

THE OLD FORGE HOUSE

SURVEY PHOTOGRAPHS/
SCHEDULE OF WORKS.

RBD 5423

MR/MRS LU



South Elevation



East Elevation



North elevation



West Elevation



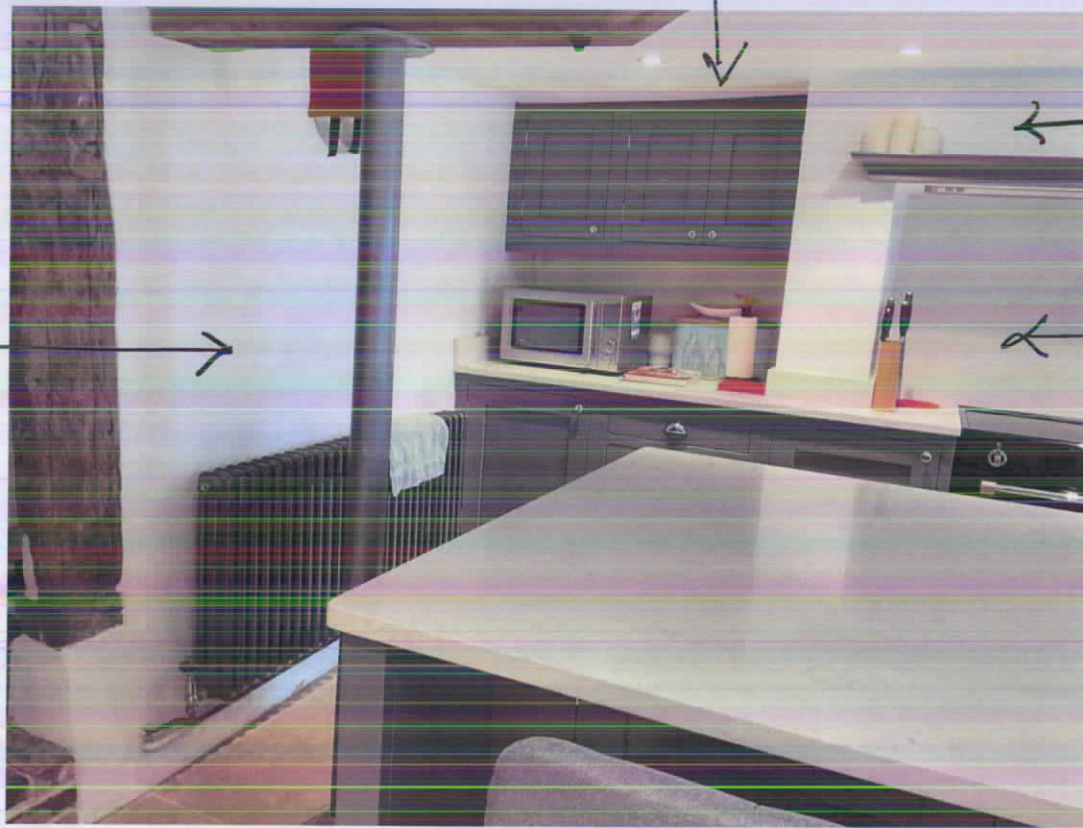
Southwest corner elevation.

