on the timber boarding in the main hall is patchy and we understand that this has to be cleaned down and painted regularly due to condensation issues. We did note some filler repairs, but no clear evidence of any decay. Our previous comments under the section on "Roof" should be noted.

We did note some hairline cracks running through plasterboard joints. This is common; these occur due to thermal movement and repairs can simply be carried out when the property is being redecorated.

FLOORS

Floors throughout the property are of suspended timber construction, except in the extension where solid floors have been provided.

We lifted some floorboards in the middle of the front part of the hall and also one floorboard in the front left hand corner. The floor consists of 100 x 50 mm floor joists laid at approximately 450 mm centres. These are supported at regular positions by stone sleeper walls, with 50 x 50 mm timber battens provided between the floor structure and these walls. Slate has, in a number of cases, been used between the sleeper walls and the timber plates, but these slates have not been provided continually and there are a number of places where there are gaps where these timber plates have started to sag downwards slightly. There are some timber wall plates with mortar provided under these throughout, with no clear evidence of any damp proofing provided.

We tested the suspended timber floors for excessive spring (which would denote undersized or rotted floor joists) and generally none was noted at the time of our inspection. Where we lifted the floorboards, we were able to see into the sub-floor void. There is a reasonable amount of through ventilation provided to the sub-floor void by regularly positioned airbricks (the fact that the front left hand airbrick has been covered over should be noted, it would also seem that there is one other position to the front right hand corner where an airbrick has been filled in). Where the floor drops down in the front left hand corner, we found that the joist at the front (running left to right) is not properly supported underneath. There is concrete underneath here and we would simply recommend that the joint between the floor joists and the concrete is slate wedged. Here we did find timber decay in the base of the wall framework. Our previous comments should be noted.

Ideally the gaps in the damp-proofing provided between the sleeper walls and the wall plates that the floor joists sit on should be filled in with a damp-proof membrane, although, needless to say, due to the limited depth of the void underneath the floor, this will be quite a difficult job. The job will of course be made much easier if the floorboards are taken up in the relevant areas prior to the work being carried out.

We could see no clear evidence of any ongoing beetle infestation (woodworm) in the underfloor timbers, although, our previous comments under the section on "Roof" should be noted.

There is some damage on the floorboards, which is not uncommon in this type and age of property. Where an access hatch of sorts has been formed, the work has been done very crudely.

The closing mechanism on the fire door leading out into the fire escape lobby on the right hand side has been binding on the floor causing some scarring.

We tested solid floors throughout the property at random accessible positions (there were very few such positions due to the fully fitted finishes) with an electronic damp meter and readings were acceptable indicating that a suitable damp-proofing system has been installed and is functioning satisfactorily.

SERVICES

As already stated, the service installations have not been tested but some general remarks are set out below for your guidance.

Electricity

Mains electricity is connected to the property, with a modern style coin-pay meter, an older style off-peak meter, and another meter marked "Quality checked 15.4.10", together with modern style mini circuit breaker boards, being located in a cupboard in the entrance hall.

A reasonable number of power outlets have been provided.

	We tested lights throughout the property and generally they functioned satisfactorily. The uplighter in the rear right hand corner of the main hall, one of the ceiling lights in the disabled toilet, and one of the lights in each of the ladies' and gent's WCs, were not working at the time of our inspection, probably due to blown bulbs.
	Some of the electrics are run surface fixed in conduit and this is a little unsightly.
	The Institute of Electrical Engineers does recommend that electrical circuits are tested each time a property is sold or every ten years (whichever is sooner) and in the absence of any paperwork to this effect, we would recommend further investigations by an NICEIC registered electrician.
Water	
	Mains water is connected to the property, we do not know whether or not this is metered.
	We did note an outside tap on the left hand elevation which is not insulated. Insulation should be provided here.
	We ran water at the various sanitary fittings and flushed the WCs, and an adequate supply of water was found to be available.
	The sanitaryware was found to be in reasonable condition.
Heating	Heating is provided at the property by electric night storage radiators and electric bar fires provided in the main hall.
	As is common in this type and age of property, the heating is reasonably basic and should ideally be improved. Having said this, we do understand that the hall warms up quite quickly and the heating system may prove to be adequate.
Miscellaneous	
	There is a mains operated smoke detector system provided at the property, together with emergency lighting.
	There is an extract hood over the range in the kitchen. There are extract fans in the ladies, gents and disabled toilets.
	There does appear to be some form of intruder alarm system.

