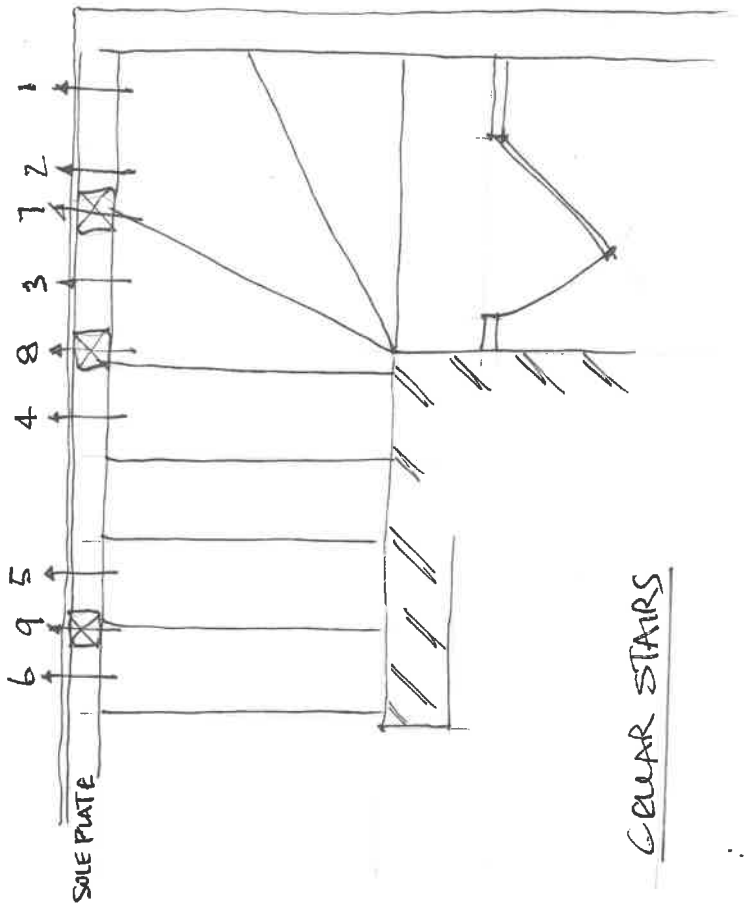
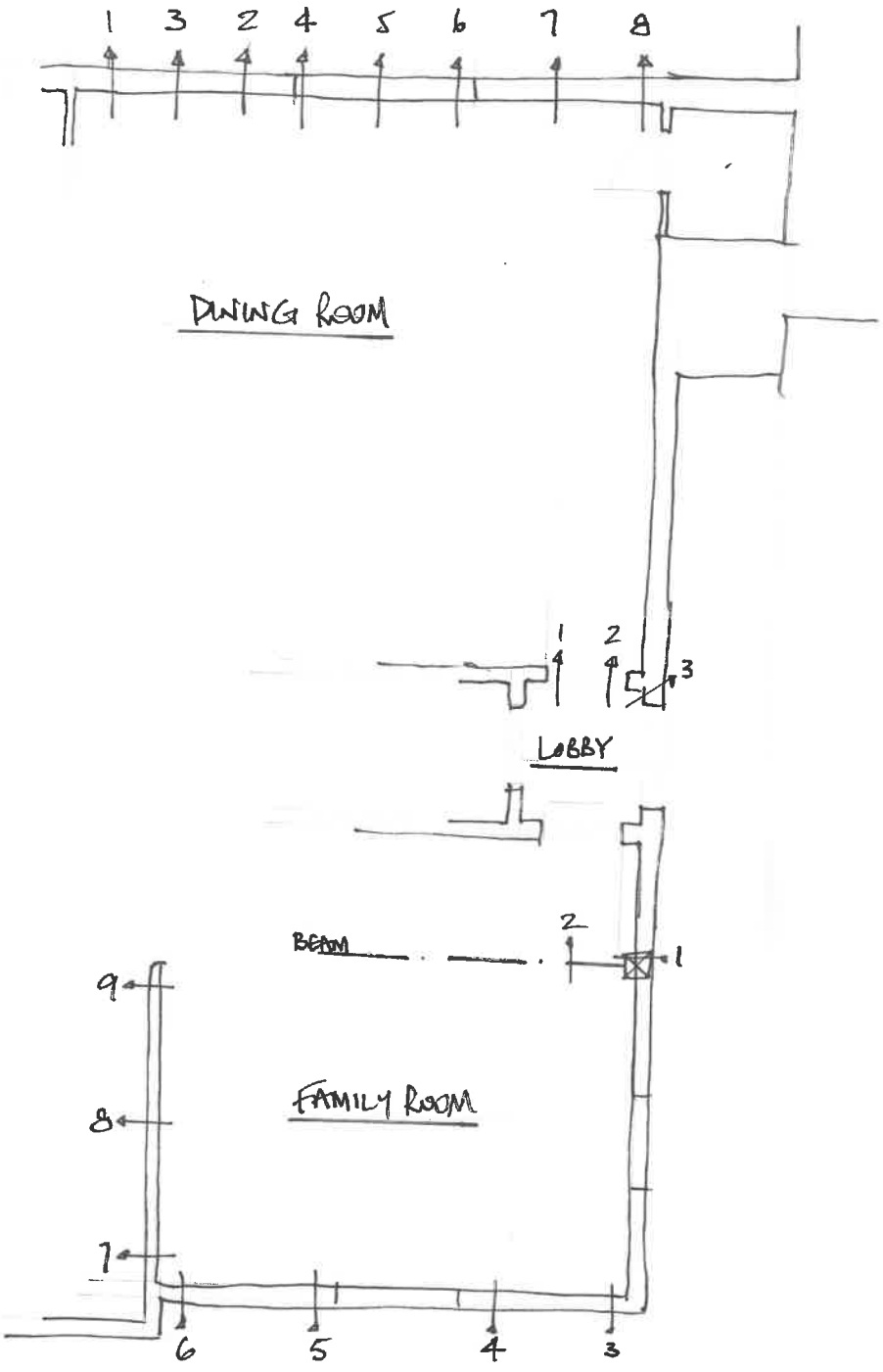