REMOVE FOLIAGE



Southeast corner elevation

ALCOVE TO NORTH
OF CHIMNEY STACK

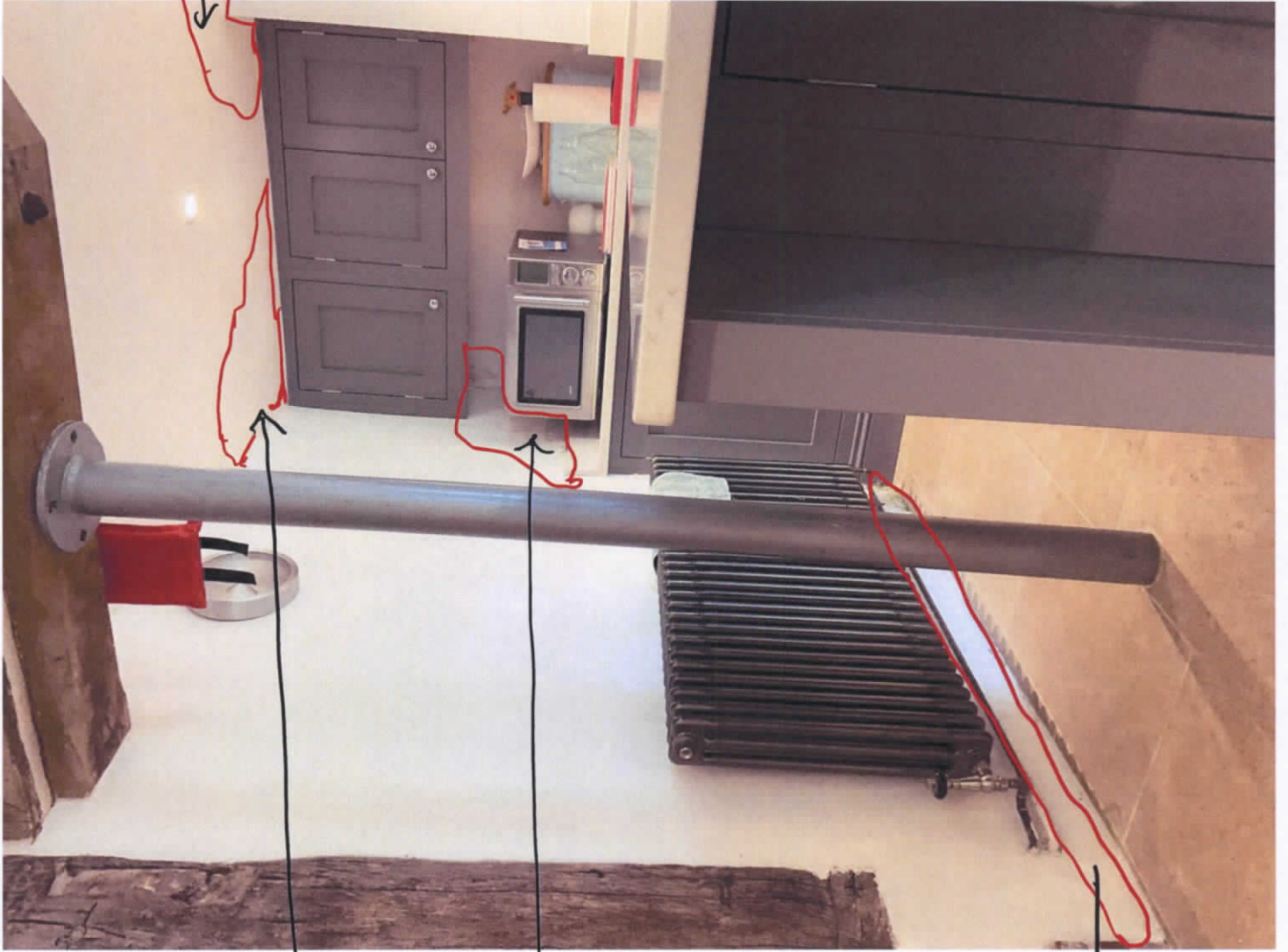


NORTH WALL

CHIMNEY
BREAST.

EAST WALL

KITCHEN.



