# BUILDING SURVEY REPORT

on

**THE GUIDE HUT, OFF THE HIGH STREET, CORSHAM SN13 0EZ**

for

**James Whittleton**
**Corsham Town Council**
**Town Hall**
**High Street**
**CORSHAM**
**SN13 0EZ**

13th,14th April 2022


**HEXTALLS Surveyors Ltd**

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SN13 9RN
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1. **Instructions**

In accordance with the 'Terms and Conditions of Engagement for Building Survey Reports' which was sent to you on 29th March 2022 we have now carried out our inspection and are pleased to report below.

*The report covers the building and any adjoining extensions unless otherwise stated. We have not extended our full detailed survey to any ancillary buildings and outbuildings, but will merely comment upon their overall construction and condition.*

2. **Date & Time of Inspection**

13th and 14th April 2022
The survey commenced at 11.00 am.

**Weather Conditions**

It was dry but overcast at the time of inspection following a period of changeable weather.

**Aspect**

The front of the building faces due north

3. **Description**

The property comprises a detached building with stone tile roofs over rendered and timber framed elevations on the first floor front and left side with stone elevations elsewhere.

Inside, there is a ground floor Workshop with Kitchenette, with staircase to a first floor Workshop, Store Room and W.C. plus equipment Store.

The building is connected mains electricity water and drainage.

Only the front and sides were visible, with the rear visible to a limited extent from buildings behind.

4. **Conditions**

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect, some of which would not significantly affect the value.

The report is based on the condition of the building at the time of our inspection and no liability can be accepted for any deterioration in its condition after this date.

The property was unoccupied at the time of our inspection. As you will appreciate, the presence of floor coverings, furniture, fixed units and other items precluded a complete examination of many surfaces.

We have assumed that no deleterious or hazardous materials or techniques have been used and that the inspection of those parts which cannot be seen would not reveal material deficiencies or defects.

*Where comments are made in italics please note that these are standard paragraphs applicable to most buildings but not necessarily specific to this property. It is important they are noted.*

Having carried out our inspection as fully as possible and having due regard to our Terms and Condition of Engagement, we would comment as follows.

**EXTERNAL NOTES**

External areas of the property were viewed both from the ground and, where appropriate, with the aid of binoculars.

Directional references are made as if looking at the property from the front, being the elevation containing the front door, unless otherwise stated.

5. **Chimneys**

There isn't a chimney currently but we believe there used to be a chimney rising above the rear elevation as there are signs of a chimney breast in the ground and first floor.

6. **Roofs**

The property has a double pitched roof clad with Cotswold stone tiles. The front slope suffers from a fair covering of moss mainly towards the left end. At the right end there is a parapet capped with copings with cement flashings between the tiles and abutment. The left end is to a tiled verge. There are stone ridge tiles.

There are signs that the stone ridge tiles are loose with missing mortar in joints between tiles and missing mortar bed. On the front slope and mainly in the left half there are a few broken and missing tiles, with debris lying also in the gutter below. If the moss were to be cleaned off you would probably find other damage as moss traps moisture encouraging frost damage in wintry conditions.

The roof covering to the right side looks generally satisfactory, clean of moss and quite tidy although there are some signs of slight weakness perhaps in the support of the timber laths with signs of slight valleys developing vertically up the roof slope in places.

The rear slope is visible from the left end to the middle with the rest hidden behind a building built very close to the rear. At the right end of the roof at the rear, trees close by obscured inspection but there are clearly similar heavy deposits of moss on this rear roof slope and the tiles could be suffering as they are on the front slope.

The left end area is largely clean of moss and the tiles look generally satisfactory. Again the pointing between a few ridge tiles looks worn.

There is no ventilation into the roof void to prevent condensation occurring on the roof timbers or roofers felt. We advise that the roof void is ventilated by providing suitable ventilation to gable walls or tile slopes if the roof space was to be insulated. Further comment upon this will be made after our inspection of the roof void below.

7. **Rainwater Apparatus & External Pipework**

*It was not raining at the time of our inspection. We cannot confirm the performance of rainwater goods or surface water disposal. We are also unable to comment upon their overall alignment or possible leakage.*

There are cast iron gutters serving the front roof slope. These drain to a downpipe at the right hand end which then drains to what looks to be a gulley. Condition appeared reasonable.

There are what could be either asbestos cement or cast iron gutters at the rear apart from a section of pvc at the left end. The black finish is now somewhat faded. The left end continues on around the gable end where there is a modern plastic downpipe.

It looks as if this was provided to make sure water drainage from the roof did not run to the foot of the rear elevation where there was no drainage to deal with water discharge. The downpipe discharges into an old cast iron pipe which drains into the ground.

There is a very narrow gap between the back of the building and the buildings behind and therefore fitting of gutters along this section or replacing them in the future will be difficult.

The guttering between the base of the roof on the right side and very close buildings behind would be difficult to replace. As it wasn't raining it is difficult to see how it functioned currently.

*It is better practice for downpipes to finish above ground level by say 2" (50mm) and to drain openly to a grating to a gulley, so that material flushed through the gutters, such as leaves, would be stopped from entering the ground drainage system where they might cause blockage and can also then be taken safely away. Further, it helps prevent the downpipe from becoming clogged.*

8. **Main Walls**

The front elevation first floor is timber framed with oak framed door with light above and with three windows with oak mullions. Between the square frames the wall is rendered.

Between the first floor and the stone built ground floor elevation there is a timber band with below a pair of modern timber doors to a Garage / Store at the left end bordered by dressed stone framing to the sides capped with the remains of a stone capital. To the right of the Garage there is a rubble stone elevation with dressed stone surrounds to a window with oak mullion. This is followed by another pair of oak doors with dressed stone sides with stone capitals. To the right of the main pair of doors the elevation is of built with rubble stone with dressed stone surround and sill with a triple window with oak mullions.

