

# Schedule of Condition / Maintenance

of

**East Worlington Parish Hall**

**East Worlington**

**Crediton**

**Devon**

**EX17 4TS**



***Burn Valley Property***  
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**Date : April 2014**

	<u>ELEMENT</u>	<u>DESCRIPTION / CONSTRUCTION</u>	<u>CONDITION</u>	<u>REPAIR / ACTION</u>
<b>A</b>	<b>ROOFS</b>			
	<b><u>Main Hall</u></b>			
	Roof Structure	Pitched roof constructed with original oak timber trusses, collars, purlins and rafters to northern portion of building. Some oak and softwood replacement timbers evident which would be typical for the age of building. Roof construction to southern end of building replaced with softwood members circa 1960/70. Additional low level collar and hangers provided to support modern ceiling construction.	Good overall condition of roof structure there being no signs of excessive movement or distortion. Original timbers appear sound despite some evidence of insect attack. Softwood section of roof in good condition.	Treat timbers for infestation and check generally structural stability. Consider any repairs at same time as thatching works. Replace softwood collars to original trusses with oak sections to original profile. Consider exposing trusses and purlins if ceiling removed.
	Roof Covering	Thatch – wheat reed with chicken wire to ridge.	Existing thatch showing uniform signs of deterioration. Thinning of thatch and extensive moss growth. Typical bird damage at eaves. No visible signs of leaks.	Rethatching required within the next 1 to 3 years. Existing defective thatch removed down to sound material and new wheat reed covering provided to minimum depth of 300mm. Ridge and eaves protected with galvanised chicken wire mesh.
	Ceiling & Roof Void	Asbestos survey indicates ceiling boards to be asbestos (Chrysotile) on modern softwood timber framework. Timber battens to underside at board joints. Roof void insulated with 100mm mineral fibre insulation.	Generally asbestos ceiling boards appear to be sound. Fixings and holes cut through boards for installation of lighting and fire alarm services.	Consider removal of asbestos ceiling boards and formation of vaulted ceiling arrangement to allow existing structure to be exposed. Works will need to be undertaken in conjunction with repairs to roof structure.
	<b><u>Kitchen &amp; Store</u></b>			
	Roof Structure	Pitched roof with timber rafters and purlins.	Fair condition. Rafters within store area are slender in profile which may	

			result in deflection and sagging under the weight of the concrete tiles.	
	Roof Covering	Concrete tile on timber battens, on sarking felt to footpath elevation. Slate on timber battens to EW House courtyard. Ridge tile with pointing	Good	
	Flashings	Lead flashings at abutment to gable end	Good	
	Fascia	Timber fascia with open eaves	Good	
	Rainwater Goods	PVCu	Good condition. Stop ends provided centrally within run.	Remove stop ends and joint.
	Ceiling & Roof Void	Plasterboard ceiling within kitchen. Roof void insulated with 100mm mineral fibre insulation Exposed rafters to store room. Roof uninsulated.	Good condition to kitchen. Fair condition to store.	Insulate ceiling to store and provide plasterboard ceiling lining.
	<b><u>Entrance Porch &amp; Toilets</u></b>			
	Roof structure	Mono pitch timber roof structure	Not inspected – assumed adequate	Inspect for generally structural stability and check for insect infestation. Treat timbers.
	Roof Covering	Cedar shingles	Good condition although build-up of moss.	Remove moss deposits.
	Flashings	Lead	Good	
	Fascias & Soffits	Timber fascia and bargeboards. Asbestos survey indicates soffits to be asbestos (Chrysotile + Amosite).	Good.	Consider removal and disposal of soffit boards prior to next cycle of external repairs and redecoration. Works must be undertaken by licensed asbestos removal contractor.
	Rainwater Goods	PVCu	Good	
	Ceiling & Roof Void	Ceiling plasterboard. Roof void not inspected. Ventilation provided by air bricks to gable ends.	Good	