← WATER MARK

WATER MARK

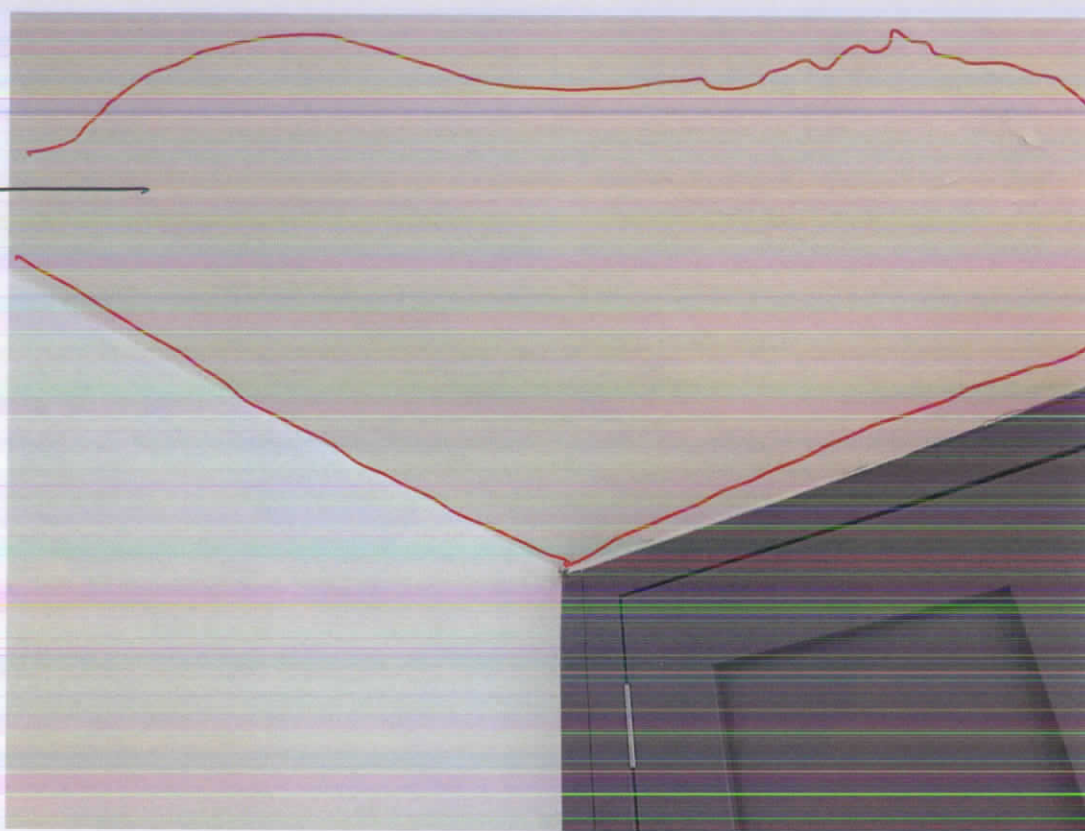
DAMP.

DAMP.

KITCHEN.