The stone pillars support a timber beam which forms the base of the timber framed first floor. This is hidden by the timber plate fronting this beam and above this runs an oak drip or sloping shelf fitted at base of the first floor to shed water running off the rendered sections away from the beam below and onto the ground. Rising up to the first floor door is an open tread timber staircase.

Regarding the upper floor, most of the timber frame has been repaired with the fitting of oak posts and horizontal members. There are elements of old timber frame remaining, such as the bottom two-thirds of the jowl post at the left corner with an old timber post between the window and central door and the same with an old timber post between the two first floor windows to the right. At the right end there is the edge of the stone gable end elevation.

It is clear that the building has benefited from significant repair on the first floor with new elements of timber frame. In addition the rendered panels have been repaired and are generally in satisfactory condition. They are possibly lime rendered but the smoothness of the finish could suggest cement was used in the mix.

One or two panels have been repaired more recently, such as that to the left of the entrance door and perhaps the two upper panels to the right and then further with repairs to the panels around the right first floor window.

It is possible cement rather than lime was used so not a sympathetic repair.

Currently there are a few hairline fractures but nothing of any great significance was noted and the overall presentation is satisfactory if not a little dull. Fractures exist, for instance, in the bottom panel to the left of the first floor entrance door and in the panel below the right window and the bottom panel to the right, which has also had some more recent repair carried out to its base with further slight cracking to both sides of the right window. There was nothing to suggest any movement in the elevation although it does all bow inwards following the line of the outward bow which affects the back elevation.

At ground level the left corner appears generally vertical and supports the end of the timber beam which forms the base of the timber framed first floor. As noted, the beam appears to have been over-faced with oak boards which continue along the façade so the structural beam lies behind and has sagged slightly but that is to be expected. The rubble stone areas seem to be generally well pointed but there is scope for minor re-pointing at the foot of the elevation. The wall does start to lean inwards where there is the stone pillar to the left of the central doors.

To the right of the central doors the wall is perhaps more vertical. The stone pillar at the right side of the door has been chipped suggesting it used to be rendered. No render remains. The elevation to the right is in generally satisfactory condition apart from the use of cement pointing at the right corner. As noted, there is a stone wall being the end of the right gable. Caping this are stone copings and these look to have been replaced.

The left gable end including the gable to the roof is timber framed with rendered panels, the upper panels having been renewed more recently perhaps than the panels below. We comment on the timber frame separately. The rendered areas of the elevation appear satisfactory but there is a hairline fracture in the bottom right rendered panel.

The elevation sits on a beam which used to accommodate floor joists and, below this the elevation is again built of rubble stone with the stone column at the right corner being the same column to the side of the garage doors. At the left corner a stone wall rises right up to the base of the roof, this wall being the end of the rear elevation.

On the ground floor the wall pointing generally is satisfactory. There used to be a doorway at the left end and the remains of the timber lintel can be seen inside but outside it is covered in lime mortar. Above the former doorway position and into the corner at the left side there are 4 visible horizontal lines of re-pointed mortar suggesting the installation a metal ties. We could not get right to the corner to see whether those ties continue through the rear elevation but at this point the corner is quite tight to the building behind and it was not possible to check further.

The right gable end elevation rises to a parapet wall capped with copings. There has been some re-pointing of the stonework to the upper part. The general condition of pointing elsewhere is satisfactory. As with the left gable there are re-pointed vertical lines through pointing between stone blocks at the right corner or rear corner of the building suggesting the fitting of metal ties.

The rear elevation is built of rubble stone with distinct outward bow in its shape towards the buildings which lie very close behind. The visible elevation has been re-pointed. It seems to have been built in two stages with the lower half of a different style of rubble stone to the upper half. In the upper half there are square stone quoins and running parallel to the horizontal joints between these are re-pointed joints between the stone blocks again suggesting the fitting of metal ties to brace the elevation.

So in summary the appearance of the elevations suggest general repair has been carried out. Wee are slightly suspicious that the rendered panels were not lime rendered but can't be certain. Firstly it is their appearance and secondly lime render is more tolerant of movement and therefore less likely to fracture.

The regularly spaced horizontal lines at the corners of the building suggest that stainless steel straps or ties have been fitted to strengthen the corner of the building. If so, there should be an engineers report detailing what was wrong and why the repair was required.

As for the general works to the elevations, as this building is Listed there should have been listed building consent for the works done.

9. **External Joinery, Windows and Doors**

On the front elevation the first floor timber frame looks generally satisfactory but the face of the jowl post at the left corner is particularly worn but the upper part remains with a new section of oak let in as a repair.

Regarding the windows these have oak frames supporting metal framed fixed and opening casements with oak mullions and cills. The cills look a little flimsy. The base of the frame between the two right windows shows signs of decay. As mentioned further damage exists in the base of the central old post at the right hand side beyond the doors which lead to the main Store. The first floor door and access steps although these are somewhat basic and the door sticks with the frame.

At the base of the rendered panels the oak shelf or drip fitted above the fascia is showing signs of weather damage with joints also visible to the rendered panels. There is particular weather damage to the drip above the left Garage doors and at the base of the old post to the right of the doors. Whilst the drip should be replaced when done it would be sensible to seal joints with lime mortar to prevent direct water ingress.

The garage doors seem quite modern. The entrance pair are okay. There are signs of woodworm infestation in the frame to the right of these doors.

On the left elevation there is significant damage to the base of the first floor window frame and its cill as well as similar damage to the the drip over the old beam. The old beam is of course somewhat damaged where sockets were cut to support joists.

In summary there is clearly a need for repair of elements of the timber frame, in particular the left first floor window. Listed building consent for repairs like for like is not usually required, but where a window may need to be replaced then consent would be necessary. The works necessary will require the services of a skilled historic timber frame specialist to replicate the traditional methods used in the construction of a timber frame. The previous repairs don't appear to have followed those principles using machine cut rather than hand cut timbers.

