

**Ron Cater Consulting Engineers.**

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**2 Churchill Road Chipping Norton OX7 5HW**

**Site Visit 2 May 2023**

Following our meeting and visual inspection of the above property I would list my thoughts regarding the condition of the property and the possible actions to take. My initial opinion is that the roofing appears to be in reasonable condition. An inspection needs to be carried out to check for any local leakage.

There are some severe cracks in the internal cross walls that need to be assessed. It would appear that the main cause of deterioration is lack of maintenance resulting in long term weather effects I.e. water ingress and freezing conditions. The property is on sloping ground so there may be foundation movement but I do not consider that this is sufficient to cause the visual damage.

The present condition of the property is poor and as such the damage will only get only get worse if no remedial work is undertaken so I would recommend that a minimum amount of repair work is undertaken as soon as possible step by step by a competent builder. As this progresses the findings should be assessed by the Engineer and his opinion obtained. This should include making the property weather tight at least before next Winter starts. This would then enable internal repair work to be carried out such as exposing the floors and repairing/replacing could then be methodically carried out. The front walls show bulging externally and this needs to be investigated/assessed further. Also the foundation depths should be confirmed.

Ron Cater