

Maintain
our Heritage

sample

**Bath Area Pilot
MAINTENANCE INSPECTION REPORT**

88 Any Street, Bath

April 2003



ref: XX

1 INTRODUCTION

1.1 PURPOSE

This report on maintenance action priorities is intended to enable you to commission or undertake appropriate maintenance activity.

The report identifies our opinion and recommendations on the priorities for maintenance. Our advice is focused on the next 12 months but this report could also be the foundation for a long-term pattern of systematic maintenance, indeed we hope it will help you to build up over time an 'owner's manual' detailing the maintenance history of the property.

The pilot of our service in the Bath Area will, we hope, lead ultimately to services available nationwide involving annual inspections.

We believe this will bring considerable saving of money and resources and help safeguard our heritage.

1.2 SCOPE

The report notes the findings of our inspector resulting from a limited visual inspection of:-

- The maintenance critical elements of the external envelope of the building. By this we mean primarily those elements that protect the building from water and damp penetration:
 - Roof coverings (including flashings to abutments such as parapet walls and chimneys);
 - Gutters, down-pipes and associated rainwater goods;
 - External wall surfaces and joinery;
 - Drains.
- The internal roof void for any evidence of water ingress and attendant fungal or insect attack.
- Internal areas where maintenance problems are identified in the external walls and/or joinery.
- Drains and inspection chambers by lifting drain covers.

Our role is to describe symptoms rather than ascribe causes. We identify existing defects where they are visible by means of simple non-destructive and non-intrusive observation. We do not 'open-up' any internal or external elements to investigate causes of defects. Where possible, though, we do make a diagnosis indicating possible causes and suggesting what specialist advice (if any) you should seek.

Where first aid, on the spot maintenance is carried out during the inspection, repairs are entirely temporary in nature using reversible techniques and materials and are intended to avoid significant consequential problems until you have permanent repairs made at the earliest possible opportunity.

Where work beyond such first-aid maintenance is needed, we explain what needs to be done and how urgent it is, but do not seek to do the work ourselves. Maintain is a heritage group not a building firm. You will be able to approach contractors armed with the facts but follow up action is a matter for you to deal with. We hope you will act on our report as appropriate and we recommend you consider whether the failure to deal with the defects we have identified may affect your insurance cover.

1.3 LIMITATIONS

If any consent such as listed building consent is needed for works arising from the inspection, then the responsibility for obtaining such consent rests with you.

This report is not given for any commercial or financial purpose and should not be treated as such. The report is solely for your benefit and not for anyone else (for example a bank, tenant or potential buyer). We can only accept liability that is placed on us by law and all other liability is excluded being in particular any consequential losses. Finally for the sake of clarity we can only accept responsibility for our written report and not for any comments made during the inspection.

Our service does not include:-

- Advice on the condition of the building beyond essential maintenance required to keep the building watertight.
- A survey acquisition, valuation etc, purposes.
- The testing of services such as electrical, plumbing, protection systems etc.
- Anything other than limited amounts of first-aid maintenance.
- The preparation of detailed work specifications.
- The supervision of work by others.
- Other consultancy or advisory services.
- A 'call-out' service.

2. INSPECTION

Property Inspected: 88 Any Street
MoH Reference Number: XX
Customer: Mr & Mrs A N Other
Inspection Date: 26th March 2003
Inspector: Roland Billington with Tom Chantard
Weather: Sunny & Clear

2.1 BRIEF DESCRIPTION OF THE BUILDING

This property was designed and built by Sir Hardly Anyone in 1780 as part of a large terrace of buildings. The property consists of 3 main floors with a basement fronting onto the main road and a vaulted sub basement storage area set below the main building. There is also accommodation found within the attic area.

The property has been divided up into 5 separate flats with part of the basement area being converted into habitable accommodation.

The property is built from well bedded and jointed ashlar block to the front elevation with a mixture of rubble wall and lower quality ashlar block to the rear elevation. The high level stone cornice detail is heavily weathered and worn with many of the stone dentils missing or badly corroded by the effects of pollutants and climatic weathering.

The stone surface to the rear elevation is also heavily stained due to its sheltered location. A streaking effect can be seen to this elevation where damaged sections of the stone window cills has allowed water to 'wash' the stone below these areas.

There has been some localised movement to the building with a number of cracked cills and lintels as well as movement cracks running along mortar joints. There has been a substantial amount of movement to the basement storage area that fronts onto the main road. A number of cracks were evident to both the brick vaulted ceilings and walls to both vaults.

2.2 THE INSPECTION PROCESS

The building was inspected as follows:

Front and rear elevations were examined using binoculars from ground level. Access via harnesses and blocks were not considered necessary. Basement and vaulted cellar areas were also visually inspected.

Main roof coverings to the front and rear elevations were inspected via dormer roof extensions set into the front and rear roof slopes. Roof voids to both front and rear roof structures were also accessed.

Sections of wall etc were examined by looking out of windows on each floor. Internal wall surfaces and suspect damp areas were all examined visually from within.

