MAINTENANCE SCHEDULE REPORT

ON

TAVISTOCK POLICE STATION & MAGISTRATES COURT

ON BEHALF OF

DEVON HISTORIC BUILDINGS TRUST

Croft Surveyors
10 Old Mill Road
TORQUAY
Devon
TQ2 6AU

08 May 2017

TG/HC/34/2370

CONTENTS

1.0	**INTRODUCTION**	**Page 3**
1.1	Instructions	Page 3
1.2	Scope of Survey	Page 4
2.0	**THE MAINTENANCE SCHEDULE AND PHILOSOPHIES**	**Page 5**
2.1	Codes Used in the Schedule	Page 6
3.0	**SUMMARY OF CONDITION**	**Page 7**
3.1	Roofs	Page 7
3.2	Rainwater Goods	Page 8
3.3	External Walls	Page 9
3.4	Windows and Doors	Page 11
3.5	Ceilings	Page 11
3.6	Internal Walls	Page 12
3.7	Floors	Page 13
3.8	Services	Page 13
4.0	**FUTURE DETERIORATION/CONCLUSION**	**Page 15**

APPENDICES

APPENDIX 1 - Maintenance Schedule

APPENDIX 2 - Photographs

1.0 INTRODUCTION

1.1 Instructions

1.1.1 Further to instructions received from Gillespie Yunnie Architects on behalf of Devon Historic Buildings Trust, an updated Maintenance Inspection of the Tavistock Police Station & Magistrates Court was undertaken on 6th April 2017. Our original inspection was carried out in 2009 and this inspected was prepared to update the original schedule and adjust as necessary.

1.1.2 The purpose of the re-inspection was to re-assess the condition of the exterior fabric of the building and advise on the future maintenance requirements through the preparation of a planned maintenance schedule.

1.1.3 The schedule is attached in **Appendix 1** and forms the primary documentation. This introduction and summary report is intended to provide an overview as to the general condition of the building and to highlight urgent and significant problems as well as other areas for further investigation.

1.1.4 A photographic schedule is also contained in **Appendix 2** of the report**.**

1.1.5 The existing building is a Grade II* Listed purpose built combined court and police station which is thought to be constructed circa 1848.

1.1.6 The building is provided with a range of pitched roofs covered natural slate. There are also dormer and flat roof constructions covered in either lead sheet or bitumen roofing felt.

1.1.7 External walls are largely formed in a solid Hurdwick stone construction with granite dressings and an embattled parapet. The window openings consist largely of square headed frames with hoodmoulds and arched head lights.

1.1.8 Internal floors are of a suspended timber construction.

1.1.9 For the purposes of this inspection, we have assumed that the front elevation of the property is the elevation overlooking the public car park. This elevation faces approximately west. References to the right-hand, left-hand, front and rear are all compass points which are based on this orientation.

1.1.10 The weather on the day of re-inspection was overcast but dry following a period of similar weather.

1.2 Scope of Survey

1.2.1 The survey encompasses the external fabric of the building (external walls, joinery, doors, windows and flat roofs).

1.2.2 The internal parts of the property were also surveyed in so far as to indicate defects of the exterior surfaces of the property or defects relating to structural movement. Comments have also been made on the internal areas for budgeting purposes however we have not included for any changes or alterations proposed on the building. Our survey and schedule is prepared for maintenance purposes only.

1.2.3 Services to the building have not been tested as part of this inspection.

1.2.4 We have not carried out a fire risk assessment or assessed the building for energy performance as part of this inspection. We would however be pleased to quote for these services should you require.

2.0 THE MAINTENANCE SCHEDULE AND PHILOSOPHIES

2.0.1 This document has been produced to assist with forward maintenance planning of the main buildings and the surrounding areas on site. Its use will ensure that items of general repair and maintenance are identified and carried out and the document offers advice on the most suitable timescale for putting such works in hand.