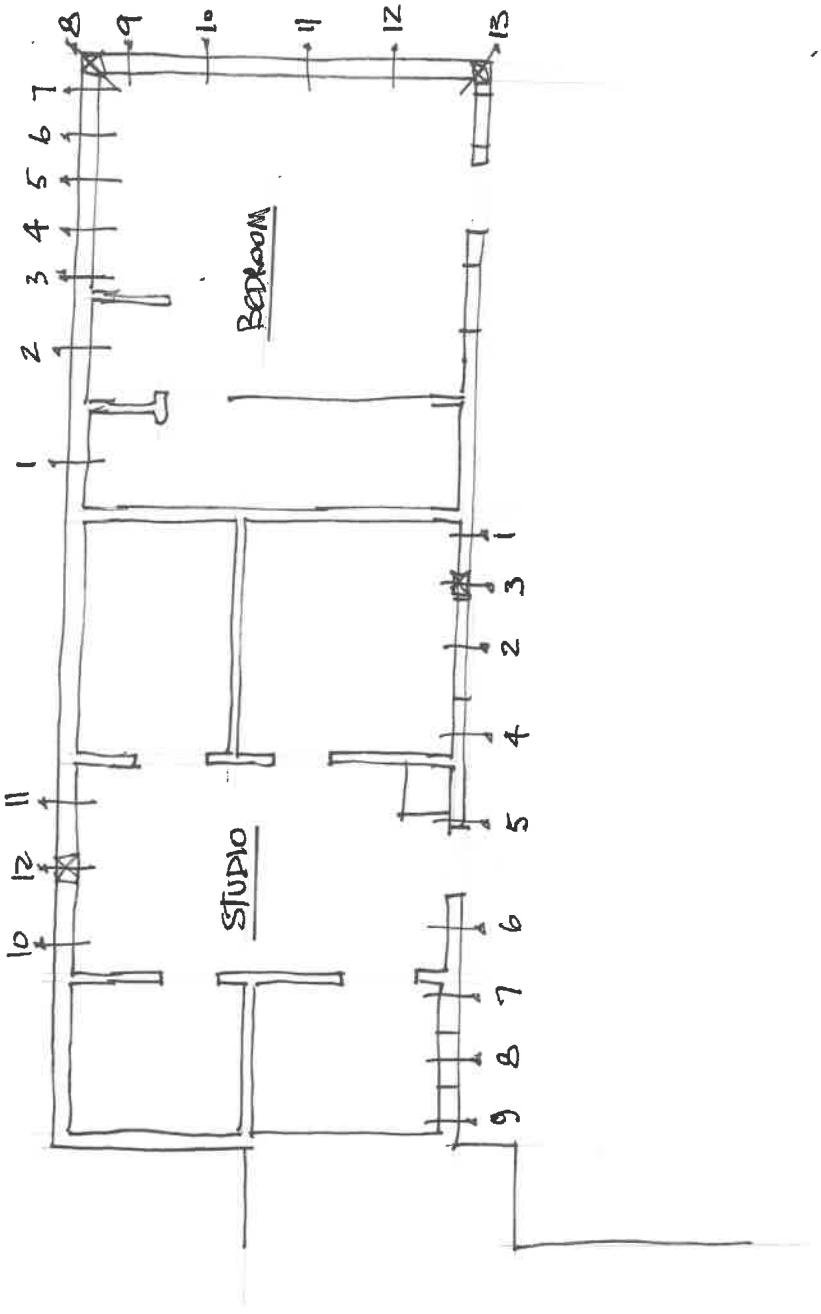
Survey Sketches