Regarding the glazing then some appears slightly coloured and there are a few cracked panes.

10. **External Decorations** None applied. Windows would benefit from painting.

11. **Damp Courses** We don't think there is a damp course. There wouldn't have been one built into the building.

12. **Foundations** Having made our inspection around the perimeter of the building we found no evidence of important fractures or distortions to imply any weakness in foundation support but caution the foundations are probably not very substantial.

13. **Site Factors** As noted, we have not carried out either site or document research into whether the subject property stands on contaminated land.

We have made no enquiries concerning the boundaries or ownership of the site, flooding or surface water problems, rights of way etc and neither have enquiries been made of the appropriate authorities in relation to Town Planning, Building Regulations, road improvements or similar such matters as all of these are normally dealt with by your solicitor when formal searches are made prior to contract.

14. **Flood Risk** According to the Environment Agency Flood Map the property is located in an area with a possible risk of surface water flooding.

**INTERNAL NOTES** *Generally the interior is quite rough with basic modern materials used to repair or replace internal elements to provide a utilitarian work space without recognition of the historic fabric. This is of course understandable bearing in mind the current use of the building.*

*If to be returned to habitable accommodation, either as residential or office use, significant improvement in the quality of surface finishes and of course fittings will be required.*

15. **Roof Spaces** The roof space is accessed via a hatch in the first floor store. This leads through a ceiling which is below a higher line of ceiling joists but no ceiling. Access is quite restricted and we could not access three-quarters of the roof space.

From the hatch we can see an old felt lining which has some damage in places which in certain weather conditions may allow water /snow ingress. There is no insulation over ceilings. Wiring is of PVC.

There are three trusses supporting horizontal purlins with these in turn supporting rafters under which are fitted with diagonal wind bracing timbers. There are half height collars above the purlins in the longer roof space. There is a partition wall between the small roof space you can get your head into and the main roof space with vertical ties.

The diagonal wind bracing timbers were fitted from the inside so the roof hasn't been stripped and reclad to enable these repairs and the age of the felt suggests the roof was last completely overhauled 50 plus years ago.

There is a beam constructed not directly above the partition wall to the Store, so it is not part of that wall, and this ties into the timber framed gable end wall, so bracing the elevation. Steel straps also brace the gable.

There is plenty of evidence of woodworm infestation. There is no insulation but clearly the roof structure has been repaired.

The condition of the roof tiles outside and felt lining inside suggest that this roof could do with overhaul but clearly the roof frame itself has relatively recently been strengthened. As a work shop/store the roof is fine at present but if the building were to serve another purpose the roof should be stripped and reclad, the timbers treated against woodworm infestation and insulation provided.

*Our inspection within the roof void was restricted due to the form of roof construction. It was not therefore possible to check all areas of the roof void.*

16. **Ceilings**

The first floor ceiling is formed with chipboard panels. In the right hand Store there is a gap to the old plaster surfaces and, at the rear this has been sealed with foam. There is a beam in the centre bearing onto the rear stone wall with the front end supported on a post as part of the timber frame at the front. All looks secure.

In the left end room the ceiling is also formed with OSB board slightly higher than the ceiling in the central Office and rear end. It slopes down to the front beam above windows.

On the ground floor, the ceiling has a swirly decorative finish to plasterboard which could be an Artex. Depending on when applied it may contain asbestos fibres.

17. **Walls**

The right Machinery Store is divided from the central Work Room by modern timber framed stud partition formed with OSB board and accommodating a door. The back wall is partly finished with mainly old plaster. Most of the plaster has been removed at the right corner where horizontal grooves matching those seen outside suggest structural work to brace the corner of the building. The same at the left hand side of the gable end suggesting insertion of steel ties at the corner and with old plaster in place to most areas.

The front elevation is timber framed with beam at the head above the window which incorporates metal casements with leaded glazing. Below the window render has come away exposing the timber laths with no evidence of insulation within the wall structure.

There is a slight gap between the plaster to the front wall and the left elevation reflecting past movement.

The central room front wall incorporates the oak entrance door and window.

There are plasterboard panels inside the timber frame around the left window and door, with old lath and plaster to the right of the glazed light above the door. There are a few cracks in surfaces.

The left partition wall to the left end Room is also formed with OSB board to timber frame.

The rear elevation is rubble stone with rendered finish, sealed to the ceiling and central beam with foam.

At the left corner there is what we believe is a chimney breast although no external chimney remains. The upper part of the chimney breast has shifted slightly to the rear at some time but the crack which developed has been repaired with cement. This cracking ties in with the outward bow seen in the rear wall. It is not known when this repair was made but there was no suggestion of further cracking or movement.

The structural repairs carried out to the rear corners of the building will help resist the potential for that movement to continue.

In the left end room and drying room the front and side walls are timber framed and finished with old plaster crudely repaired with modern material where the old plaster has been removed. There is minor cracking between lath and plaster wall in the drying room and the back elevation.

There is painted rubble stone in the Cloakroom and modern stud partitions, plywood floor, W.C. and wash basin.

The ground floor room includes the chimney breast and possible fireplace at the left end. There is a slight crack below the chimney left corner. There are rubble stone walls back and sides with painted surfaces. As to be expected there are signs of damp.

The front elevation is formed with solid rubble stone with timber lintel above the windows. Where there is a boxed-in beam to the right of the entrance doors, that bears onto the pillar and then with plasterboard lining inside the part of the pair of entrance doors. To the left of the entrance doors there is another boxed-in beam resting on the stone pillar. There is a rubble stone elevation with timber lintel above the end window.

The right end wall is rubble stone with painted finish.

18. **Floors & Staircases**

At first floor level the floor is surfaced with plywood. No particular weakness was felt.

On the ground floor, there are chipboard panels probably laid onto a solid base. The base could be original rough flagstones as seen in the garage or a modern concrete floor incorporating a damp proof membrane.