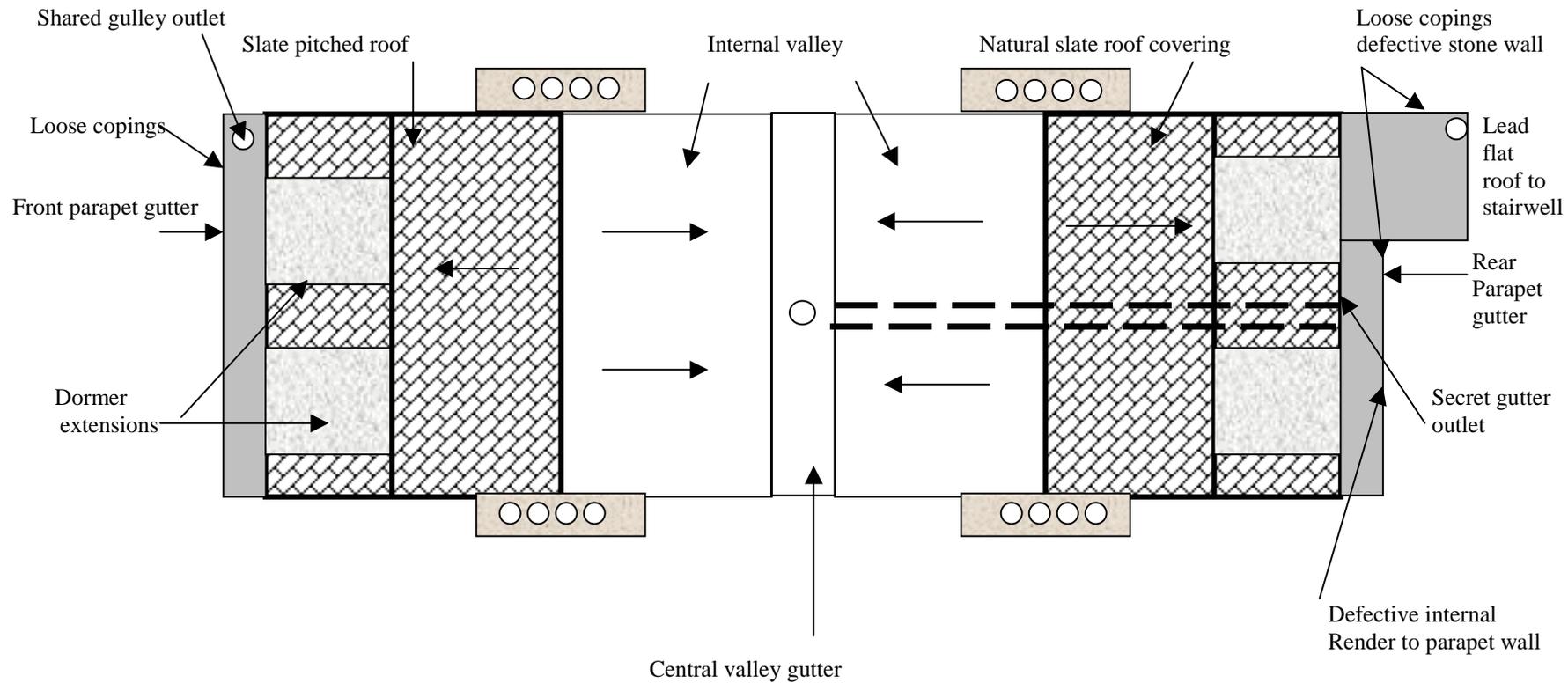
Recommendations for work items are prioritised in the following way:

- **‘A’ – Work should be done immediately**
- **‘B’ – Should be done within the next six months or before winter**
- **‘C’ – Should be done within the year**
- **‘D’ – Should be done as part of a regular maintenance programme**

3. A & B PRIORITIES NOTED DURING INSPECTION

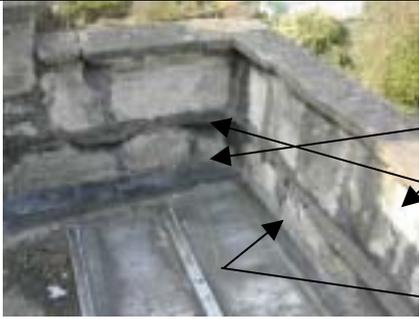
Item Number	Priority	Description
2.1	B	Provide balloon gratings to gulley openings within parapet gutters.
3.1	B	Renew lead detailing into hopper head draining from lead flat roof area, ensure lead is well pointed into wall opening.
4.1	B	Provide grating/covers to gulley opening of secret gutter.
4.2	A	Provide access hatch within roof void to gain access to central roof valley.
5.1	B	Ease and adjust dormer windows and redecorate all joinery.
7.1	B	Clear and clean downpipes to front and rear elevations.
8.1	B	Improve weather bar detail to door frame of rear entrance door.
10.1	B	Specialist advice should be gained regarding existing movement cracks to vaulted cellar area.
10.1	B	Repoint and renew defective brickwork to vaulted cellars. Clear and clean all gullies and channels, relay cracked/uneven flagstones.