1 3 2 4 5 6 7 8
DINING ROOM
1 2 3
LOBBY
BEAM
2 1
9
8
7
FAMILY ROOM
6 5 4 3

1
2
4
3
5
6
7
8
9
10
11
12
DRAWING ROOM
BEAM


8
9
10
11
12
13
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BEDROOM
1
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12
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STUDIO
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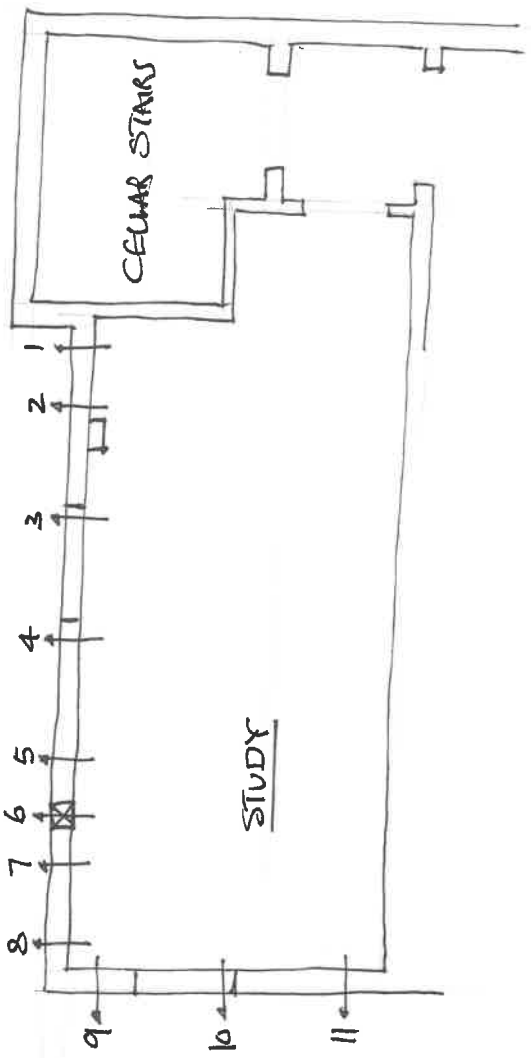
CELLAR STAIRS
STUDY
1
2
3
4
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7
8
9
10
11

Soleplate to Outbuilding showing bore dust (East wall)

Soleplate to Outbuilding showing bore dust (South wall)

Cellar Stairway:

The Soleplate at probe 1 shows 60mm of external decay. This decay is continued along to probe 2 where internal deterioration is noted. The combined deterioration continues along the plate length and intensifies to general deterioration.

The bases of the posts (probes 7-9) indicate 50% deterioration at probe 7 and general deterioration at probes 8 and 9. This pattern follows the condition of the soleplate below.

There is obvious surface deterioration showing to the exposed timbers and the general condition of concealed members must be questionable.

Side door lobby:

Probes 1 and 2 were taken to the sole plate entrance to the Dining Room from the side entrance door lobby adjacent to the Family Room. Probe 3 was to the post adjacent to the side door.