2.0.2 The timescale for undertaking repairs and redecoration, except where urgent, is only a suggestion and can be adjusted to suit the Trust's maintenance philosophy. As owners of the building, your maintenance philosophy may require higher standards of maintenance on certain parts of the building, particularly with regard to appearance, or you may be aware that some parts are more extensively used than others, and allow those less used to have longer periods between repairs.

2.0.3 Each defect has been given a priority code to show the suggested timescale for remedial attention.

2.0.4 It is assumed that most of the essential maintenance will be carried out within the first five years and that the building will be re-assessed within five years. Elements appearing to require work beyond five years time are noted only where deterioration does not appear to be of significant concern or is occurring slowly. It is important that such elements are re-assessed periodically (at most at a five year period) to confirm their remaining lifespan.

2.0.5 The budget costs included within the schedule are based on experience and industry book rates, not on actual quotations from building contractors. These budget costs are, therefore, indicative only. The budgets do not allow any professional or statutory fees which may also apply. The budgets assume the works are tendered in totality by contractors appropriate to the project and its location, and contractors that are adequately insured and experienced in undertaking works of the type required. Costs may increase by reducing economies of scale.

2.0.6 No allowance has been made within the figures for access except where localised access from ladders or towers is likely to be suitable for a small task such as repairing the gutter. Scaffolding of the building may be necessary to facilitate some of the recommended work and it would be sensible to prioritise repair works to tackle a number of repairs at the time such access is available.

2.0.7 It is always recommended that a contingency is included for any projects of this nature in case unforeseen works are found to be necessary. A contingency of 10% is provided on the budget figures estimated in the schedule.

2.0.8 Budget costs have not been included in the schedule for works which we anticipate will be required in years past the 5 year cycle in which the schedule has been prepared. The budget costs included in the schedule **do not** include for day to day cleaning and general maintenance which should be budgeted for in addition to the estimates outlined within the schedule. They also **do not** include for any works to the Mechanical & Electrical Services in terms of repairs on maintenance.

2.1 Codes Used in the Schedule

CONDITION CODES

A **Good** – As new, with the expectancy that with proper maintenance the element will continue to provide a satisfactory standard of service.

B **Fair** – Serviceable and safe with no major works needing to be done other than indicated repairs, minor redecoration and/or improvements in standards of finish etc.

C **Poor** – Operation but requiring major repair or upgrading within a reasonably short period of time.

D **Failed** – Inoperable, unsafe and/or at risk of immediate breakdown.

I **Inspect/Monitor** – Either:-

a. Additional examination or specialist testing needed which may result in maintenance or repair liability.

b. Consideration of required standards, facilities or provision needed which may result in costs for adaptation/improvement.

c. Regular monitoring or inspection needed to establish trends or rate of decay which may result in future costs for remedial work.

N **Not assessed/Not observed** – Element or attribute either:-

a. Not assessed because specialist inspection required or outside scope of survey;

OR

b. Not observed because of concealment within fabric or no access.

Z **Not present** – Element or attribute not present. Consideration of its provision may be appropriate

PRIORITY CODES

A **Urgent** – Failure to carry out remedial or repair work will result in failure or physical damage to element concerned or a contravention of the applicable statutory requirements.

B **Priority** – Remedial or repair work should be carried out at the earliest opportunity to ensure continued operation or adequacy of that element.

C **Routine** – Works of maintenance or repair that meet normal cyclical maintenance criteria or are considered non-urgent.

D **Optional** – Works of improvement or alteration which are not considered essential for continued adequacy of the element but may be considered "desirable".

3.0 SUMMARY OF CONDITION

3.1 Considering the age of the property, it is believed that the building is generally in a fair condition despite there being numerous repair and maintenance issues which are required, most notably to the external fabric of the building and the roofs and rainwater goods.

3.2 It would appear that there has been a general lack of repair and maintenance over past years to specific areas of the property. It is however evident that areas such as the valley gutters and flat roofs have been re-asphalted in an attempt to prevent some of the more problematic defects occurring. These asphalted areas have now split in areas and repairs are necessary to prevent water ingress.