If old flagstones there won't be a damp proof membrane. There are very steep stairs to the top floor.

*The existence of floor coverings and furniture obviously restricted our inspection of floor finishes.*

19. **Doors**

On the ground floor, there is a pair of timber entrance doors. Fairly crude but functional. There are basic doors to first floor store rooms and oak door to the external staircase. This rubs with significantly with the floor so is not the easiest to use.

20. **Windows**

The windows are oak framed and fitted int the main with relatively modern metal casements and some opening but most fixed units.

On the first floor the base of the frame to the window in the left end gable has failed and is almost detached from the feet of the side frames and mullions. There are signs of woodworm, so significant repair is required to the frame there.

The front right window frame from the inside cannot be seen being covered over by panels inside.

The left metal window in the central room is satisfactory. The window in the left room also appeared in reasonable condition.

On the ground floor the windows are similar to those on the first floor with metal casements fitted to the oak frames. They don't appear to be in poor condition but clearly some panes of glass are cracked.

Generally the metal frames seem okay but if the building were to be upgraded then all would need to be checked carefully glass replaced and draught sealing improved.

21. **Internal Joinery**

Internal joinery comprises a mixture of utilitarian modern joinery and basic staircase which would comply with Building Regulations so again if the building were to be upgraded and use changed would have to be replaced.

We have noted elements of rot such as in the left end first floor window and signs of woodworm infestation here and in roof timbers.

There are no skirting boards or other similar feature joinery.

22. **Fireplaces**

Whilst there seems to be a chimney breast there is no chimney and no fireplace.

23. **Fittings**

On the first floor, there is electric heating and daylight safety lighting as well as power and lighting. There is an electric heater. Thers is heating in the Drying room and w.c and basin in the Cloakroom.

On the ground floor, there is power and light and daylight safety lighting. There is an electric heater and sink with electric water heater. There is a modern fuse board with residual current device and miniature circuit breakers which was last checked in 2015. There is also a meter.

*Please note that none of the fitted appliances have been tested and no warranty can be implied that they are in good working order.*

24. **Decorations** Poor with perhaps old lime wash finish to old plaster and painted stone walls but also modern finishes.

25. **Dampness** We used an electric moisture meter to check for problems with dampness throughout the property.

Damp does register on the ground floor but it is not significant. No action is required with the building in its current use but if to be modernised remedial work would be required.

26. **Timber Defects** There is rot in external joinery and woodworm infestation mainly inside in the roof but possibly active in the first floor timber frame.

27. **Thermal Insulation** There are no measures in place to provide thermal insulation and none is currently required.

**SERVICES** We have carried out a visual inspection of the services as far as it was possible and we will indicate those defects that were apparent. We would always recommend that if you wish to satisfy yourself as to the condition and adequacy of services, that you obtain independent specialist reports. From our limited inspection, and without undertaking a test of any system, we noted the following.

28. **Water** Mains water is believed to be connected. Stop tap not located but there is supply to washing facilities and w.c.

*We are unable to verify the condition of the water supply pipe within the curtilage of the property to the point of entry into the house as this runs below ground level. This length of pipework will be the responsibility of the owner of the property.*

29. **Electricity** Mains electricity is connected with modern fuse board on the ground floor.

Whilst the system appears modern is there any documentation confirming the electrical system has been checked or are there certificates for alterations undertaken. Should there be any doubt you are advised to obtain an electrical inspection.

*Current IEE regulations recommend that the electrical installation should be inspected by a qualified contractor or the local Electricity Company on a regular ten yearly basis. Has this been done?*

30. **Gas** Supply probably not connected but may be available.

31. **Hot Water & Heating** Individual electric water heaters and basic room heating

32. **Drainage** Believed connected to mains drainage but not checked.

*We are unable to confirm the precise condition of underground pipework as it is obviously not visible. Without a water pressure test of the system we cannot determine whether drains are watertight and free from leakage.*

*We would, therefore, always recommend a specialist water pressure test of the system.*

## OUTSIDE NOTES

33. **Garage** There is a store/garage within the ground floor accessed through a pair of modern timber doors. It was full of machinery and other items so internal inspection was limited.

The exterior walls have been considered above. Inside there is evidence of historic vertical cracking at the back left corner with evidence this corner has been strapped.

Inside the ceiling is formed with plasterboard, the walls are painted rubble stone, and the floor rough flagstones. Inside the garage doors there is the underside of the old timber beam which runs across the building.

34. **The Site** The site wasn't really inspected but stone boundary walls appear okay. The main pint top appreciate is that there are mature trees close to boundaries and these should be checked by an arboriculturist and work done as required to make sure the trees don't cause damage to adjoining structures. There didn't seem to be any damage currently.

## SUMMARY AND RECOMMENDATIONS

35. **The Property** This is an historic building which was the subject of significant repair some years ago when the roof frame strengthened, gutters modernised, external timber frame restored and strengthened, and rendered panels replaced, and window frames overhauled with replacement metal casements. In addition but perhaps more recently there has bee structural work carried out to the building corners. Inside there basic but modern finishes were established including floors and partition walls.

The work done goes some way to being sympathetic to the historic fabric in recognition of its character but wasn't a comprehensive restoration, mainly we suspect to keep the building safe and recognising its intended purpose.

Since the previous repair there has been limited maintenance, neglect of some elements particularly the windows and other external woodwork, and with possible less than sympathetic repair of the rendered panels, for instance.

The points we would wish to bring to your attention are set out below, but it is important these be read in conjunction with the main body of the report. Photographs attached to the Report illustrate most points raised and some others. The works noted are to maintain the building with its present use in mind. If a change of use were planned considerably more work would be necessary.

1. The roof cladding is partly covered with moss with signs of consequential frost damage to some of the stone tiles. Removal of moss is advised but not essential. Replacing the few slipped and damage tiles should be carried out. The ridge should be checked and tiles re-bedded in mortar as necessary.