4. INSPECTION REPORT

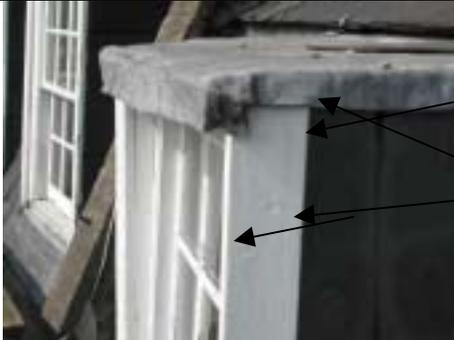


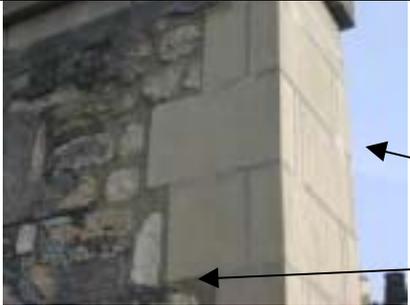
MAINTAIN OUR HERITAGE		Roof Coverings – Main Building			
Photograph	Description	Condition	On Site Action	Recommendation	Priority
  	<p>1.1</p> <p>Roof coverings</p> <p>Main Building</p>	<p>Natural slate roof covering to front and rear roof slopes. Mansard roof construction with dormer window extensions set into roof structure to lower pitches to both elevations. Detail between change in roof pitch is protected by an external lead flashing and with internal roofing felt (sarking).</p> <p>Roof coverings in reasonable condition, evidence of metal tingles holding a number of slates into position. Surface of slates to front elevation slightly more weathered due to increased exposure to pollution and climate variations.</p> <p>No evidence of loose/slipped slates, roof vents have been installed to rear roof slope. No evidence of water ingress internally within roof void or top floor flat.</p> <p>Stone ridges are present to the apex of both pitches, appear to be well bedded/secure, minor pointing defects seen, especially to more exposed front elevation.</p> <p>Lead flashings present at junction with slate roof coverings and party walls. Lead in reasonable condition though past cement pointing repairs are evident adjacent to base of chimney stacks. Quality of past pointing repairs is poor in areas with cement cracking and ‘blowing’ off face underlying stone.</p> <p>Outlet to secret gutter is evident to rear roof slope. Outlet drains directly onto roof slope; there is no hopper head/downpipe present. Lead detailing to outlet is weathered and worn.</p>	<p>Inspect slate roof coverings every 6-12 months. Ensure that slates remain well secured and use tingles to refix loose/slipped slates.</p> <p>Ensure that roofing felt and lead flashings at change in roof line adjacent to dormer windows remains watertight and secure. Any worn/defective areas should be replaced. Ensure that ventilation grills within slate vents remain clear and unobstructed.</p> <p>Ensure that stone ridges remain well bedded and secured. Repoint loose/defective mortar where missing and replace worn/decayed stones where necessary.</p> <p>Inspect lead flashings annually. Ensure that lead is well detailed into party wall junctions and below slates. Hack off loose/defective past cement mortar and replace in hydraulic lime mortar. Ideally existing render to stacks should be replaced at the same time to ensure continuity of finish.</p> <p>Provide appropriate hopper head and downpipe for outlet for secret gutter. Ensure that it is well detailed against slate covering and is secured with fixings. Lead overflow must drain adequately into hopper head.</p>	<p>D</p> <p>D</p> <p>C</p> <p>C</p> <p>C</p>	

MAINTAIN OUR HERITAGE		Parapet Wall & Gutters – Main Building			
Photograph	Description	Condition	On Site Action	Recommendation	Priority
   	<p>2.1</p> <p>Parapet walls & gutters</p>	<p>Lead gutters are in reasonable condition. Laid to falls with debris present to both. Front parapet shares gully outlet with adjacent building. (No 7). No wire mesh/balloon grating to either gully exit. Rear gutter drains onto a lead flat roof area above the main stairs to property. No splits or tears were visible in the lead lining and no water penetration was noted internally within the roof void.</p> <p>Ashlar block wall construction to both front and rear elevations. Front parapet wall has been rebuilt in the past with new stone and is in good condition. Stone copings are present to both parapets. A number of new copings have been replaced to party wall junction</p> <p>Rear parapet wall was weathered and worn. Internal face of wall had been repaired/repointed in the past. Most areas were cracked and ‘blowing’ off face of wall. Many areas of loose/defective cement render.</p> <p>External surface to stone copings, weathered and worn to both parapets. A number of loose stones to both front and rear, especially at jn. with flat roof over stairwell.</p> <p>Lead reasonably well detailed into internal face of parapet walls and under eaves level slates. More pointing defects to rear parapet wall than the front wall.</p> <p>Upper surface of cornice to both front & rear parapet walls not protected by lead sheeting/flushing detail.</p>	<p>Leave s and mud removed from gutters. Dead pigeon removed from gully.</p>	<p>Clear and clean parapet gutters every 4-6 months. Ensure that all debris is cleared and that both gully outlets are flushed through and remain clear. Ensure that lead remains well detailed under eaves level slates. Provide balloon grating for both outlets.</p> <p>Check stability of ashlar block to rear wall. Replace worn/decayed stones where necessary. Remove existing internal cement render/pointing to internal face and apply 3 layer lime mortar mix. Ensure that lead flashings and upstands are well detailed into wall before application of render.</p> <p>Annual inspection of lead linings, flashings and upstands to both parapets. Ensure that all pointing defects are repaired, hack out all loose/defective mortar that is identified.</p> <p>Repoint/rebed all loose/unstable copings. Replace worn/defective stones where necessary. Inspect copings to party walls annually, ensure that pointing is well detailed and watertight.</p> <p>It may be necessary to provide lead detail over upper surface to stone cornice to front and rear elevations. Ensure that lead is well detailed into face of external parapet wall.</p>	<p>D</p> <p>B</p> <p>C</p> <p>C</p> <p>C</p> <p>C</p>

