

The property comprises of a three bedroomed residential house with land and outbuildings. The exact age of the property is not known, however, the immediate neighbours confirm that it is considered to be pre-1957.

## **BASIC OVERVIEW**

The property is constructed of rough hewn stone with a traditional roof of clay tiling on timber rafters falling on two sides to the ground. The windows and external doors are in timber. Interior floors are suspended timber with wooden stairs to the upper floor with solid floors to the ground floor areas.

Internally the property consists of three upper rooms with ground floor accommodation comprising of two reception rooms, a kitchen and hall with stairway.

No tests were carried out to any of the Water supply, electrical supply or sewerage/ below ground drainage and any comments or reference to the mechanical or electrical elements are based on a visual inspection only.

Whilst our survey was thorough, it was not possible without causing damage to inspect those parts of the property that were covered or unexposed at the time of survey and therefore, we are unable to guarantee that such parts are free from defects. These areas were specifically the roof void, septic tank and water tank.

## **BUILDING EXTERIOR**

### **Roofs/Roof Structure, Tiles and Guttering**

Traditional clay tiling on timber lath, rafters and purlins is utilized, falling to the ground on two sides. There are no rainwater goods to the main roof. The main roof is in poor condition, it was not possible to inspect the timber work beneath the roof tiling. However, there is evidence of some insect infestation or water damage requiring repair or replacement.

The tiles appear to be sun dried clay tiles in poor condition. It is recommended that these be replaced with a kiln dried tile of your choice as part of a roof overhaul or replacement.

### **External Walls**

External walls comprise of stonework with solid stone slab window and door openings. A stone built single storey extension (animal shelter) is attached to the rear of the accommodation. This has areas of considerable water damage and settlement. Rebuilding will be required. On the south side gable wall which is constructed of stone and there is evidence of cracking and misaligned masonry. There is bulging to the North elevation together with a dip in the first floor which it supports.

No damp course is installed in the property and dampness is evident throughout the ground floor and outbuilding.

Most of the masonry joints have perished and been washed out requiring replacement and re-pointing. The single Storey extensions added have been poorly bonded with the main house, some areas are pulling away. Substantial repair is required.

### **External Carpentry**

Timber doors, windows and frames are utilised throughout. All have suffered from lack of regular paint protection, the sun and insect infestation/damage. Replacement or substantial repair is required.

### **External Areas, Patios and Verandas**

Patios are grass covered in areas indicating that water is lying in puddles due to the lack of adequate drainage. Tiles at the veranda edge are broken resulting in rainwater staining of the lower walls.

## **BUILDING INTERIOR**

### **Roof Voids**

Access was not gained to roof voids and this is recommended in order that a full inspection of the roof timbers can be undertaken.



### **Ceilings**

The ceilings are in panelled mahogany or pine boards in a decorative style they have suffered from wood boring insect damage and localized water ingress. Substantial replacement and/or repair is required.

### **Interior Walls/Structures**

The internal walls are generally stonework and/or timber stud with white washed plastered finish. The internal walls have no damp course and dampness is visible throughout the ground floor.

The inside surface of the stone exterior walls has evidence of dampness, perishing, loose areas due to the lack of damp course and penetrating damp. Complete re-plastering will be required.

The fireplaces has caused severe staining to the surrounding stone and plasterwork substantial cleaning and remedial works are required before re-plastering can be carried out.

### **Floors**

The solid floors of the ground floor consist of a pounded earth or concrete. The floors are considerably uneven and cracked. No damp proof membrane was noted in any of the floors. It is recommended that both earth and concrete floors are dug out and replaced.

Suspended timber floors are provided to the first floor. However, there is evidence of infestation requiring substantial replacement and/or treatment.

### **Internal Joinery**

The internal joinery is generally timber doors in timber frames with timber architraves and skirting where applicable.

The internal joinery has deteriorated with age and in some areas of wood boring insect infestation. Substantial repair and/or replacement and treatment is required.

### **Bathroom**

The bathroom is provided to the ground floor and although part operational it is understood that the plumbing system is problematic and the drainage system does not function correctly. A kitchen facility is provided to the first floor, however, it has deteriorated with age and use and requires complete replacement.

### **Drainage**

The foul water drainage system is a septic tank of unknown age. The rain water system falls directly to the ground adding to the existing external walls' damp problems. It is recommended that gutters, downpipes and a soak away or rainwater storage system is implemented.

### **Electrical Installation**

The electrical installation does not comply with current regulations. Complete replacement of the electrical supply and system is required.

### **Heating System**

The only form of heating in the house is the open cooking fire located on the first floor.

### **Mains Water**

Mains water is provided to the premises. However, the meter has been removed and before it is replaced a thorough check of the existing water supply should be made.

### **SUMMARY AND CONCLUSION**

Having given due regard to the age, nature and construction of the property the general structure is considered to be very poor. Many defects were noted and raised concern. Substantial remedial works are required. It is understood that the owner would like to extend and improve the property. However, we feel it may be uneconomically viable to undertake the repairs and extensions which are required and which would need to meet satisfactory standards. Therefore consideration should be given to a complete demolition of the current building, and the construction of a new structure to replace the existing property.