2. Gutters should cleaned do moss and checked for leaks at joints.

3. Rendered panels need minor work replacing render which doesn't match and sealing carefully cracks and holes.

4. There is scope for minor pointing of stone walls. There has been cement used to repair in places such as the front right bottom corner. Replacing with lime mortar is advised.

5. The timber framed walls need further repair replacing rotten elements such as replacing the drip at the base of the frame, and making sure the feet of vertical elements are sound and protected from future decay.

6. The first floor window in the left gable requires significant repair. Close inspection of the other first floor windows will probably reveal other areas where repair should be done to make sure they remain useful for some years to come.

7. The roof frame was strengthened but this work was done from the inside without stripping the tiles so the roof lining is old and suffers expected age defects with sections missing.

8. Have a timber specialist inspect and report, and treat active woodworm infestation.

36. **General Notes**

This report should be read as a whole and although we have stressed certain items we consider to be important, other items mentioned in the report should not be neglected. There will also be other matters of a personal choice which will involve expenditure in the future and these should be borne in mind.

We must remind you that in accordance with our letter dated 29th March 2022, together with our Conditions of Engagement, we have been unable to inspect woodwork or other parts of the building or services which were covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

We must state that this report is for the use of the parties to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its content. No section of the report or the entirety may be reproduced without the express written authority of Hextalls Surveyors Limited.

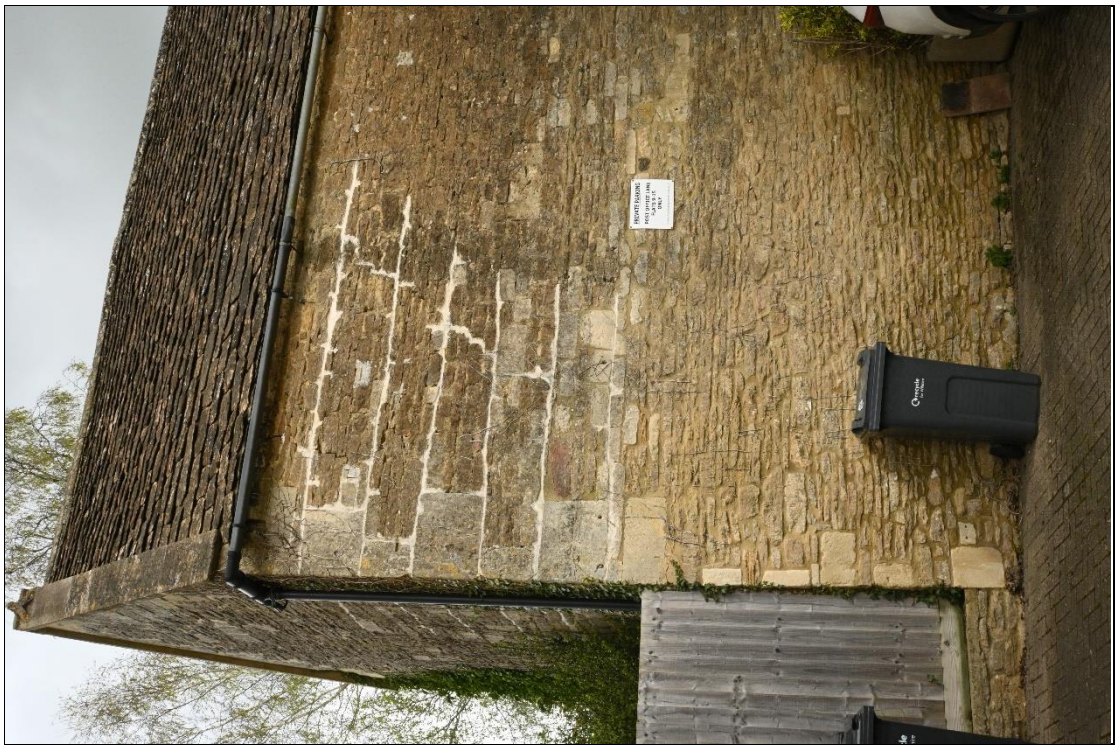
HEXTALLS Surveyors Ltd
Chartered Surveyors
14 Greenhill
Neston, Nr. Corsham
SN13 9RN

Signed: ..... Dated: 3rd May 2022
**T R H Elias** DipBldgCons MRICS.

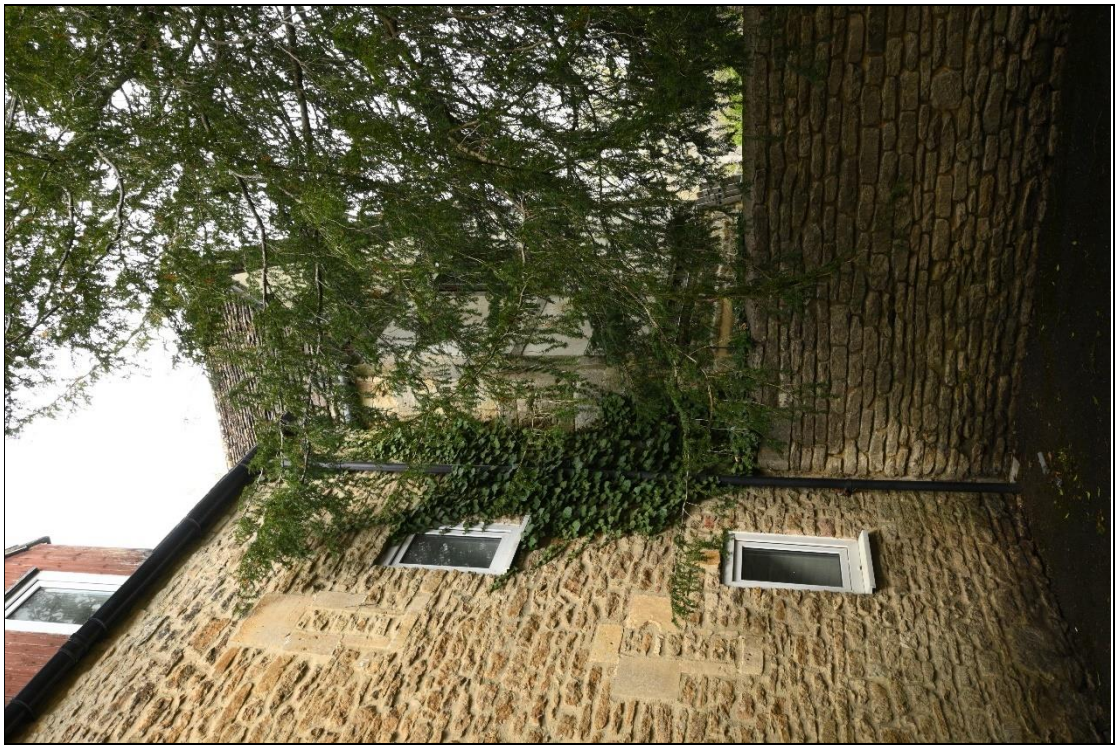
Front elevation.