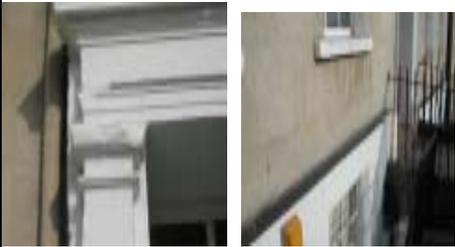
MAINTAIN OUR HERITAGE		Lead flat roof & Store Roof– Main Building			
Photograph	Description	Condition	On Site Action	Recommendation	Priority
	3.1 Lead flat roof.	<p>LEAD FLAT ROOF - Timber deck, lead flat roof to rear elevation sited over main stairwell to house. Laid to falls with some debris noted to external surfaces. Lead 'rolls' that form junctions between each lead sheet, well jointed and detailed, no evidence of water penetration internally.</p> <p>Surrounding ashlar parapet wall weathered/worn. Past cement pointing repairs evident. Slate 'drip' detail has been inserted to lower course of stone to internal face. Stone copings also are worn, some stones are loose with areas of defective/missing pointing.</p>		<p>LEAD FLAT ROOF - Annual inspection of lead coverings. Ensure that lead rolls are well detailed and all joints and seams remain watertight. Check lead flashings are well pointed into parapet wall and repoint loose/defective mortar.</p>	D
	3.2 Mono-pitch roof	<p>Surface water from this area and rear gutter drains into lead gullet & hopper head. Lead not well detailed into wall opening, adjacent stone work and copings poorly pointed, potential for water to overshoot hopper head and drain down external surface of adjacent wall.</p> <p>MONOPITCHED ROOF. Small single storey building used for storage. Natural slated roof covering, evidence of past slate repairs. Larger, poorly sized slates have been inserted into covering adjacent to flashing detail.</p> <p>Slate covering is in reasonable condition, lead flashing into main wall of building is well detailed and pointed. Slates drain into eaves level uPVC guttering, decorative condition to fascia board is fair, some flaking paint to timber surface. Pointing to junction between gable end wall and underside of slates is fair, some cracking noted.</p>		<p>Replace loose/chipped slates set into internal face of wall, ensure that gaps between slates are filled with mastic and repoint areas of defective mortar. Check stability of ashlar stones, replace worn/decayed stones, repoint decayed/loosed mortar.</p> <p>Renew lead detail to gully opening. Ensure lead detail drains into hopper head correctly. Repoint loose/defective mortar to wall opening. Rebed loose copings adjacent and check stability of cornice stones, repoint open joints.</p> <p>MONOPITCH ROOF- provide correctly sized slates adjacent to flashing detail. Ensure that slates are held in place by metal tingles. Annually inspect condition of pointing to lead flashing, repoint loose/defective areas.</p> <p>Clear and clean uPVC guttering/downpipe, redecorate timber fascia in next 12-18 months, check timber for signs of decay. Repoint cracks mortar to under side of slates to gable end wall</p>	<p>C</p> <p>C</p> <p>B</p> <p>C</p> <p>C</p> <p>C</p> <p>C</p>

MAINTAIN OUR HERITAGE		Secret Gutter & Roof Voids			
Photograph	Description	Condition	On Site Action	Recommendation	Priority
	4.1 Secret Gutter.	<p>Lead lined secret gutter to rear roof void, draining directly onto external slate roof covering. Lead lining is in reasonable condition, laid to falls correctly and no evidence of debris or ponded water within gutter. Vertical lead sides are warped and sagging in places.</p> <p>No wire mesh/grill present to outlet within central valley area or exit onto roof slope.</p> <p>Secret gutter present only to rear void, front parapet gutter drains directly into shared gulley opening/hopper head on front elevation.</p>		<p>Clear and clean lead gutter to rear void area every 4-6 months. Ensure that debris is not allowed to collect in gutter.</p> <p>Provide balloon gratings to both gulley exit/entrance to secret gutter.</p> <p>Consider provision of timber box frame support to prevent sagging and deformation of lead to vertical sections.</p>	<p>C</p> <p>B</p> <p>D</p>
	4.2 Roof Void	<p>Traditional timber trussed roof construction. Evidence of past repairs to strengthen existing timber. New timber has been inserted in a number of locations. Timbers placed to support/strengthen apex of roof have split.</p> <p>Roof void has been lined internally with roofing felt (sarking), some areas have been damaged/torn by birds nesting in eaves etc. Presence of a number of small wasps' nests attached to rafters.</p> <p>Some rafters have split along the line of the grain, timbers are not deflecting/bowing but integrity of timber could be weakened.</p> <p>Insulation present to both voids, ventilation provided by secret gutter to rear void area, no permanent means of ventilation seen to front roof void area.</p> <p>No means roof hatch provided to allow access to central roof valley area.</p>		<p>Annually inspect roof timbers for insect attacks and decay. Ensure that timber are not bowing/deflecting.</p> <p>Replace torn/damaged roofing felt internally and remove all wasps' nests in void areas. If point of access can be determined in roof coverings seal holes/gaps.</p> <p>Piece/splice in timber where rafters have split, check timbers for cracking especially adjacent to knots in wood which are susceptible to weakening.</p> <p>Ensure that insulation is placed well away from eaves level areas. This will allow better ventilation within void areas. Provide ventilation slates within front roof slope.</p> <p>Access to central roof valley is vital, provision of a timber framed access hatch should be considered in very near future</p>	<p>D</p> <p>C</p> <p>C</p> <p>C</p> <p>A</p>
					