Probe results indicate sound timbers and these results are indicative of what should be found to other areas of the property.

Dining Room:

Probes 1-3 show up to 50% external deterioration of the plate. The deterioration reduces along probes 5-6 under the window but intensifies again at probes 7 and 8 with external decay at probe 7 and heart decay at probe 8.

Internal surface moisture readings to this area were 18% increasing to 20% between probes 1 and 2 and 18% reducing to 16% between probes 5 and 8.

Drawing Room:

Minor external deterioration at probe 1 is extended to over 50% of the plate width at probe 3. Probes 4 and 5 confirm the deterioration at this section.

General deterioration is evident and reducing between probes 6 and 10.

An element of heart rot is found to the ceiling crossbeam at probes 11 and 12. This could be treated with paste preservative once moisture intake has been redressed.

Moisture readings to this area were 14% to the sole plate and 12% to the ceiling beam reducing to 10% at approximately 1.0m in from the wall.

Family Room:

No sole plate to the outer wall was evident so probes were taken to the intermediate plate and other sundries as noted.

Probes 1 and 2 show no concern to the sections.

Deterioration at probe 3 is up to 50% of the section with general deterioration showing which may have been caused by historical problems which resulted in the removal of the corner post.

Decay along the external face of the intermediate plate increases to 120mm at probe 4 but reduces to 50 mm at probe 5. The deterioration has reduced to 25mm of the external face at probe 6, but general section deterioration is noted.

Probes 7-9 to the screen soleplate between the Family Room and the Kitchen show low grade material, possibly due to long term deterioration, but is not considered of major concern and should be treated.

Outbuilding Bedroom:

General deterioration is noted to the two elevations of plate inspected and serious decay corresponds with external evidence of beetle attack to the timbers.

Probes 1 and 2 show a 25mm external face deterioration which extends to general breakdown of the section at probe 3 and 80mm interior section decay at probe 4.

Probe 5 shows general decay, which reduces to gradual deterioration at probes 6, and 7 and 25mm external decay at probe 8.

Probes 9-11 show general decay, which reduces to a minimum of 60mm external decay at, probe 12 and again increase to 100mm decay at probe 13.

Internal moisture readings were an average of 18% to the front plate and 16% to the side plate.

Outbuilding Studio:

The sole plate measurement is recorded as a maximum of 180mm as shown with probes 6 and 10. On the basis of this measurement the following assumptions are submitted.

Probe 1 shows external deterioration of 70mm which reduces to approximately 65mm at probe 2. The base of the intermediate post at probe 3 shows deterioration to the external face of 90mm and probe 4 shows 60mm.

General deterioration is noted along the rear plate between probes 5 and 9.

The front sole plate between probes 10 and 11 shows an average of 60mm external deterioration with general decay also recorded at probe 11.

Probe 12 to the base of the intermediate post shows sound section.

Moisture readings increased from 20% at probe 10 to 30% at probe 11.

Study:

The probes between 1 and 8 show varying plate widths but probe 4 gives a dimension of 180mm which corresponds with the plate to the Cellar wall.

The varying dimension and internal readings of the render would indicate that the render has been repaired along the deteriorating face of the framework at some time in the buildings history.

Probes 1 and 2 indicate an eroded external face of 120mm and 140mm respectively. This reduces to 90mm at probe 3 and only slight deterioration at probe 4.

Probe 5 indicates 100mm external decay which increases to general decay at probes 7 to 9. Probe 6 to the post shows sound timber at table top height.

Probes 9 to 11 show general deterioration reducing to 60mm external decay.

Moisture readings ranged from 30% between probes 1 and 2; 25% between probes 3 and 5; 50% between probes 7 and 10; 30% at probe 11 and 16% at probe 6 to the post.

Conclusion

The deterioration to the plates indicate that on average 50% of the bearing capacity of the plates is in the state of deterioration, which may ultimately lead to distress on the framework and wall finishings.

High degrees of dampness is obviously aggravating the deterioration which should be addressed as soon as possible.

Repairs to the framework would involve opening up of the lower section of the external render for access. Some internal disturbance could be experienced.

We would recommend an extended survey to ascertain the condition of the principal posts adjoining the defective plates indicated within this report. This would enable a more accurate assessment of the repair requirements for tender purposes.