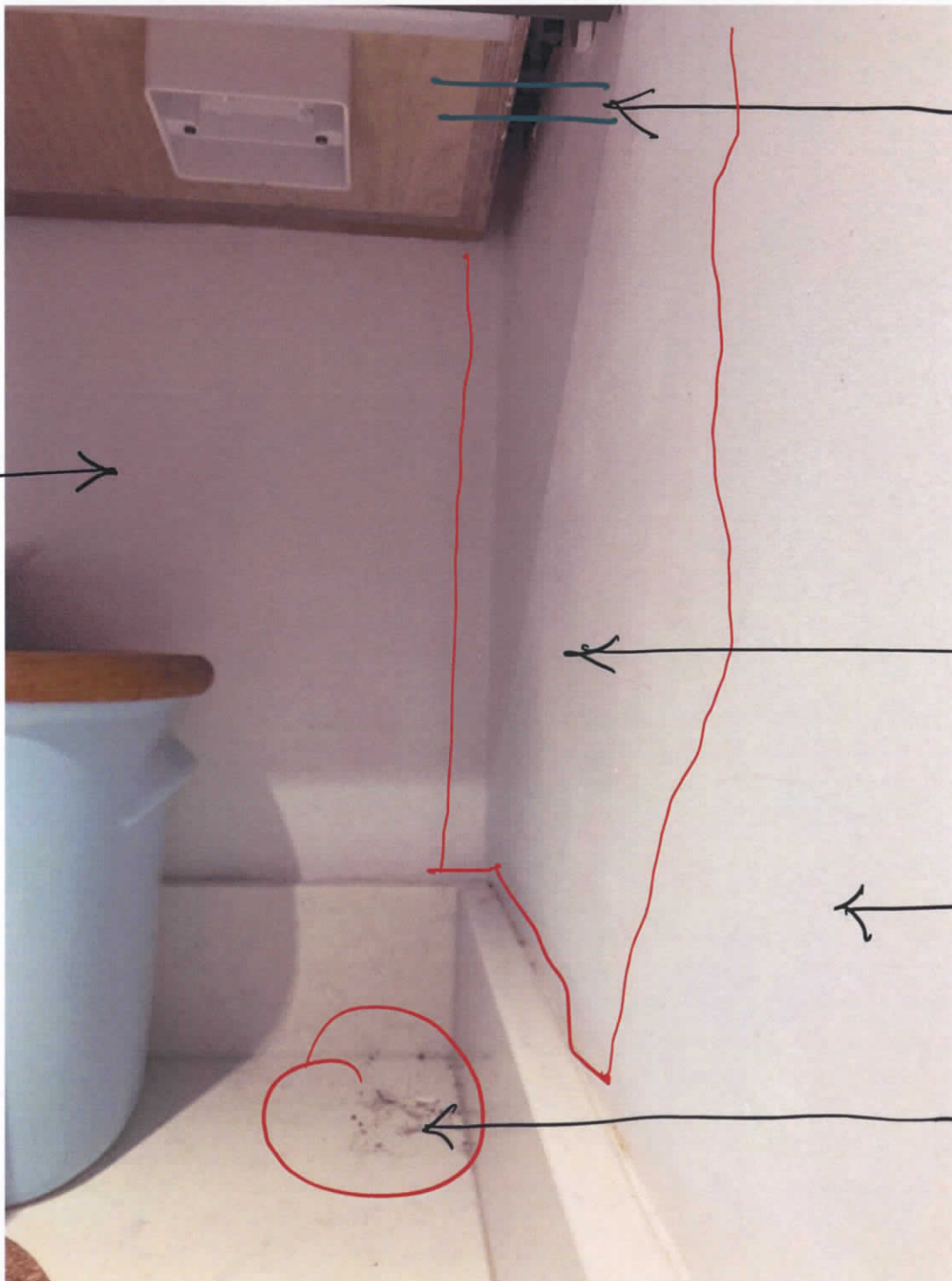
CEILING
AREA
REPAIRED
RE-DECORATED.

EVIDENCE OF
FORMER INGRESS
OF WATER.



KITCHEN.