					

MAINTAIN OUR HERITAGE		Dormer Extensions & Flashings			
Photograph	Description	Condition	On Site Action	Recommendation	Priority
	5.1 Dormer Extensions	<p>Lead lined dormer roof extensions to both front and rear elevations. Lead flat roof areas and slate vertical 'cheeks' detailed into main slate roof covering adjacent. Lead covering to roof is generally in fair condition, surfaces weathered and worn. Lead flat roof laid to falls, drains onto window joinery below, no lead integral gutter present at eaves level. Seams and junctions of lead sheeting not very well detailed or welded correctly.</p> <p>External joinery weathered/worn with areas of bare wood and peeling/flaking paint especially to cill areas. No signs of water penetration internally, sash windows stiff and difficult to operate easily.</p> <p>Lead flashing detail at junction of dormer extension and main roof covering in fair condition, a number of gaps were noted between timber frame of sash window and vertical slates.</p>		<p>Carry out annual inspection of dormer extensions. Ensure that vertical slates remain well secured and nailed to timber frame, refix loose/slipped slates.</p> <p>Clean off debris from dormer roofs as required, ideally an integral lead gutter should be formed at eaves level to shed water away from window joinery. It may be necessary to replace all/some of the lead sheeting to the flat roof area to achieve this.</p> <p>Mastic all gaps that are present between vertical slates and timber frame. Ensure all voids/gaps are sealed and watertight/. It is v important that water is shed away from this area.</p> <p>Redecorate all joinery and overhaul all existing sash windows so they operate correctly/smoothly.</p>	D
	5.2 Flashings	<p>Lead flashings present at junction of roof coverings and party walls. Pointed into wall with cement pointing. Numerous past repairs evident to most areas. Cement render is cracked and 'blowing' off face of party wall.</p> <p>Stone copings adjacent, weathered and worn surface, generally well bedded, past cement repairs evident to lower surface adjacent to party wall. Leading edges of copings missing and defective, some stones have been replaced.</p>		<p>Annual inspection of flashing details is advised. Repoint defective/loose mortar to all party wall areas and base of stacks. Ideally all internal faces of party wall should be rendered in 3 layer limed based render to provide sufficient protection to this exposed area.</p> <p>Ensure all copings to party walls are well bedded and secured. Repoint loose/defective mortar. Replace decayed/worn stones especially where they are damaged/missing.</p>	C C C
					
					

MAINTAIN OUR HERITAGE		Chimneys			
Photograph	Description	Condition	On Site Action	Recommendation	Priority
  	<p>6.1 Chimneys</p>	<p>Mixture of ashlar stone and rubble wall construction to both front and rear stacks sited on the party wall junctions. All stacks are shared with adjacent properties and are in reasonable condition.</p> <p>No evidence of cracking or leaning. Front stack to SE corner has been partially rebuilt using new ashlar stone.</p> <p>Moulded bandcourses and higher level cornice details are weathered and worn especially to more exposed (SE) front elevation.</p> <p>Evidence of numerous past cement pointing repairs to rubble wall sections. Small areas of defective pointing where cement is 'blowing' away from surface of stone.</p> <p>Clay pots appear to be well bedded and secured, condition of flaunching not assessed as access to central roof valley area was not possible.</p> <p>Lower courses of rubble wall to NE & SE stack are rendered, reasonable condition, some hairline fractures present due to high level of cement within render mix. Base of stacks generally well detailed into roof structure and coverings adjacent. Lead flashings pointed into base of stacks. Past repointing repairs evident, some areas cracked and in poor condition.</p>		<p>Annually inspect overall structural condition of stacks. Look for any cracking and deflection/leaning of stacks.</p> <p>Ensure that clay pots remain secure. If access to central valley area is gained it is important to check condition of flaunching and repair any cracks or defects seen. Rebed loose pots and renew pots if cracked/defective.</p> <p>Repair damaged/missing sections of band course and cornice details. Renew worn/decayed sections.</p> <p>Hack off all loose and defective cement mortar pointing to all areas of rubble and ashlar stone. Renew in hydraulic lime mortar which will 'weather' far better in exposed conditions. Assess condition of individual stones, replace if worn/decayed.</p> <p>Ideally cement render to stack adjacent to No 9 should be removed and renewed in a 3 layer limed based render. This should be well detailed into the existing lead flashings and run into the lower party wall areas. Ensure that all lead flashings to the base of the stacks are well detailed and all pointing is sound. Hack out loose/defective pointing and renew. Renew worn lead sections if necessary and ensure that lead is well detailed under adjacent roof coverings.</p>	<p>D</p> <p>C</p> <p>C</p> <p>D</p> <p>C</p> <p>D</p> <p>C</p>