<b>B</b>	<b>WALLS</b>			
	<b><u>Main Hall, Kitchen / Store</u></b>			
	External Walls	Stone & cob construction. Assumed to be stone foundation courses with upper walls in cob. Timber lintels to openings. Isolated slate & cast iron floor ventilation grilles.	Generally good condition throughout. Minor internal cracking to southern gable wall at junction with front and rear walls.	Monitor movement. Cut out internal cracks and undertake minor repairs with lime plaster.
	Pointing	Lime	Generally good	Minor repointing with lime mortar as necessary
	Render	Lime render	Generally good. Some areas detached from substrate but not considered detrimental.	Monitor condition and undertake isolated repairs as necessary.
	Party Wall - Store	Timber studwork with chipboard lining between Parish Hall store and EW House store	Chipboard lining poorly fitted and provides no fire resistance between properties.	Upgrade studwork and provide mineral fibre insulation between studs and fire resistant lining with fire barrier at roof level to minimise risk of fire spread between properties.
	<b><u>Entrance Porch &amp; Toilets</u></b>			
	External and Internal Walls	Single skin wall with brickwork below DPC and assumption of blockwork above DPC. External cement render finish. Air bricks to gable ends provide ventilation to roof void. Cast concrete cills to window openings. Assumed concrete lintels to openings.	Good general condition. The nature of the construction provides little thermal insulation and therefore heat loss relatively high. Due to ineffective heating and ventilation there is the expectation that condensation will readily form on cold surfaces and pipework.	Provide background heating to reduce condensation. Consider insulating walls to reduce heat loss.
<b>C</b>	<b>FLOORS</b>			
	<b><u>Main Hall</u></b>			
	Floor structure	Suspended floor construction comprising timber joists on timber wall plates on stone sleeper walls. Walls have no damp proof course or foundation. Sub floor to main	Flooding of central sub floor area identified in early 2011. A further inspection in Aug 2011 revealed sub floor still very damp. Previous water main leak believed to be responsible for initial problems, but	To prevent further deterioration in the floor construction, repair and improvement works are required to prevent ground water ingress into the sub-floor and remove the conditions where dry rot may develop. An

		<p>area of hall is on original earth floor of barn. A concrete sub floor to the stage area is provided at a higher level to the hall. Some sleeper walls replaced with sections of blockwork.</p> <p>Suspended floor believed to originally date from early to mid-20<sup>th</sup> century.</p> <p>Void under rear threshing door opening.</p>	<p>void under rear threshing doors suspected to be the current main source of water ingress. See Section D.</p> <p>A number of the timber wall plates exhibiting areas of wet rot. Some wall plates already removed and replaced with ad hoc sections of masonry. Floor joists generally in good condition although some damp. Isolated sleeper walls repaired with blockwork including crude arrangement to stage area.</p> <p>Floor is currently sound and free from excessive movement but will deteriorate if damp conditions permit the continued rot of timbers.</p> <p>Evidence of insect infestation.</p> <p>Dry rot not identified but damp conditions provide ideal conditions for dry rot to develop.</p>	<p>improved threshold detail to the rear threshing doors is required to prevent surface water run-off from the roof filtering through into the sub floor which is at a lower level than the adjacent rear planting border.</p> <p>Two repair and improvement options available:-</p> <ol style="list-style-type: none"> <li>1) Renewal of the existing suspended floor with a new suspended structure on new concrete sub floor. Works to incorporate damp proof membranes and improved sub floor ventilation.</li> <li>2) Construct new solid concrete floor on damp proof membrane with timber floating floor finish. This option will allow underfloor heating to be incorporated.</li> </ol>
	Floor ventilation	Cast iron grille to front elevation. Slate louvres to south elevation.	Fair Good	Check ventilation path and therefore effectiveness of vents. Consider additional vents to promote cross ventilation of sub floor and assist with the elimination of dampness of floor structure. Ventilation not required for solid floor construction.
	Floor Covering	Timber floor boards - softwood	Fair condition. Boards lifted for access to the floor void shows some damage.	Consider renewal of boards in conjunction with repairs and improvements to floor construction.
	<b><u>Kitchen</u></b>			
	Floor structure	Solid concrete.	Good	
	Floor Covering	Ceramic tile	Fair	

	<b><u>Store</u></b>			
	Floor structure	Suspended timber. Sub floor construction unknown.	Good. Unlikely floor void is insulated	Consider insulating in conjunction with heating works
	<b><u>Entrance Porch &amp; Toilets</u></b>			
	Floor structure	Solid concrete floor with cement wearing screed	Good	Consider vinyl floor covering to assist with cleaning and improve aesthetics.
<b>D</b>	<b>WINDOWS &amp; DOORS</b>			
	Windows - main building	Timber with clear leaded single glazing – assume painted hardwood. Cast iron ironmongery.	Overall fair condition. Suffer from significant levels of condensation.	Consider installation of secondary glazing to reduce heat loss and condensation. The Secondary glazing framework to sit behind existing mullions in order to maintain the existing external appearance.
	Windows – Toilet	Steel framed (Crittall) with obscure single glazing	Fair. Unheated environment creates problems with condensation.	Replace windows with double glazed timber windows which will reduce heat loss and condensation. Timber windows also better suited to the heritage properties.
	Rooflight (kitchen)	Painted steel	Good	
	External Doors	Entrance doors – timber with push bar exit hardware Kitchen - timber with push bar exit hardware External cupboard – timber Rear threshing doors – original oak timber planked doors visible to courtyard but opening boarded over internally to prevent draughts into hall.	Entrance doors – Good overall condition. Kitchen door – Fair condition with number of repairs at low level. External cupboard doors – fair condition. Threshing doors – Very attractive period feature.	Ease external cupboard doors.  LA Conservation Officer keen to see the internal cladding removed to allow users to view the original oak threshing doors. Consider installation of double glazed screen or doors to provide internal vision but limiting heat loss and draughts to users.
	Internal Doors	Timber lobby doors with glazed vision panels and push bar exit hardware Kitchen doors – timber four panel doors Toilets – timber flush.	Good  Good  Good	