EAST WALL →



ELECTRIC
CABLE ROUTE
FROM HOLE
CUT IN
CHIMNEY
INTO
CUPBOARD

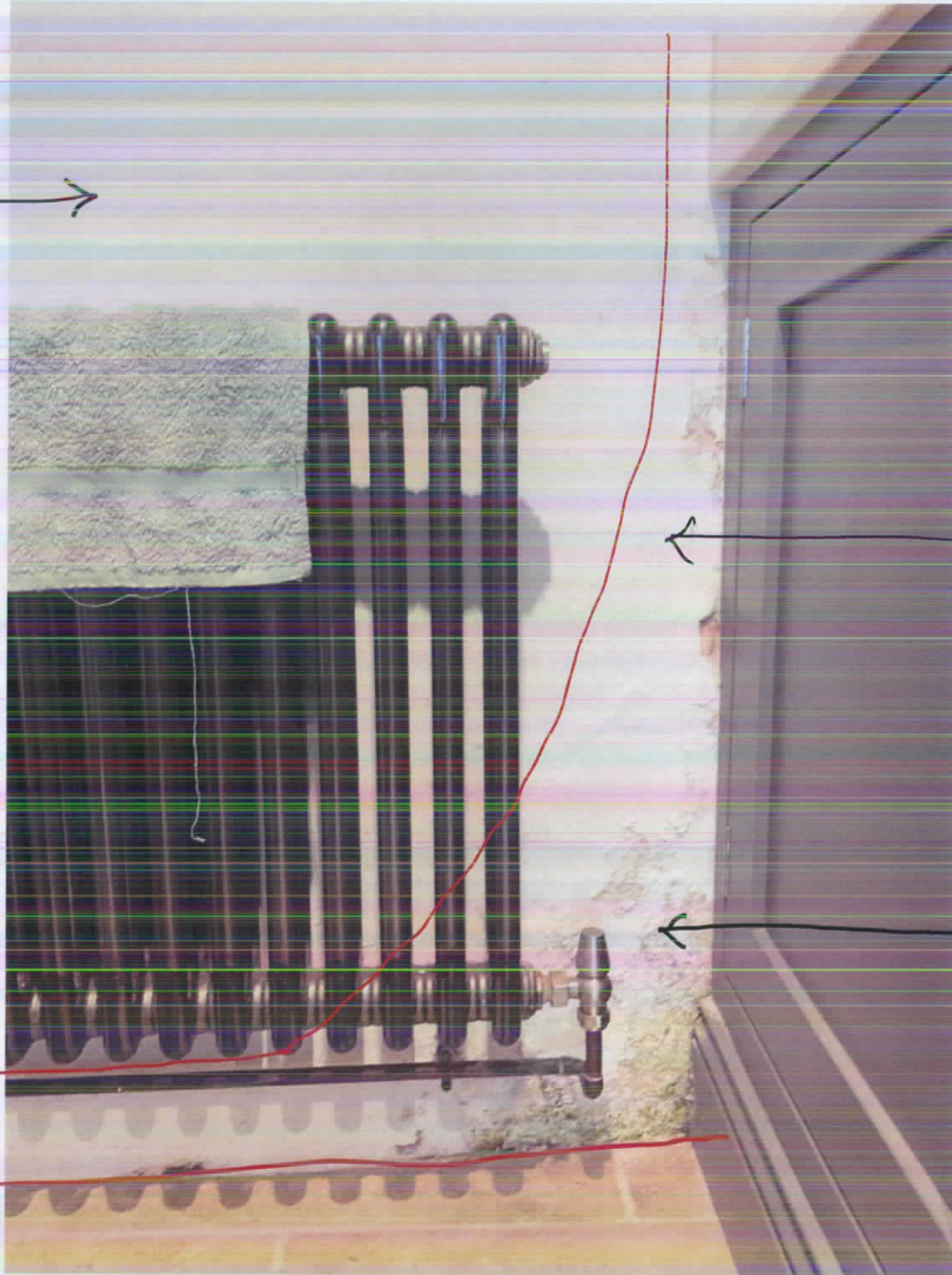
← DAMP ON WALL

← CHIMNEY

← DETRITUS
FROM GAP
ABOVE

KITCHEN.