MAINTAIN OUR HERITAGE		Rainwater Goods & Drainage			
Photograph	Description	Condition	On Site Action	Recommendation	Priority
	7.1 Rainwater Goods	<p>FRONT ELEVATION – lead downpipe shared with adjacent property draining into open gulley in courtyard of No 7. Shared gulley outlet to parapet not wired over. Section of lead painted to at ground level, uPVC & cast iron downpipe leading from ground level to basement. No observed blockages, no leaks at seams/junctions, adjacent stonework not stained/dicoloured.</p>		<p>FRONT - It is important to clear and clean the downpipe and gulley outlet every 4-6 months; flush through the gulley opening and provide balloon grating over outlet.</p>	B
		<p>REAR ELEVATION – sections of cast iron downpipes and hopperheads collect surface water from rear roof slopes. Previous discolouration/staining from past leaks. Surface corrosion noted to joints, paintwork discoloured and flaking in places. Downpipe drains into eaves level gutter over small rear extension and then into an open gulley. No blockages evident within downpipe, gulley mouth within hopper not wired over.</p>		<p>Ensure that fixings remain secure and that lead does not sag or warp. Atmospheric pollution in this area can deteriorate lead at a higher rate, check seams and joints for leaks. Paint remaining sections of cast iron downpipe.</p>	C
	7.2 Drainage	<p>Inspection hatch lifted to drainage chamber within rear courtyard area. Clay pipes were clear with no evidence of blockages or debris. Inspection chamber was in good condition with no cracking/decay to the concrete surrounds or framework support.</p>		<p>REAR - Clear and clean the downpipe and gulley outlet every 4-6 months; flush through the gulley opening and provide balloon grating over outlet.</p>	B
		<p>A number of other open gullies were present to the rear courtyard, front basement and vaulted areas. These appeared to be running clear with no obvious odours or blockages to these areas. Cast iron gratings over original gullies showed surface corrosion.</p>		<p>Check fixings and ensure joints and seams remain watertight. Replace sections that are too corroded. Paint all sections of iron downpipe.</p>	C
				<p>Inspect below ground drainage annually. Lift all accessible drainage hatches and flush through. Lift open gulley covers and clear any debris from within openings. Ensure that gulley adjacent to rear downpipe remains clear and clean.</p> <p>It is likely that this is a combined (foul and surface) system. Blockages within the small diameter pipework can be harder to clear if left unchecked.</p>	C

MAINTAIN OUR HERITAGE		Front Elevation			
Photograph	Description	Condition	On Site Action	Recommendation	Priority
  	<p>7.1</p> <p>Front Elevation</p>	<p>Ashlar block to main elevation, well cut, dressed and pointed. Rubble wall construction to basement levels and vaulted areas below pavement level.</p> <p>Little sign of movement, a number of open joints to window openings to 1st & 2nd floor level following the line of the mortar.</p> <p>Mouldings above openings and decorative cornice detail adjacent to parapet wall are severely weathered and worn, especially to high-level stonework. Decorative dentils are missing and badly corroded. Upper horizontal surfaces have been protected by lead detail/covering but effects of pollution and weathering have decayed extensive sections of stone.</p> <p>There is only a limited amount of surface staining to ashlar stone below cills and cornices, stone may have been cleaned in the past.</p> <p>Surface decay to stone pilasters to main entrance porch, flat roof area is detailed in lead.</p> <p>Basement wall area is made from ashlar stone recently painted. Ground level is made up from a mixture of original flagstones (cracked & uneven) and newer concrete slabs spanning over void of sub basement below. Slate detail set into ashlar wall to prevent water from draining directly onto external face of basement wall below. Original stone steps have been replaced with metal tread open stairs that lead to basement level flat entrance. Minor surface corrosion noted, especially to fixings into adjacent walls.</p>	<p>Annual inspection of ashlar wall is advised, check for any further cracking or movement adjacent to existing open joints to window openings.</p> <p>Repoint all open joints and cracks in lime putty mortar, ensure all defective mortar is racked out before repointing.</p> <p>Decayed and defective stone details to cornice level should be replaced. Check stability/integrity of existing stones. Due to high level of surface corrosion, wholesale replacement may be only option. Ensure that lead detailing above remains intact and well pointed into parapet wall adjacent. Listed building consent may be required.</p> <p>Assess condition of stones to mouldings above window openings. Replace decayed/worn stones where necessary. Ensure that lead detailing above remains intact and well pointed into parapet wall adjacent. Listed building consent may be required.</p> <p>Ensure that slates at basement level remain well detailed into main wall. Replace cracked/damaged slates; fill gaps between with mastic sealant.</p> <p>Relay loose/damaged flagstones; ensure that they are laid to drain away from building.</p> <p>Surface corrosion should be removed and painted. Ensure that fixings into walls are secure. Remove defective/loose stone and provide sleeve/expansion joints to allow for movement of fixings within wall. Repoint all fixings.</p>	<p>D</p> <p>C</p> <p>C</p> <p>C</p> <p>C</p> <p>C</p>	

