

CONDITION SURVEY

Holly Cottage,
Crosby Ravensworth

On behalf of:
Crosby Ravensworth Parish Council

Prepared by Paul Lewis BSc(Hons)MRICS, RICS Accreditation in Building Conservation

Date; 5th December 2020



SURVEYING
ASSOCIATES

ITEM	DESCRIPTION	CONDITION	RECOMMENDATIONS	Budget Cost
1.	Roofs			
1.1	Westmorland slate laid in diminishing courses.	Reasonable condition - relaid on new structures within last 15 years. Heavy moss growth; lack of ventilation is causing condensation in the roof voids.	Remove moss growth. Provide roof fents to all sides. Re-point rear verges.	£2,280
1.2	Photovoltaic panels	Fair condition but ownership is unclear.	Clarify ownership; the equipment may be leased to a third party.	
2.0	Chimneys and Flues			
2.1	Front stone chimney	Fair condition; some eroded mortar.	Repoint chimney.	£3,840
2.2	Rear stone chimney.	Fair condition; some eroded mortar.	Repoint chimney.	inc
2.3	Left gable chimney.	Missing.	Reinstate chimney and provide liner for new stove.	inc
2.4	Asbestos cement flue to sitting room fireplace.	Fair condition but will contain asbestos.	Appoint an accredited asbestos removal company.	inc
3.0	Rainwater Goods			
3.1	Cast iron and plastic gutters and downpipes.	Fair condition. Heavy debris evident.	Clear gutters and downpipes.	£540

ITEM	DESCRIPTION	CONDITION	RECOMMENDATIONS	Budget Cost
4.0	External Walls			
4.1	Solid rubble walls, originally with lime wet dash - now largely removed.	South gable - particularly poor with eroded and cracked cement mortar, some voids and inappropriate plastic paint.	Rake out and repoint wall with lime sand mortar and lime wet dash; remove masonry paint and finish with limewash.	£23,724
4.2		Front elevation - fair condition. Masonry paint to window openings and walls in poor condition. Crack in lintel over door.	Stitch crack to lintel with stainless steel pins and resin. Remove plastic paint and finish with limewash.	inc
4.3		Rear and north elevations - fair condition with degraded paint and mortar.	Re-point and redecorate wall with lime-based materials.	inc
5.0	External Joinery			£11,040
5.1	Front porch.	Improvised structure in poor condition.	Demolish and replace with new timber structure.	inc
5.2	Front windows - Yorkshire sash with secondary glazing.	All in poor condition.	Restore sash as existing, draught proof and renew secondary glazing	inc
5.3	Timber and metal single glazed windows to north side (right).	Fair condition; capable of restoration. Secondary glazing is poor standard.	Restore existing windows and renew secondary glazing.	inc
5.4	PVC double glazed windows to west (rear) and south (left).	Reasonable condition.	Retain.	inc
5.5	Decoration to joinery and metalwork	Poor condition	Redecorate externally (walls included elsewhere)	£4,200
6.0	Outbuildings			
6.1	Pre-fabricated metal garage.	Poor condition with improvised power supply.	Demolish, clear site and remove power supply.	£2,760
6.2	Rendered brick garden shed with corrugated steel roof.	Doors and windows are in poor condition. Damage to roof from tree. Improvised electrical supply.	Demolish, clear site and remove power supply.	inc

ITEM	DESCRIPTION	CONDITION	RECOMMENDATIONS	Budget Cost
7.0	Site Services			
7.1	Drainage - combined drainage system discharging foul and storm water through old septic tank to public sewer.	Partially blocked at inspection chamber near garage. Drain is shallow along right side up to soil vent pipe.	Clear blockage. If ground floor WC is needed, relay the drain from near garage to near rear door; provide new branch drain to new WC.	£2,760
7.2	Power Supply - mains supply to external meter cupboard. Overhead supply from cable at front right corner.	Good.	Appoint statutory supplier to sheath overhead cables whilst works of repair are carried out.	Free of charge.
7.3	Water mains	Good.	None.	
7.4	Gas supply.	None.		
7.5	Telephone and data - overhead cable supply.	Good.	None.	
8.0	Internal Observations			
8.1	Roof structures and voids - simple truss and purlins.	Good - original trusses have been retained but purlins and rafters have been renewed.	None.	
		Some evidence of water ingress around chimneys.	Renew chimney slatings.	inc Section 2.0
		Lofts have mineral wool insulation, circa 200mm thick.	Upgrade loft insulation with extra 200mm.	£2,400
		Condensation evident on the sarking felt.	See Section 1.	