3.3 The most significant and identifiable repairs relate mostly to damp penetration entering either through junctions of the roofs, through the parapet walls and through the deterioration of the stonework forming the external walls. There is also numerous damp areas noted at the lower ground level as can be expected in a property such as this as the building would not have originally been constructed with a damp proof course.

3.4 There was also evidence of a general lack of basic maintenance to items such as rainwater goods which can lead to more significant problems. For example, some of the rainwater hoppers are blocked with vegetation and numerous rainwater downpipes are suffering from fairly heavy corrosion. Areas of the windows are suffering from wet rot or corrosion if metal which allows moisture penetration into the frames and the stonework is deteriorating and spalling, again allowing absorption of moisture. In addition, we have also found areas of less significant problems which will require further testing, investigation and / or monitoring.

3.1 Main Roof

3.1.1 Main roofs to the property are essentially formed in three sections with one roof spanning the police station, a further roof spanning the magistrate's court with a central pitched roof spanning the corner link section of the building above Trowte's House.

3.1.2 All the roofs are clad in a natural slate finish and generally, the slates did appear to be relatively intact and not fractured.

3.1.3 It is however clear that the slates are dated and slates of this nature do become brittle with age therefore over time, slates can crack and detach leaving areas in the roof where moisture can penetrate. There are a number of slates which have slipped or fractured and these should be replaced at the earliest opportunity.

3.1.4 It is noted during our inspection that there are numerous slates are also fitted with lead tingles which would indicate they have slipped in the past.

3.1.5 The fact that some of these slates are slipping and detaching could suggest that the fixing nails are corroding slightly which is a condition known as nail fatigue. Over time, fixing nails can corrode and deteriorate to such an extent that they no longer hold the slate in its current position and therefore in terms of future maintenance, provision for re-fixing and replacement of isolated slates over the coming years should be allowed until such time as the roof be programmed to be re-covered. We would anticipate that re-cladding of the roof will be needed within the next 10 years.

3.1.6 We were able to gain access to the front roof valley from the stair tower however access to inspect the rear valleys was not available due to height restrictions and the restricted reach of the cherry-picker arm.

3.1.7 It is noted that from the front dormer windows that the lead sheet forming the cheeks of the dormer windows has now lost its elasticity, is dropping in areas, and the lead flashings under the cill of the dormer windows is undulating. Dated lead sheet does become brittle and over time, thermal expansion and contraction of the lead can lead to minor fractures occurring in the lead which can allow water penetration. We would therefore recommend that provision be made for replacement of the defective lead sheet to the dormer checks and flashings in future years.

3.1.8 Box gutters are provided to the front and rear sections of the main roofs and these have been clad in asphalt which has in turn been dressed up the external parapet walls and dressed around the sections of granite forming the castellation's at roof level.

3.1.9 Whilst the asphalt does appear to be in a satisfactory condition with only minor cracks and blisters being noted to date, the asphalt has only been dressed up and around the granite castellation's which therefore leaves a weak joint where water could penetrate down the stonework.

3.1.10 As is always the case, the asphalt has shrunk back slightly from the granite castellation leaving a small open joint where rainwater can penetrate and in addition, rainwater will penetrate down through the granite into the wall below. As the rear section of the wall is essentially tanked with asphalt, rainwater can only dissipate out the front external face of the wall causing spalling of the pointing and stonework and also discolouration at high level.

3.1.11 Asphalt to the flat roof over the stair tower has similarly been dressed up to the perimeter castellation's with small open joints being apparent and again moisture is penetrating into the walls below through these open joints and probably also through the granite itself which is causing deterioration to the newly rendered walls beneath and also deterioration to the stonework on the outside face.

3.1.12 As a building such as this would have been built without a damp proof course under the parapet walls at high level, there is obviously an inherent defect in that water migrating down from the parapet walls will continue into the upper sections of the property and continue running down the property at high levels.