<b>E</b>	<b>FINISHES</b>			
	Ceilings	Hall – Paint finish to asbestos (Chrysotile) ceiling boards. Painted timber battens to underside of ceiling at board joints. Roof void insulated with 100mm mineral fibre insulation.	Fair condition	Consider removal of asbestos ceiling boards and formation of vaulted ceiling arrangement with painted plaster finish.
		Kitchen & Toilets – Paint finish to skim plaster	Good	
	Walls	Generally - lime plaster	Good	
		Toilets - gypsum plaster finish.	Good	
		Vertical timber boarding at low level within hall	Good	
		Wall tiling to kitchen & toilets.	Fair	
	Floors	Hall - Timber floor boards	Fair	
		Kitchen – Solid with ceramic tile	Good	
		Entrance lobby & toilets – solid floor with cement wearing screed finish	Good	
	Internal Decoration	Lime wash to walls	Good	
		Emulsion paint to ceiling	Good	
<b>F</b>	<b>FITTINGS</b>			
	Kitchen	Base kitchen units with laminate worktops. Stainless steel sink	Good	
<b>G</b>	<b>SANITARYWARE</b>			
	Toilets	Vitreous china wc pans, cisterns and wash hand basins, Chrome plated fittings.	Fair	
<b>H</b>	<b>SERVICES</b>			
	<u>Mechanical</u>			
	Hot water & Cold		Report by mechanical engineer	

	water storage			
	Hot water & cold water distribution	Copper pipework	Report by mechanical engineer	
	Water Supply		Report by mechanical engineer	
	Ventilation	Hall – no mechanical ventilation or opening windows. Users rely on leaving entrance doors open.	Internal environment is cold and has damp musty feel. See separate note.	Consider extract system within hall roof void ducted above ceiling through store to outside.
		Kitchen - extract vent & opening window	Internal environment cold and area susceptible to condensation.	Consider upgrading ventilation with automatic humidity sensors.
		Toilets – fanlight to external window		Consider mechanical ventilation to toilets
	<u>Electrical</u>			
	Electrical Supply	3 phase supply cable enters building under threshing doors and then runs within the floor voids to the distribution board adjacent to the lobby doors	Report by electrical engineer	
	Distribution board	Located within unlocked cupboard adjacent to entrance lobby doors.	Good	Consider moving distribution boards out of public area and into store room. Divert incoming electrical supply.
	Circuit Wiring		Report by electrical engineer	
	Electrical Fittings		Report by electrical engineer	
	Lighting	Pendant lights to hall	Lighting levels poor and unsuitable for multi-purpose use	Upgrade lighting in conjunction with roof / ceiling works providing multi-use light fittings with variable controls. Light levels to current standards
	Emergency Lighting		Cyclical testing undertaken	
	External Lighting	Wall mounted fittings to entrance, bulkhead fittings to side path	Fair	Consider replacement of wall lights to main entrance
	Fire Alarm		Report by electrical engineer No smoke detection in store	
	Heating	Coin operated radiant heaters to main building.	Heating is inadequate and ineffective.	Upgrade heating to create stable internal temperature, in order to improve user comfort and assist with minimising condensation. Underfloor heating preferred option to hall, with low surface temperature radiators to



				remaining accommodation.
		Radiant heater to kitchen	Fair	
		Porch / Toilets are unheated	N/A	
<b>J</b>	<b>DRAINAGE</b>			
	Foul Drainage	Private drainage	Not inspected.	
	Surface Water	Discharged to ground surface.		
	Above Ground – waste plumbing	Plastic	Good	
	Rainwater Goods	Half round plastic guttering with round plastic downpipes to front entrance and side accommodation	Fair	
<b>K</b>	<b>EXTERNAL</b>			
	Front parking area	Bitumen macadam with ramped section providing level access to main entrance doors.	Good	