NORTH WALL →



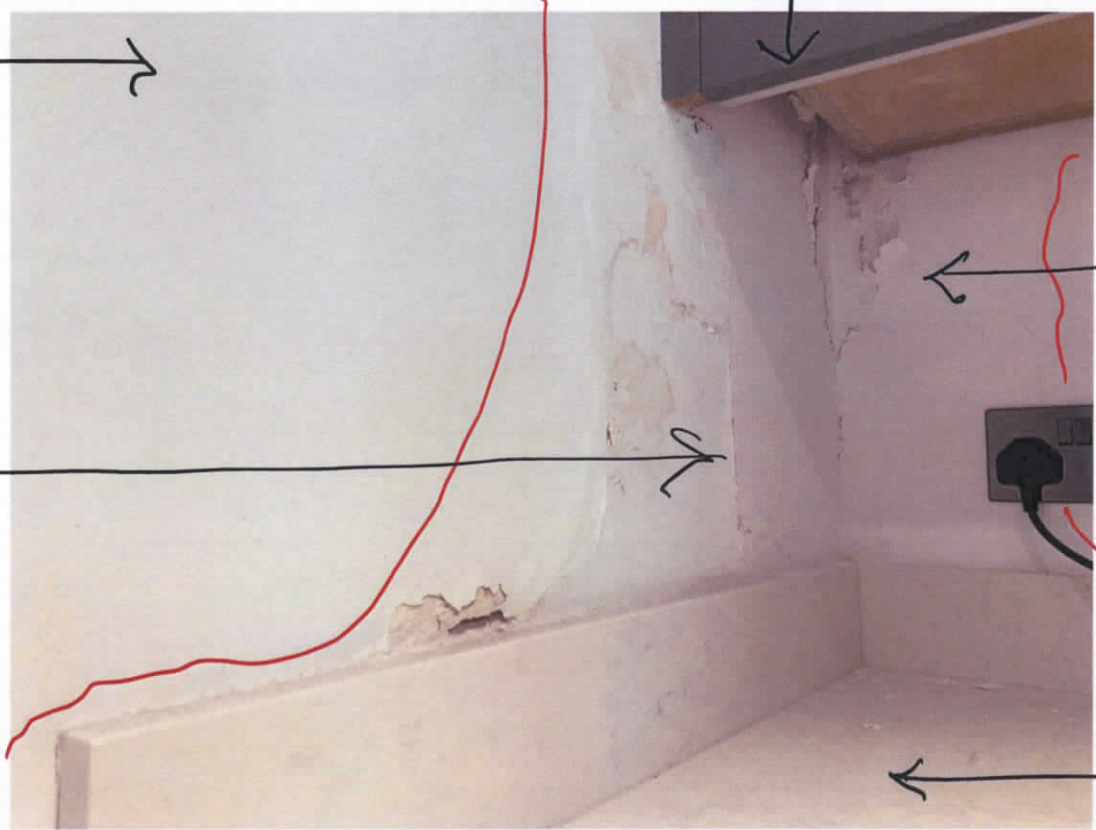
← DAMP WALL

← EFFLORESCENCE

KITCHEN.