3.1.13 Whilst we have not spoken to the conservation officer in this area, it is not believed that they would allow for capping of the granite castellation's with impervious material and indeed any capping would detract from the character of the building and in our opinion should not be undertaken. Sealing of the open joints with a silicone or similar material would reduce the amount of water penetration however it is likely that water penetration at this level will continue unless approval can be sought for possibly lifting the granite castellation's and providing a lead or alternative impervious material at coping level. The splits to the asphalt also need to be repaired to prevent direct water ingress.

3.2 Rainwater Goods

3.2.1 The main roofs essentially discharge onto the box gutters around the perimeter of the property as previously described which then discharge through rainwater shoots which extend through the external walls into a range of cast iron hoppers and downpipes.

3.2.2 There is a heavy build-up of corrosion noted on all cast iron downpipes and hoppers and whilst some of the downpipes are in our opinion capable of being repaired and re-decorated, many down pipes appear to have corroded to such an extent that replacement in new cast iron sections is recommended.

3.2.3 It is known that cast iron downpipes can corrode from the interior and we therefore could not determine the extent of corrosion on the internal parts of the pipes. Corrosion is however apparent underneath the paintwork to large sections of pipes and therefore in the medium to long term, it would be more economical to simply remove and replace the cast iron pipework with new sections to match existing.

3.2.4 The rainwater downpipes discharge over ground level gulley's, which have not been traced or tested. During our inspection we also did not undertake any camera surveys of the underground drainage system and are therefore unable to comment as to whether there are any defects or problems with the underground drainage system.

3.2.5 It is however noted that the majority of ground level gulley's are filled with leaves and debris and provision should be made for clearing out these on a cyclical basis.

3.3 External Walls

3.3.1 The external walls to the property are formed with solid stone construction which is left in exposed stonework to the outer face and largely either rendered or plastered to the inner face.

3.3.2 The stonework is believed to be local greenish/grey Hurdwick stone which was quarried from Hurdwick guarry on the outskirts of Tavistock.

3.3.3 External walls rise up to form a castellated parapet around the perimeter of the premises with the castellation's being formed in granite sections.

3.3.4 In addition, windows and door openings throughout the exterior of a building have been provided with granite arched surrounds together with an overhanging cornice at roof level.

3.3.5 The local stone used to form the external walls is a relatively porous stone and can be subject to erosion. Throughout all elevations, there are areas where the stonework has spalled and there is also evidence where stonework has been re-faced.

3.3.6 In addition, it can be seen that isolated areas have been re-pointed in past years and it is believed that some of the pointing may have a certain amount of cement.

3.3.7 It is important that cement pointing is not used for stone buildings of this nature as unlike lime based pointing mixes, a cement mix does not allow walls to breath and dry out. As a result, moisture emanating from within the wall exits through the stonework and not the pointing thus causing increased erosion to these stones.

3.3.8 Areas of the exterior do require re-pointing and it is recommended that once re-pointing works is undertaken, any areas of cement based pointing are raked out and replaced in a lime based pointing material.

3.3.9 There is evidence of penetrating damp entering through the external walls in numerous places within the building however the more extreme areas are at eaves level, through the castellated parapet walls and also to the circular stair tower.

Moisture penetration through the stair tower walls is quite prominent to the lower areas of the stair tower and also extending across to partition wall between the stair case and the old Sergeants office at first floor level. It can be seen externally that the stonework and pointing has deteriorated at high level and we therefore believe that replacement stonework or re-facing of the stone is required.

3.3.10 Whilst it cannot be specifically confirmed without specialist testing, it is believed that large areas of the interior of the property have been rendered with a cement based render prior to receiving a plaster skim finish. A render with a high cement content will have some degree of waterproof qualities and therefore it will hold back moisture from within the wall. Therefore, moisture can therefore only escape through the external face of the walls leading to increased problems with erosion of the stonework. There are numerous isolated areas of the render internally where dampness has broken through causing a high build up of salts and damp staining and ideally all of the cement based render will be removed and replaced in a lime render. This will however incur excessive costs.