Left gable.

Right gable.



Rear elevation.



View towards the back right corner hidden by trees and building.

Moss will cause frost damage to the tiles. The roof has not been overhauled for many years judging by the age of the roof lining.

There are a couple of damaged or missing tiles.

Tile debris.

Pointing to the ridge needs overhaul.

Middle part of the slope looks in reasonable condition.

Further example of missing tile.

Rear slope looks quite reasonable.

As above.

Front right downpipe arrangement should be checked.  Cement repointing not ideal.

Front elevation again.

Suffers from an inward lean or bow.  All historic.

The panels don’t appear to be lime render - more cement render but this is not certain.

They suffer hairline cracks and holes.

As above.

And here.  Close inspection is advised to check the render is still firmly attached.

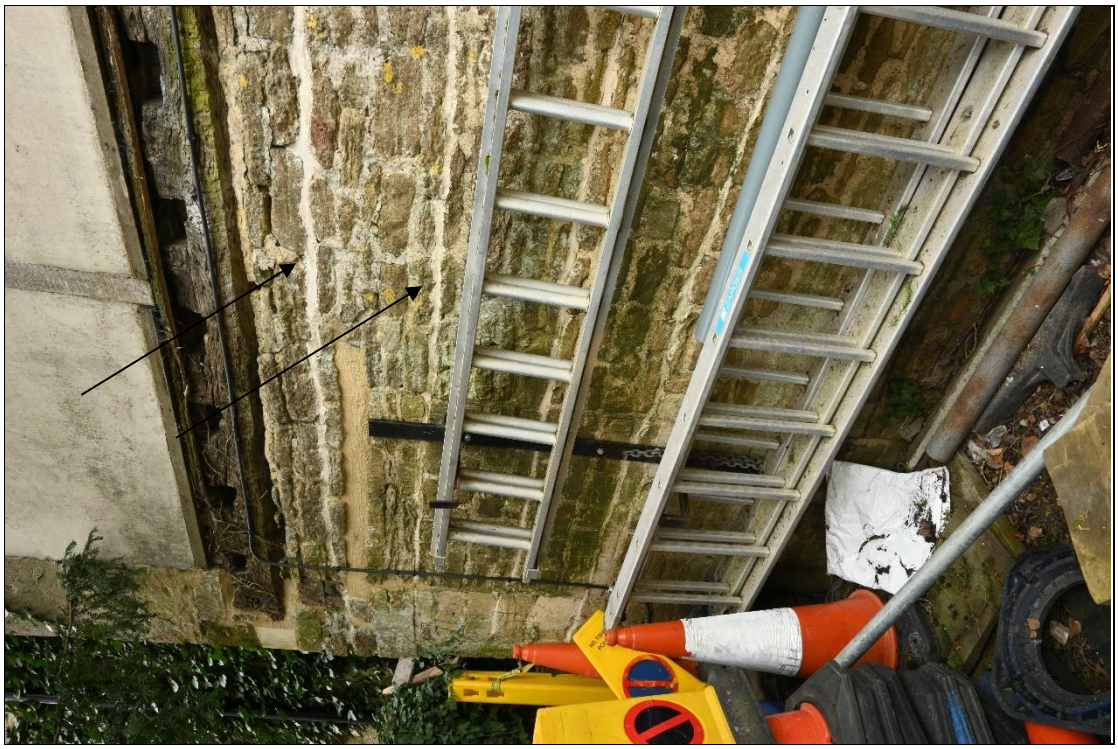
Repairs perhaps made using cement.

Left gable end elevation render looks okay.

Foot of the jowl post.

Light lines where joints repointed following, I think, the fitting of steel straps, to brace the building corners.

Further on the back elevation.



And left gable back corner.

The old post suffered past damage and is now largely protected by render.  Bit of gap at the base of the render where it meets the wooden drip.

Asa above.

The wooden drip or shelf shows some wear particularly where arrowed.