NORTH WALL →

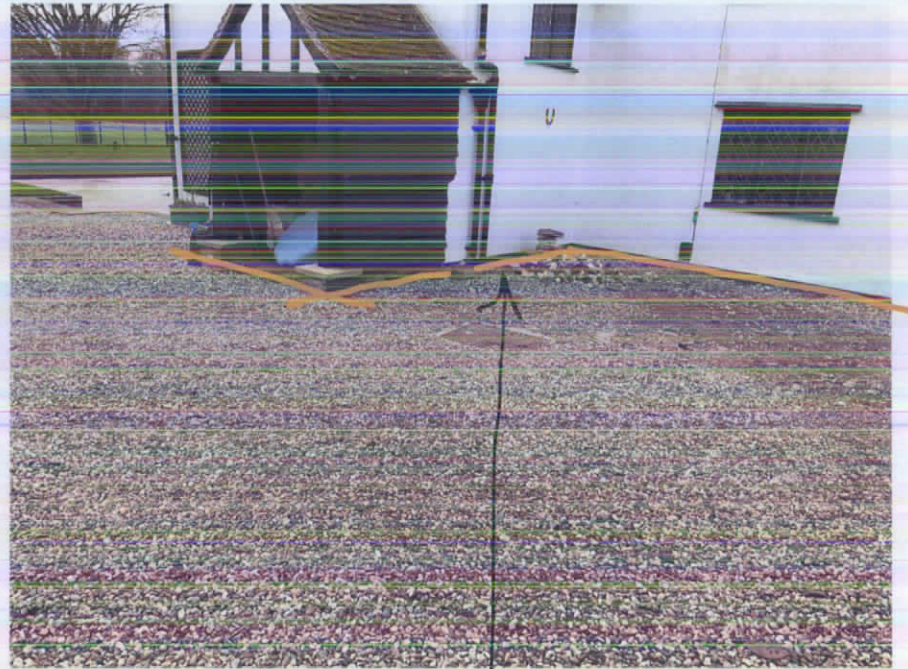
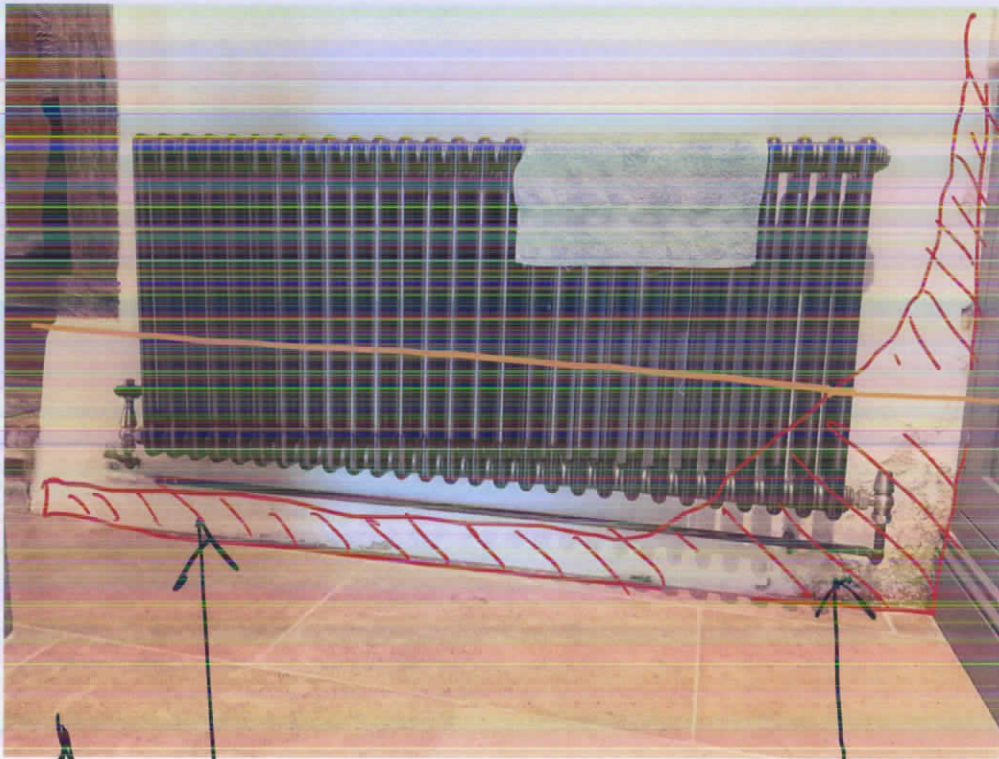
DAMP WALL
PLASTER
BLOWN.



WALL
CUPBOARD -
DAMP WALL
← PAINT
PEELING.

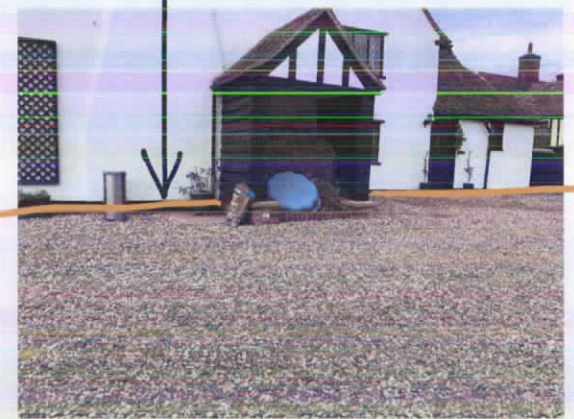
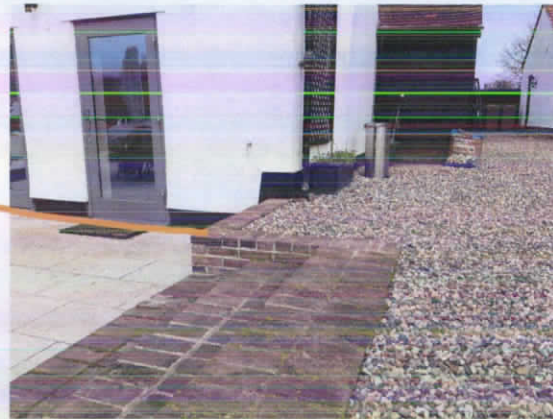
← WORKTOP.