3.3.11 The external walls are also suffering from rising damp although again, in numerous areas the lower walls have been either rendered or dry lined. Properties of this age would not have been built with a damp proof course in the modern sense and therefore dampness from the ground will be able to rise up the wall by capillary action, known as rising damp. This again is essentially an inherent defect associated with the property and whilst the levels of damp are causing paintwork and plaster to peel and spall in isolated areas, it is generally not significant for its current use. In addition, with the building in its current use being heated and occupied for long periods, levels of deterioration are not considered significant although they may increase with differing uses of the property.

3.3.12 We doubt that the conservation officer will allow injection of chemicals into the walls for a damp proof course and therefore alternatives could comprise either tanking of the wall with a delta membrane or similar, rendering using a waterproof render as it has largely been done, or alternatively cladding the low levels with a dado panelling or similar.

3.3.13 The preferred option would however be to re-plaster the walls with a lime based plaster and lime wash although again, costs would be excessive. Our report therefore only includes for repairs to the defective render and not wholesale re-plastering in lime plaster.

3.3.14 A building of this age will however always suffer from damp problems and with adequate use of heating and ventilation, damp levels could be kept to a minimum.

3.4 Windows and doors

3.4.1 Windows and doors to the property comprise a mixture of timber framed double hung sash windows with single glazed metal framed window being both period windows and more modern crittall style windows which were common in the 1960/70's.

3.4.2 The majority of the windows are set within granite window surrounds having granite mullions and some decorative granite window hoods.

3.4.3 Whilst a number of the sash windows still function adequately, it is apparent that numerous windows have rotten in areas and have either been painted shut or have had the sash cords removed and possibly the weights removed within the sash boxes. Depending on the future use of the building, you may therefore wish to

overhaul the windows to include replacement of the sash cords, weights, staff beads and parting beads and repair replacement of defective timber and cills.

3.4.4 A number of the metal framed windows are also corroding with numerous windows having cracked and dead putties. As part of a refurbishment programme, we would recommend that all cracked putties be replaced with the corroding sections of the windows being thoroughly wire brushed and treated with a rust retardant prior to re-decoration occurring.

3.4.5 At this stage, it would also be prudent to replace the cracked panes of glass of which there are a number.

3.4.6 It is apparent that moisture is penetrating through the windows and it would appear that this is mostly occurring either through the granite window surrounds and mullions or through minor open junctions where the window unit abuts the granite window surround. A number of the granite window surrounds have been painted internally with what would appear to be an oil based paint and this will not allow the granite to breathe or moisture to escape. Subsequently moisture from the granite has caused the paintwork to blister and peel and in our opinion it would be better to simply remove the decorative finish and leave the exposed granite internally.

3.4.7 The open junctions between the window frames and the granite should also be sealed to allow any openings for moisture to penetrate.

3.4.8 External doors to the premises are generally formed in period timber door sections having arch headed sections with granite surrounds.

3.4.9 It is apparent on a number of doors that splice repairs have been undertaken in past years to the lower levels and as is often common, the repair is failing again due to wet rot.

3.4.10 Simple replacement of the defective timber with a new splice repair would be sufficient in these areas.

3.4.11 The external doors where tested were found to be functional however do need to be overhauled and re-decorated / re-stained on a cyclical basis. Many doors are rotten on their lower edges and need scarf repairs undertaken.

3.5 Ceilings

3.5.1 The ceilings throughout the property are formed in a mixture of either lath and plaster construction or replacement modern plasterboard and plaster skim finish.

3.5.2 Most ceilings are generally flat ceilings however the Magistrates Court does have a bow ceiling forming the underside of the pitched roof. It would appear that any decorative cornicing has been removed over past years with the majority of the rooms having no cornice and remaining rooms having just standard half round modern cornices or cornicing in the form of timber architrave sections.

3.5.3 On the whole, these replacement plasterboard ceilings are generally in a satisfactory condition with only minor defects being attributable to penetrating damp through the external walls.

3.5.4 The lath and plaster ceilings range in condition with the majority of ceilings having random cracking and isolated areas where it would appear the plaster has lost its key.