ITEM	DESCRIPTION	CONDITION	RECOMMENDATIONS	Budget Cost
8.2	Ceilings			
	Reception room - open to floor boards above.	Fair but dust migration and sound will be an issue.	Underdraw boards with insulation and plasterboard	£7,380
	Kitchen - plasterboard.	Heavily soiled.	Clean and overboard with new plasterboard and skim.	inc
	Scullery - hardboard.	Poor.	Insulate between joists and finish with plasterboard.	inc
	First floor bedrooms and bathrooms - all overboarded with hardboard and trims.	Finishes will most likely obscure decayed lathe and plaster finishes.	Overboard throughout with plasterboard and skim.	inc
	Rear bedroom is finished with polystyrene tiles.	Tiles present a dangerous fire hazard and will very likely obscure poor lathe and plaster finishes.	Overboard throughout with plasterboard and skim.	inc
8.3	Walls - lime plaster on solid masonry, plus timber partitions to ground floor pantry and first floor front bedrooms and bathroom.	All the ground floor perimeter walls are damp at low level.	Lower external path levels all round. Patch repair plaster with lime materials and allow to dry out.	£5,340
	The left (south) wall has been dry-lined in an attempt to control dampness.	South wall is damp around old chimney breast and across the south side at levels.	Repoint and provide wet dash to the southern elevation. Remove all dry-lining and renew decayed plasters on south wall.	inc
	Scullery walls	Poor condition with no plaster finishes	Install insulated dry-lining to control heat losses	£2,500
8.4	Floors - Concrete floors at ground level.	Fair condition.	Remove floor finishes and allow to dry; apply proprietary floor sealing solution.	£1,020
	Suspended timber floors on the upper level.	Tongue and groove boards at the front - fair.	None.	
		Woodchip material in rear bedroom - fair.	None.	

ITEM	DESCRIPTION	CONDITION	RECOMMENDATIONS	Budget Cost
8.5	Fireplaces and Flues			
	Log burner in sitting room in original recessed fireplace.	Not tested; it is unlikely that the flue has been lined. Back boiler disconnected.	Line flue with flexible liner, install closure plate and test flue for air tightness. Renew stove.	£6,540
	Fireplace with bak boiler on south wall, vented through as asbestos flue.	Poor condition.	Strip out fireplaces and reinstate original openings to accommodate new stove. See also 9.2.	inc
	Closed fireplace in front left bedroom.	Fair, vented.	None.	
	Stone fireplace in rear bedroom.	Sound; closed.	Insert air vent to help keep flue wall dry.	inc
8.6	Joinery			
	Timber stair.	Sound.		
	Plank and brace doors.	Fair.		
	Built-in cupboards, kitchen units, shelving.	Poor.	Strip out and renew all storage and shelving units.	£10,200
8.7	Internal Decoration			
	Wall paper and paint to walls: varnish and paint to joinery.	Poor.	Strip all wallpaper, repair lime plaster and decorate with clay paint or other breathable finishes: redecorate joinery.	£4,704
8.8	Sanitary fittings			
	Ground floor WC	Saniflow unit with improvised drainage connections; no enclosure.	Provide a new partitioned enclosure and fittings; connect new drain as detailed Section 7.1	£4,200
	Bathroom	WC, basin and bath poor	Renew all fittings	£5,000

ITEM	DESCRIPTION	CONDITION	RECOMMENDATIONS	Budget Cost
9.0	Building Services			
9.1	Power and lighting installations	Dangerous improvised installation.	Renew all electrical services throughout and incorporate hard-wired and interlinked smoke, heat and carbon monoxide detectors.	£8,000
9.2	Electric storage heaters in sitting room, kitchen, rear bedroom.	All approaching the end of useful life.	Strip out; see below for new heating proposals.	inc
9.3	Heating - steel panel radiators in sitting room, front left bedrooms and rear bedroom.	No heating in scullery, bathroom, front right bedroom. Radiators are under-sized and served by old back-boiler.	Strip out existing systems and provide new oil-fired central heating and hot water services; locate boiler and hot water cylinders in scullery and vent through balanced flue.	£10,000
			Sub-total building works	£118,428
			Fees for project management (9%)	£10,659
			Recommended total project budget	£129,087

Exclusions

Contingencies
Value Added Tax
Statutory fees
EPC fees