MAINTAIN OUR HERITAGE		Rear Elevation			
Photograph	Description	Condition	On Site Action	Recommendation	Priority
   	<p>8.1 Rear Elevation</p>	<p>Ashlar block construction to main elevations, rubble wall construction to basement areas. Walls are heavily stained to all areas due to sheltered conditions. Upper levels of wall have remains of dead creeper/vine.</p> <p>Evidence of movement to lintels to 1st floor level. Cracks have opened up along mortar lines to stairwell area also. Parapet wall is weathered and worn, no evidence of movement, past pointing repairs evident.</p> <p>Timber lintels noted above rear door extension minor surface decay noted, timber painted, end grain exposed to both walls. Exposed timber wall plate noted at high level below cornice detail to stairwell area. Visual inspection revealed that timber was not painted, though wood is likely to be hardwood, surface decay maybe present. No movement/deflection noted to either area.</p> <p>Stone cills in poor condition, areas of defective stone, missing with damaged sections. Staining to walls below where stone has been 'washed' by surface water. Similar condition of stone was noted to cornice. Upper surface of stone was not protected by lead sheeting.</p> <p>Grd level courtyard area remains in reasonable condition. Areas of moss/vegetation growing within mortar to flagstones. Flagstones remain well bedded and pointed, drain into open gulley, concrete channel. Wrought iron grill over basement area in fair condition, surface corrosion to fixings into walls, especially to lower metal plate fixed to wall.</p>	<p>Annual inspection of ashlar wall is advised, check for any further cracking or movement adjacent to existing open joints to window openings and stairwell area.</p> <p>Repoint all open joints and cracks in lime putty mortar; ensure all defective mortar is racked out before repointing.</p> <p>It is preferable that rear elevation is cleaned. Specialist advice should be sought and listed building consent may be required.</p> <p>Assess condition of stones to cornice and parapet area. Repoint open joints and replace decayed/worn stones. Provide lead detail to upper stone surface of cornice. Ensure that lead is well detailed into parapet wall.</p> <p>Replace sections of damaged cills ensure that an adequate drip detail to lower surface is provided and stone is well pointed into window opening. Remove vegetation from flagstones. Ensure that mortar is sound, repoint defective areas. Ensure that drainage gulley/channels remain clear.</p> <p>Improve detail at grd level to door opening, provide weather bar/strip to restrict surface water entering from courtyard area.</p> <p>Remove surface corrosion, paint all areas. Ensure that fixings into walls are secure.</p> <p>Remove loose stone and provide expansion joints to allow for movement of fixings</p>	<p>D</p> <p>C</p> <p>D</p> <p>C</p> <p>C</p> <p>C</p> <p>B</p> <p>C</p>	

MAINTAIN OUR HERITAGE		Joinery			
Photograph	Description	Condition	On Site Action	Recommendation	Priority
 	<p>9.1 Joinery</p>	<p>Timber sash windows to both front and rear elevations. General condition of external joinery is poor. High levels of pollution and climatic variations make front elevation more vulnerable. Numerous areas of flaking and peeling paint with missing putties to individual panes. Surface timber decay noted to joints to glazing bars and at junctions with frames.</p> <p>Stone reveals and cills are painted, defective pointing and gaps noted at junction with timber frame and ashlar stone.</p> <p>Windows to rear basement courtyard area have recently been decorated and are in better condition.</p> <p>Dormer windows at roof level are in generally poor condition, peeling and flaking paint noted to cills and sashes. Water drains directly from lead flat roof onto joinery below. Gaps noted between frame and vertical tiles.</p> <p>Main panelled front door in reasonable condition. Door furniture and locks operating correctly. Minor split/cracks noted to panels within door. Decorative condition is fair.</p> <p>Rear garden door in reasonable condition, minor open joints to lower panels. Limited weathering detail to prevent surface water from entering at floor level.</p>		<p>Annually inspect condition of windows and frames. Pay particular attention to joints where water can penetrate and open up joints and decay timber.</p> <p>Ease and adjust all windows, inspect condition of cords, weights and pulleys. Ensure all sashes are operational. Replace worn/defective cords and pulleys.</p> <p>Carry out minor joinery repairs to glazing bars, sashes and frames. Replace missing putties where necessary.</p> <p>Repoint all gaps to stone window reveals, ensure watertight detail. Ideally paint should be removed from all window reveals and cill surfaces.</p> <p>Redecorate all joinery to front and rear elevations in next 12-18months. Scaffold access equipment will be required, consider carrying out other essential repair to stonework etc at same time</p> <p>Fill in minor cracks to panels within doors; ensure all joints are well protected and decorated. Ease and adjust door furniture.</p> <p>Provide weather bar/stop at floor level to rear door frame to restrict external surface water from entering into building from courtyard area.</p>	<p>D</p> <p>C</p> <p>C</p> <p>C</p> <p>D</p> <p>D</p> <p>C</p>