3.5.5 During the construction of lath and plaster ceilings, the plaster base coat is forced between thin pieces of timber or laths which were nailed to the joists, forming a plaster key which then receives the plaster setting coat. As is typical with a property of this age, the plaster key is beginning to become senile, hence the pattern of cracks to the plaster finish. Whilst the cracks can, to some extent, be cut out and re-filled prior to decoration, care should be taken to avoid disturbance to old lath and plaster ceilings.

3.5.6 It is also known that lath and plaster ceilings can detach without warning which can cause damage to furnishings and fittings, and any individuals within the property. We would therefore recommend that ceilings are continually monitored with the period ceilings being cut out and replaced should there be a risk of collapse.

3.6 Internal Walls

3.6.1 Internal walls throughout the property range between being formed of thick solid stone walls, masonry brick internal partitions, lath and plaster finished timber partitions or plasterboard finish timber partitions.

3.6.2 As with the ceilings, some shrinkage cracking was noted to the plasterwork, which should be cut out and made good prior to the next re-decoration. There are also some areas of plaster which has lost its key and these areas should be hacked off and re-plastered prior to re-decoration.

3.6.3 A number of the internal walls are also suffering from rising and penetrating damp problems and areas have had the plaster removed exposing the stonework behind..

3.6.4 Some of the stone walls in the older sections of the building have also been decorated directly onto the stonework however the paintwork is peeling due to the internal walls at low level not having any damp proof course. As previously advised, walls of this construction and age will inevitably suffer from some levels of dampness and therefore simply removing of the non-breathable paint systems and re-decorating with a breathable type may be sufficient for your future use.

3.6.5 We were unable to determine the condition of any of the sections of timber forming the studwork of the lath and plaster and plasterboard partitions however it is noted that areas of joints and floorboards where exposed are suffering from beetle infestation.

3.6.6 We would expect to find evidence of beetle infestation (woodworm) within the timbers forming the walls and therefore sterilisation or replacement of bettle infected timbers may be required should the plaster fail or areas of timber be seen to deteriorate causing the plasterwork to crack and fail.

3.6.7 Various areas of walls throughout the interior have been patch repaired where they have been affected by dampness and again, isolated areas will continue to require remedial works over future years. In addition, there are random minor cracks and shrinkage cracks throughout the majority of the lath and plaster walls and the level of internal repair and decoration has in our opinion been minimal over past years.

3.6.8 Whilst the areas previously open to the public has received re-decorations in recent years, the entire property essentially requires a complete re-decoration which should include cutting out and filling all cracks, minor stitching to masonry cracks and re-decoration.

3.7 Floors

3.7.1 Floors throughout the property range from suspended timber construction to the upper levels down to a solid floor slab formed in either screed or flagstones to the ground floor.

3.7.2 The suspended timber floors were generally serviceable however were found to be unavailable for inspection due to majority of areas being covered with fitted carpets or vinyl floor coverings.

3.7.3 Throughout the upper floors, there is evidence of loose and uneven boarding and this may be due to floorboards previously being removed in the past for access to pipework and wiring. It should therefore not be a difficult matter to re-secure the loose boarding.

3.7.4 Beetle infestation was found in the floorboards and joists at roof level and again, it would be expected to find evidence of beetle infestation in all of the period sections of timber within the property.

3.7.5 Depending on the extent of beetle infestation found when carpets are removed, it would be prudent to arrange for inspection by a specialist and sterilisation if required.

3.7.6 Throughout the ground floor, it is believed that there is a solid floor construction although areas within the Police Station have been raised up with timber floor.

3.7.7 Flagstones can be seen outside the old cells underneath the Magistrates Court and whilst slightly uneven, the flooring is still in a functional condition and proves to provide an aesthetically pleasing floor finish. It can however be seen in areas that sections of pointing have been removed and there does appear to be open voids underneath the flagstones which should be investigated and filled in as it is possible that the sections beneath the flagstones may be used by rodents.