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	There is a defibrillator fitted at the front of the property.
DRAINAGE	The property is, we understand, connected into the mains drainage system. Matters such as this should be checked by your Legal Adviser.
	We lifted the inspection chamber covers around the property and here we found a PVC drainage system running free.
SITE	
SILE	The site appears to have been reasonably well maintained.
	Our previous comments regarding the need to reduce some of the ground levels around the outside, and keep these clear of debris, should be noted.
	Where paving slab finishes are provided these have settled and cracked, a common issue, the only way to resolve this will be to re- lay the finishes on a better consolidated base. Where there are steps leading down from the fire escape on the right hand side, these are very basic, with some cracking through one of the paving slab finishes and through the concrete threshold outside the door, but arguably the steps are suitable for their purpose. The guarding here is very basic.
	There is a leat running along the rear of the site. Presumably you will know whether or not there are any flooding issues at the property. The leat runs underneath the Devon bank that lies between the subject property and the Church next door. There is a tree growing out of the top of this. We did not carry out an inspection of this and there is always a risk of the opening where the leat runs collapsing over time. If you require advice on this, further investigations will be necessary.
	There are Devon banks around the site. These do erode over time and require regular maintenance. Plant growth, moss and algae, etc, did restrict our inspection, and, if you do require advice on these walls/banks, further investigations will be necessary.
	There is some timber fencing provided around the lawned area on the right hand side. There are some quite large gaps in this which is a potential hazard, particularly for small children, as there is a leat on the other side. Consideration should be given to improving the security here. Timber decay has started to affect some of the fence around the site.

There are some mature trees around the site. These must be properly maintained otherwise they can cause damage, injury or worse. We are not experts in this matter and if you require advice on the trees, shrubs, etc, you should contact a specialist.

We could see no clear evidence of any Japanese Knotweed or other invasive species on site, although, we must stress that we only carried out a cursory inspection. We are not experts in this matter and if you require advice on this, we would recommend that you contact a specialist.

SUMMARY

Listed below are works, which we believe should be carried out at the property to bring it up to a good standard:

- 1. Damp/timber decay specialist to report upon beetle infestation (woodworm) at the property. All recommendations should be carried out under an insurance backed guarantee.
- 2. Ideally through ventilation should be provided to the pitched roofs, but this will be very difficult to achieve.
- 3. The pitched roof coverings require some general maintenance. Ideally the fixings/washers should be replaced and the areas of corrosion prepared, rustproofed and decorated. The fly guard mesh on the right hand side of the rear extension requires re-fixing.
- 4. Some of the guttering requires realigning/renewal.
- 5. The corrugated metal on the front elevation requires renewal, as does the panel on the front right hand corner. You should consider replacing the other corrugated metal finishes. The ground levels around the front require reduction. The render finish on the plinth around the older part of the property requires repair.
- 6. Some general crack repairs are required on the render finishes and the render finish requires cleaning/ decorating. A mastic seal is required at the corrugated metal/extension junction. The front entrance door/side screen lintel issues require further investigation.
- 7. Some timber repairs are required to the external joinery.
- 8. The hidden airbricks at the front/ right hand side should be cleared of debris and repairs carried out as necessary. The support to one of the floor joists in the front left hand corner of the main hall requires improving. Ideally a better damp-proofing system should be provided between the floor structure and the sleeper walls.
- 9. NICEIC registered electrician to test electrical circuits.
- 10. Ideally the guarding around the leat should be improved. Consideration should be given to providing better guarding around the steps, etc.

We trust the above report provides you with the information required and if we can be of any further assistance please do not hesitate to let us know.

Yours faithfully

Vince Keep MRICS Complete Surveying Services Chartered Building Surveyors

WHAT TO DO NOW

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations Permission or Planning Permission from your Local Authority.

Further investigations

If the Surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the Surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who you should use for these further investigations?

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different Government-approved schemes. If you want further advice, please contact the Surveyor.

What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

PHOTOGRAPHS



1. Right-hand elevation; general view.



2. Right hand/rear elevation of extension; general view.



3. Rear gable.



4. Flat roof with roof domes.



5. Right-hand elevation.



6. An untearable underfelt appears to be provided at the base of the metal roof finish.



7. Example of corrosion affecting the metal roof finish; also note the left-hand fixing cap is missing. The fascia board here is affected by timber decay. Note fixings are provided through the lead flashing.



8. The gutter in the corner here has dropped.



9. Significant corrosion has started to affect the guttering.



10. Corrosion has started to perforate the gutters.



11. Some holes have been drilled in the guttering; here corrosion has started to result.



12. Damage noted to the corrugated metal cladding here.



13. Damage noted to the corrugated metal cladding here.



14. Crack noted through the corrugated metal cladding here; The high level of the patio could be causing dampness inside.



15. There is a removable panel in the wall here.



16. Timber framework, looking towards the front.



17. Timber framework, looking towards the rear.



18. Timber decay noted in the timber wall plate here.



19. Another view of the same decay.



20. Timber decay noted in the timber framework to the front left-hand corner.



21. High ground level to the left-hand side.



22. High ground levels to the left of the old front porch.



23. High ground levels to the rear left-hand corner.



24. Cracking around window and door openings is not considered of major concern.



25. Timber decay noted at the base of the door frame and the door here; note very basic steps.



26. Timber decay noted to the high-level window here.



27. Floorboards can be removed here; note poor finishes.



28. View underneath the floor.





30. View underneath the floor.



31. View underneath the floor.



32. We removed the floor board here.



33. Gap noted underneath the floor joist.



34. An example of damage to floorboards.



35. This floor has been damaged by the door mechanism here.



36. This Devon bank bridges over the leat; there is a risk that it could collapse in the future.