



RH Survey & Design
CHARTERED BUILDING SURVEYORS

Structural Building Survey

The Bowring Library,

Fore Street,

Moretonhampstead.



19 February 2015

Ref RH 165/2015

This summary is intended to be an outline guide only of the full content of this report. It is essential that you read the body of the report in detail.

The structure appears generally stable with little sign of any significant structural movement that requires any intervention to stabilise, some historic movement is evident to internal partitioning and the southern "pebbledash treated wall".

The main focus of disrepair is the lack of regular and routine maintenance to the rainwater goods, now causing severe wetting of the external fabric in concentrated areas causing saturation of the walling and timberwork components in localised spots, particularly on the southern elevation and also evident of the upper levels with vegetation allowed to take a hold and now likely to allow water ingress into the structural envelope as a result of root penetration opening up masonry joints.

Some hidden blocking of rainwater downpipes and outlets may also be present over and above those that are detailed in the report. Where blocked surcharging of the lead gutter systems can then be created allowing rainwater to circumvent the drainage systems and weathering's.

Other areas of poor pointing to the masonry along with larger holes in the external wall faces also are likely to allow water entry into the fabric.

External redecoration particularly at high level is in need of renewal along with prior to painting timber repairs although wholesale renewal is not considered at this time.

Internal disrepair relates in the main to the issue of historic and ongoing water ingress, particularly from the second floor level descending to the lower floors, this relate to older roof issues and wall disrepair along with current rainwater management faults.

Internal plaster and finishing repair along with isolated timber decay is identified and requires remedial repairs. Wholesale internal redecoration is needed although the ground floor area is in better overall presentation.

Further refurbishment of electrical systems and alarms along with a review of the energy efficiency of the heating system is requiring attention.

Further minor points of repair are recommended as per the main body of the report.

2.0 SCHEDULE OF RECOMMENDED REPAIRS, ESTIMATED COSTS AND PRIORITY RATINGS

The following table lists the most important building defects noted in our report with suggested budget provisions and priorities for repair. The figures for the work set out below must at this stage be considered as approximate, and for rough guidance only. We have assessed the estimates on the basis of the prices we consider the repairs/alterations/renovations, etc. are likely to cost, if tendered in totality by contractors appropriate to the project and its location. However, tender figures often vary widely, and can be affected by such factors as the general state of the building industry in a given area, and external influences, which can inflate these tenders. It is not uncommon for tenders to vary by 50% - 60% and sometimes more. If you require a more detailed cost appraisal, a quantity surveyor should carry this out, or specification should be prepared and tenders sought. These estimates do not include for improvements, contingencies or unforeseen items that are not included in this report. **Emboldened text in our report refers to repair items scheduled below.** We are not able to provide priority or cost advice for works thought likely to be required beyond priority C (5 years).

The figures below are exclusive of VAT, professional fees, Local Authority or other fees.

The priorities are intended to give guidance on the time scale for repairs in order to protect the structure, prevent serious deterioration, and maintain investment potential.

- Priority A - Works to be executed within 1 year
- Priority B - Works to be executed within 2 years
- Priority C - Works to be executed within 5 years



Shaded box within table indicates a provisional sum dependant upon your requirements and specifications.

SCHEDULE OF REPAIRS

| Item | Recommend Repair | Estimated Costs (£) | | |
|------|--|---------------------|---------|---------|
| | | A | B | C |
| 4.1 | Roof check with outlet clearance | 2000.00 | | |
| 4.1 | Rainwater goods replacement | 2000.00 | | |
| 4.2 | Chimney overhaul | 1500.00 | | |
| 4.5 | Dormer redecoration and timber repairs | 3000.00 | | 3000.00 |
| 4.5 | Dormer roof renewals | | 3000.00 | |
| 4.5 | Remove high level vegetation and repointing to gables and eastern wall | 5000.00 | | |
| 4.6 | Cornice repointing and water trap sealing | 3000.00 | | |
| 4.6 | Reseal window sills on southern elevation | 1500.00 | | |
| 4.7 | External joinery repair and redecoration | 5000.00 | | 7500.00 |
| 4.8 | Entrance door repairs | 400.00 | | |
| 5.1 | Roof void investigations | 500.00 | | |
| 5.2 | 2 nd Flr Plaster repairs and full redecoration | 4000.00 | | |
| 5.3 | 2 nd Flr Plaster repairs to partitions | 1500.00 | | |
| 5.4 | 2 nd Flr Floor perimeter checks | 300.00 | | |
| 5.5 | 2 nd Flr Ceiling repairs and stair well | 2800.00 | | |
| 5.8 | 2 nd Flr Joinery decorations and fungal decay repair on staircase | 3000.00 | | |
| 5.10 | 1 st Flr Damp repair to damaged plaster | 1000.00 | | |
| 5.13 | 1 st Flr Ceiling redecorations | 3000.00 | | |
| 5.14 | 1 st Flr Joinery redecoration an wall decoration | 4500.00 | | |
| 5.15 | 1 st Flr Door refurbishment | 600.00 | | |
| 5.16 | 1 st Flr Staircase decoration | 1200.00 | | |
| 5.19 | Grd Flr Wall plaster repairs | 1000.00 | | |
| 5.21 | Mosaic floor refurbish | 1000.00 | | |
| 5.22 | Grd Flr Ceiling Decorations | 2000.00 | | |
| 5.23 | Grd Flr Refurbish double doors | 1000.00 | | |
| 5.24 | Grd Flr Overhaul all windows | 2500.00 | | |
| 5.25 | Basement stairs treatment | 300.00 | | |
| 5.26 | Clean down walls and floor of organic matter | 600.00 | | |
| 5.26 | Fire protect steelwork | 750.00 | | |
| 5.26 | Clean light well and restore drainage | | 700.00 | |
| 6.1 | Undertake full electrical testing | 600.00 | | |

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|--------------------|---|-----------------|-----------------|-----------------|
| 6.2 | Undertake fire alarm emergency lighting testing | 700.00 | | 900.00 |
| 6.2 | Undertake review of heating system and controls | | 8000.00 | |
| | Scaffolding access | 7000.00 | | 9500.00 |
| Subtotals | | 63250.00 | 11700.00 | 20900.00 |
| Grand Total | | 95850.00 | | |