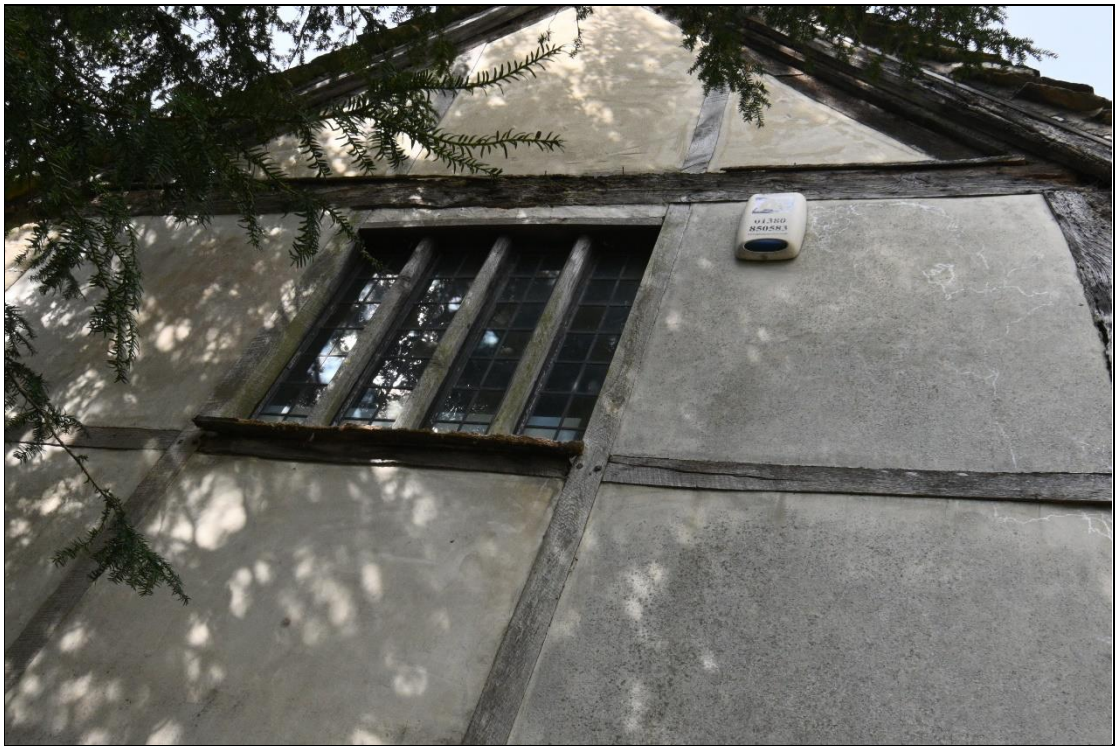
Here the drip certainly needs replacing.

Close up.

Old timbers are moisture damaged and show signs of historic and possibly recent woodworm infestation but there is no suggestion of failure or a need for structural repair.

The top corner was repaired when other work was done but there is perhaps a case for repair where arrowed.

Drip above the beam poor condition. I wonder whether there should be a wooden cover fitted to hide the joist holes.



This window is in poor condition.

Close up of rotten drip outside.

Some window frames are in quite good condition as are the metal framed casements.

But the glass is broken in several. It looks as if coloured glass has been used.

This frame is by the main door.  Signs of recent woodworm activity.

Underside of stars to first floor looks sound.

Roof space.

Modern ceiling joists and diagonal wind bracing timber which was fitted inside.
No insulation. Old felt lining.

Example of perished felt and also missing horizontal timber batten so limiting tile support.

Signs there could be active woodworm infestation.


Lath and plaster wall lining inside. Ther is no insulation int the wall which would need to be fitted if the building use were to change to offices or residential.

The same lines on the back corner where we think straps have been fitted.


Slight cracking at this corner not of concern.

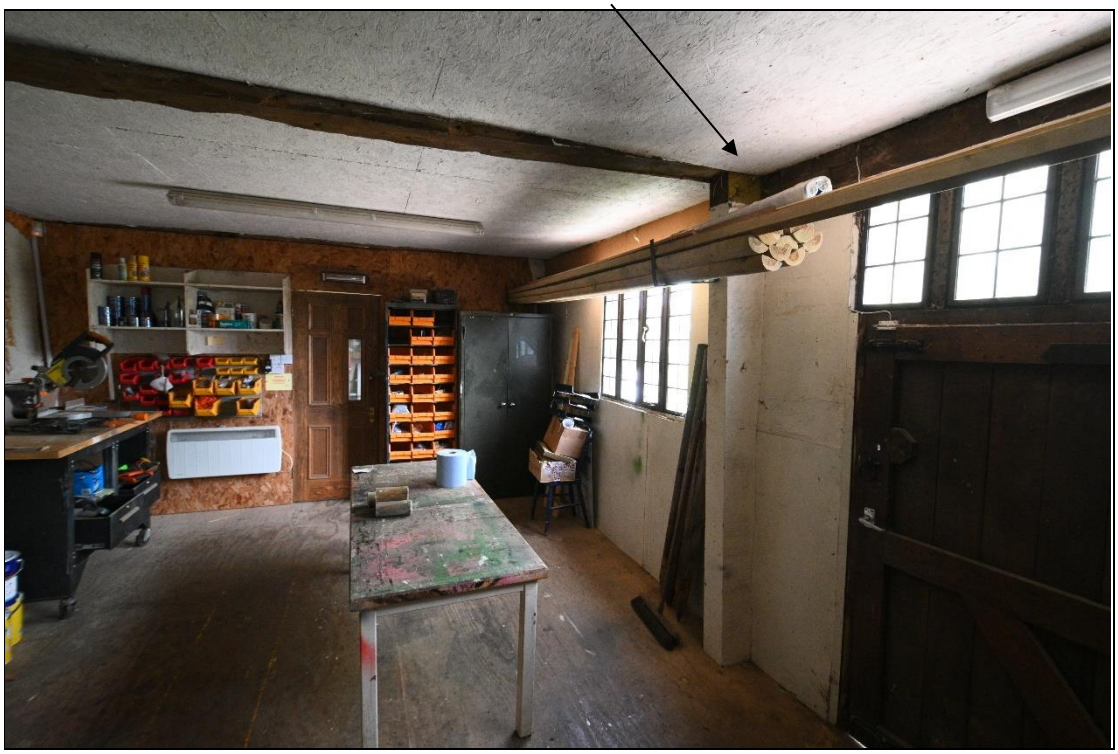
Cracked first floor chimney breast repaired with cement. There was no suggestion of any further cracks since the repair.


Foam used presumably to limit draughts. Not ideal.


Chimney breast probably to serve a fireplace.

The ground floor room.


As above.