3.8 Services

3.8.1 Services have not being traced or tested and our comments are based upon a visual inspection only. We cannot therefore give a warranty as to their construction or condition although if you wish to be completely satisfied, we can arrange for tests of the M & E installations.

3.8.2 The building is provided with mains electrical supply having a range of light fittings and sockets throughout.

3.8.3 It is believed that some areas of the electrical supply are very dated and when the Police staff were asked on site whether the installation had been tested in the last 5 years, they were unable to comment.

3.8.4 Latent defects in an electrical supply can only be ascertained by applying an electrical continuity test which was not undertaken as part of this instruction.

3.8.5 In the absence of any NIC / EIC certificates being provided, we would recommend that the entire electrical installation be tested by a NIC/EIC registered electrician with any recommendations for remedial or upgrading works being undertaken.

3.8.6 The property is also provided with a central heating system having gas fired boilers running through either pressed steel, cast iron or cannel radiant heaters throughout the building.

3.8.7 Again, the radiators throughout the building are relatively dated, along with the plumbing feed pipework, and it is likely that leaks may occur in the system over future years.

3.8.8 We were also unaware as to whether the boilers have been maintained correctly being serviced and tested on an annual basis and again we would recommend that all Gas Safe or Corgi certificates are obtained and if none are available, the gas installations be tested by a Gas Safe operative.

3.8.9 In any case, we would recommend that provision be put within your budget for upgrading and replacement of the space heating apparatus in due course.

3.8.10 Ventilation within the building is minimal in terms of mechanical ventilation with only retro fitted mechanical extracts being put in some of the WC areas and the kitchen through the windows.

3.8.11 Ventilation to the building is however entering via background ventilation through the single glazed windows or from the door surrounds.

3.8.12 Whilst condensation does not appear to be a significant problem at present, condensation can differ with alternative users in the building and therefore if condensation does prove to be a problem, alternative additional means of mechanical ventilation may be required.

4.0 FUTURE DETERIORATION / CONCLUSION

4.0.1 The schedule provides a snap shot of the property at the date of inspection. Further deterioration is likely to occur over the years as with any aging property.

4.0.2 Many of the defects noted within the schedule form normal day to day maintenance items. It is likely that further minor defects will occur over time, even once the defects identified within the schedule have been attended to.

4.0.3 The property is located in an exposed coastal location and therefore will experience high winds and strong driving rain conditions, all of which can have an effect on the external elements of the property. The key to any remedial work programme is to keep the building wind and watertight in order to reduce the likelihood of more problematic defects such as beetle and fungal attack.

4.0.4 The defects that we have reported are not uncommon for properties of this age and nature of construction, but more persistent problems likely to be encountered are associated dampness and moisture penetration, the occurrence of associated rot and similar defects. With any Listed building, some of the repairs within this report will require Listed Building Consent and therefore an application will need to be made to the local Council for consideration by the conservation officer. True like for like repairs can however generally be carried out without an application being made.

4.0.5 We trust the report assists to outline the condition of the property and the repairs we consider sensible. Please do continue to consult with us to adapt and upgrade the schedule to more accurately reflect your own maintenance philosophy and requirements.

4.0.6 We would recommend that the report is reviewed and updated on a 5 yearly cycle to take into account premature deterioration of the building elements. A building of this age and nature of construction will, due to its very nature, require continual maintenance over further years.

4.0.7 We would comment that our schedule **does not** include detailed inspection of the Mechanical and Electrical Services within the building and we would recommend that these are inspected by a Mechanical & Electrical Engineer prior to purchase of the premises.

4.0.8 We trust that our report provides the information and advice you require. If we can be of any further assistance please do not hesitate to contact us. In making your decision on how best to proceed you must take into account comments made in the whole report including the Appendices.

4.0.9 We mention that our report has been prepared for you as our client, in connection with your prospective purchase of the property, and we cannot accept responsibility for it to any third party who may become acquainted with its contents without our prior knowledge and consent in writing.

TONY GERMAN BSc HONS MRICS .....
FOR AND ON BEHALF OF CROFT SURVEYORS