MAINTAIN OUR HERITAGE		Basement and Vaulted Areas			
Photograph	Description	Condition	On Site Action	Recommendation	Priority
  	<p>10.1</p> <p>Base-ment & vaulted areas</p>	<p>Rubble stone wall construction to vaulted cellar areas, sub-basement and converted basement flat.</p> <p>SUB BASEMENT – Sited below main footprint of house. Original flagstones to floor, evidence of staining to some area due to ponded water. Walls remain in good structural condition, no evidence of cracking, surface of walls are damp which is expected to these areas. Surface flaking of masonry paint; some pointing defects to areas of rubble walls. Stone steps lead up to vaulted cellar areas below pavement level.</p> <p>VAULTED CELLARS – Rubble wall construction. Iron ties/reinforcement ties have been inserted to sections of walls to both cellars. Badly corroded to all areas, integrity of ties not known or tested. Extensive cracking to spine and boundary walls. Extensive mould growth and penetrating damp to boundary and external walls. Flagstone floor uneven, areas are stained due to damp conditions. Stone steps lead up open courtyard area and converted basement flat.</p> <p>BASEMENT FLAT – Converted basement area, originally used as kitchen and servants quarters. Stone hearths and fireplaces overhauled and refurbished. External walls not drylined, no evidence of penetrating damp. Concrete floors remain in sound condition, floor coverings are dry. Minor staining to ceiling plaster in kitchen. Leak to waste pipe above has been repaired, unlikely to be continuing as plaster finish would show evidence of increased staining/damp penetration.</p>	<p>SUB BASEMENT - Annual inspection of this area. Check wall and ceiling areas for movement/cracking. Ensure that flagstone remain even and be aware of any deformation or cracking to grd level. Repoint defective mortar to rubble walls and ensure that drainage gulleys are kept clear. Ensure that areas remain ventilated.</p> <p>VAULTED CELLAR AREAS – Specialist advice should be sought regarding present level and extent of cracking to boundary and spine walls. It is understood that this cellar was not covered in recent ‘basement’ survey by B&NES. Continual vibration and traffic movement adjacent could have damaging effects on integrity of rubble wall, especially as damp condition prevail in this area. Effectiveness of cast iron ties is not known/clear.</p> <p>All defective pointing should be hacked out and repointed; decayed stones must be replaced. Ensure that open gullies remain clear and clean. Ideally flagstones should be relaid/rebedded, ensure that they are laid to drain towards gullies/channels</p> <p>BASEMENT FLAT – Ensure that flat remains well ventilated and aired. Ensure that existing chimneys are open to provide sufficient ventilation. Replace defective ceiling plaster to kitchen, check to ensure that pipework above is sealed and correctly jointed. Redecorate all new plasterwork.</p>	<p>D</p> <p>B</p> <p>B</p> <p>D</p> <p>C</p>	

MAINTAIN OUR HERITAGE		Courtyard Areas				
Photograph	Description	Condition	On Site Action	Recommendation	Priority	
	<p>11.1 Courtyard Areas</p>	<p>FRONT COURTYARD AREA - Rubble wall construction to retaining wall to vaulted cellar area. Mixture of new concrete slabs and original flagstones to basement floor area. Flagstones cracked/uneven, concrete slabs span over basement void below. New metal open tread staircase leads down to courtyard area.</p>		<p>FRONT COURTYARD AREA. – Relay loose/cracked flagstones to basement area. Ensure they drain away from building. Renew corroded railings and place in lead wells within stone plinth proud of stone surface. Remove surface corrosion, redecorate railings. Renew sections of damaged/cracked stone plinth, it may be necessary to renew complete section. Ensure that retaining wall to vaulted cellar remains well pointed and inspect walls annually for movement and cracking</p>	C	
		<p>Wrought iron railing present at pavement level, set into stone plinth. Base of railings corroded, lead wells set into stone corroded also. Past cement repairs evident to plinth area. Sections of stone cracked, missing and damaged. Stone steps leading to main entrance in good condition, no evidence of cracking or deflection.</p>		<p>REAR COUNTRYARD AREA – Ensure that this area is swept clear and clean every 2 –3 months, clear all debris for gulleys and check all gully openings for debris/blockages.</p>		C
		<p>REAR COURTYARD AREA – Rubble wall construction to retaining and boundary walls. No evidence of cracking/movement. Walls recently decorated. Retaining wall remains in reasonable condition, no deflection or bulging of wall, areas of damp to lower sections of wall due to penetrating grd water.</p> <p>Part of vaulted ceiling area remains intact, open section has be secured over with wrought iron grill. Surface corrosion to some sections especially fixings into walls and metal wall plate. Flaking/peeling paint to surfaces. New gulleys installed at basement grd level, floor surface is mix of original flagstones and screed concrete. Concrete in areas is cracked and uneven. Vegetation/moss growing within retaining wall, fed by ground water from adjacent terraced garden.</p>		<p>Remove surface corrosion to grill/bars and redecorate metal surfaces. Ensure fixings secure.</p> <p>Ideally new fixings should be installed with expansion sleeves to allow for movement of metal. Repoint fixings within wall.</p> <p>Annually inspect condition of retaining and boundary walls. Check for movement/cracking and sections of bulging walls. Ensure that all drainage channels within walls are kept clear.</p> <p>Inspect condition of flagstones annually; ensure they remain well bedded and pointed. Repaired areas of cracked/defective concrete screed.</p>		C
					D	

GLOSSARY OF TERMS USED IN THE REPORT

Arrises Term relating to the clean cut edges to newly carved and cut stone. Often referred to more decorative masonry

Ashlar Square cut stone laid in regular course

Flashing Lead or zinc junctions between vertical wall surfaces and tiles

Flaunching A cement mortar strip round the top of a chimney stack to throw off the rain

Hydraulic Lime Lime mortar that contains higher amount of silicates/sand which gives mortar more durability especially in exposed locations.

Laid to Falls A term used to describe the correct incline of a gutter or a flat roof that allows water to drain away

Sand/cement fillet. This is found at the junction of the roof and party wall to prevent water from entering into the internal roof void

Soffit Horizontal timber detail forming the underside of the eaves where guttering is often attached to

Sulphation Black staining common to limestone buildings caused by acid rain and airborne soot etc.

Tingles Made of lead or copper these are fixings used to hold in place loose or slipped slates



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The inspection was carried out in accordance with Maintain our Heritage's policies and procedures by the MoH inspector who acts under the supervision of the Board. This report was prepared by the inspector and then checked and authorised by me on behalf of the Board.

Tim Steene MRICS
Director