First floor room with post inside front wall support main beam to a roof truss because the lightweight timber framed front wall wouldn't provide that support.

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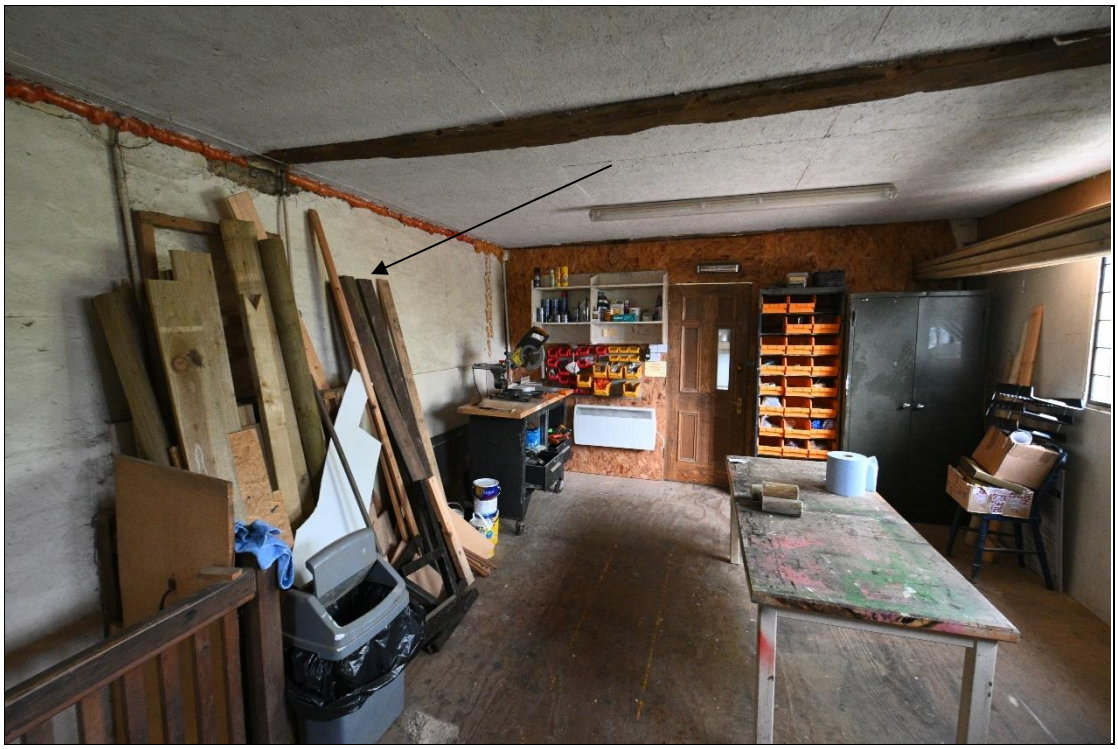
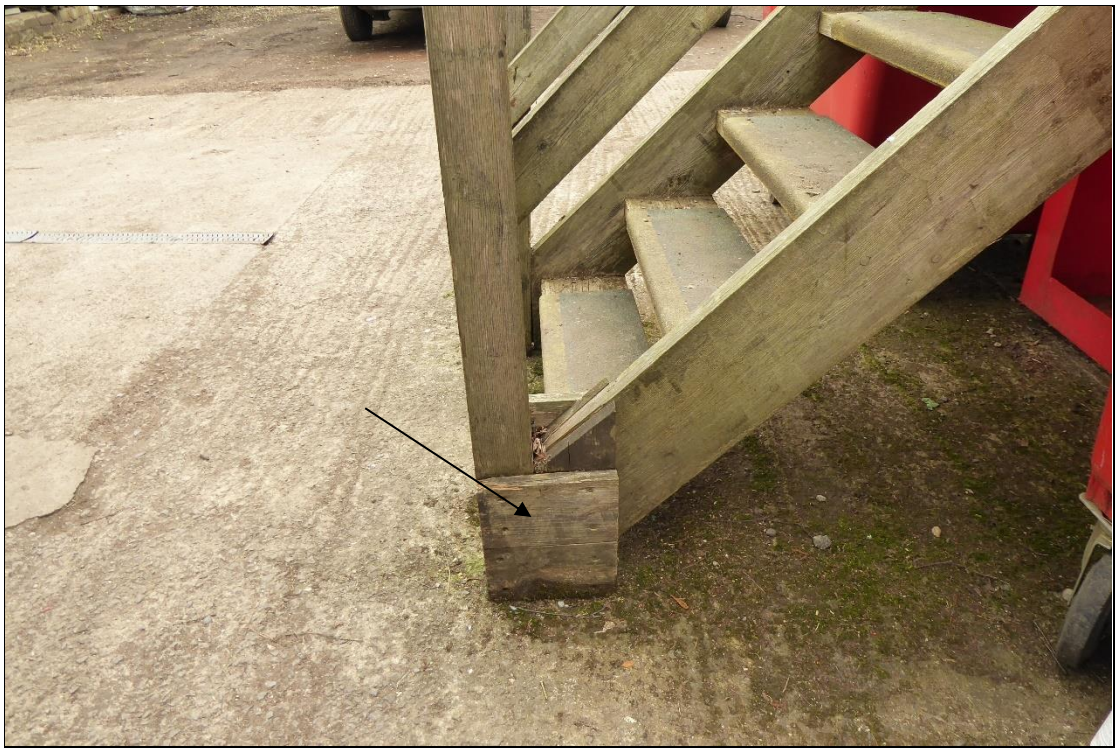


Rear elevation with outward learn.

Garage.

Beam over the front garage doors looks okay.

Basic steps which wouldn't meet safety standards no with deep gaps between treads.



Repaired foot of the string where suffering rot.

Mature trees close to boundary walls and structures need to be checked by arboriculturist and managed to ensure they don't cause damage to walls and buildings. Not damage was noted.

As above.