KITCHEN.



DAMP ON NORTH WALL
APPROX. EXTERNAL GRD.

KITCHEN FLOOR.



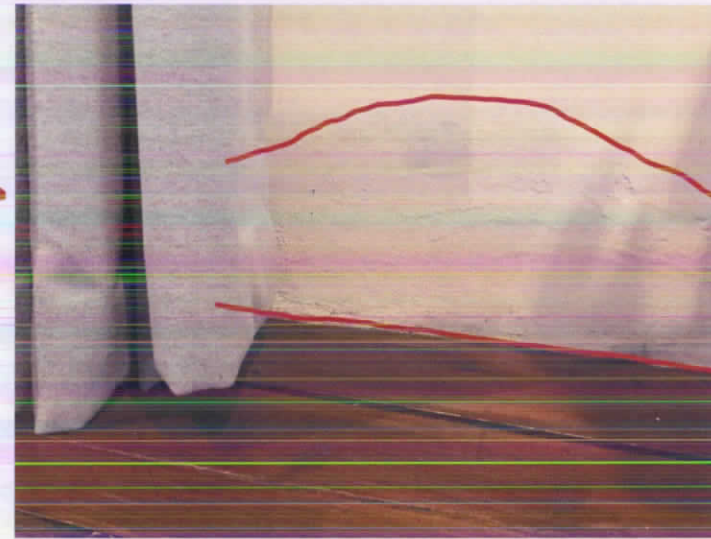
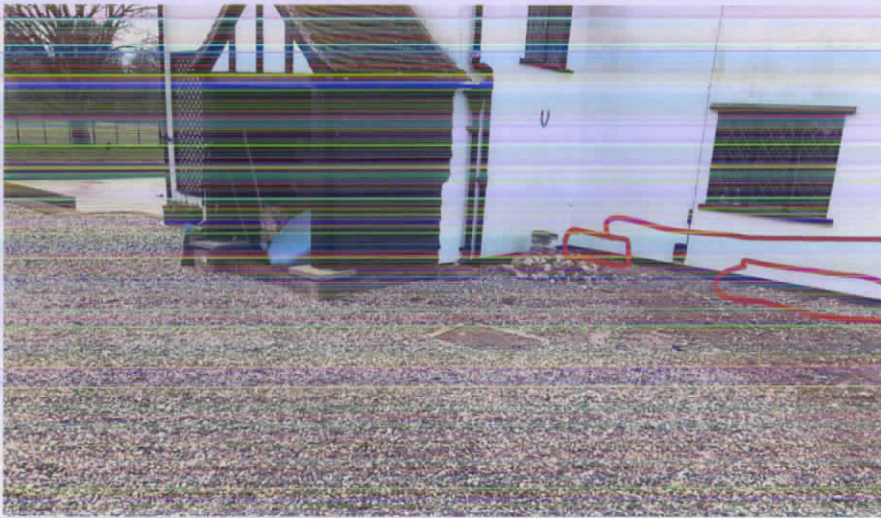


LOCATION AREA OF DAMP

LOCATION SURFACE WATER

DRAINAGE GULLY

KITCHEN DAMP.

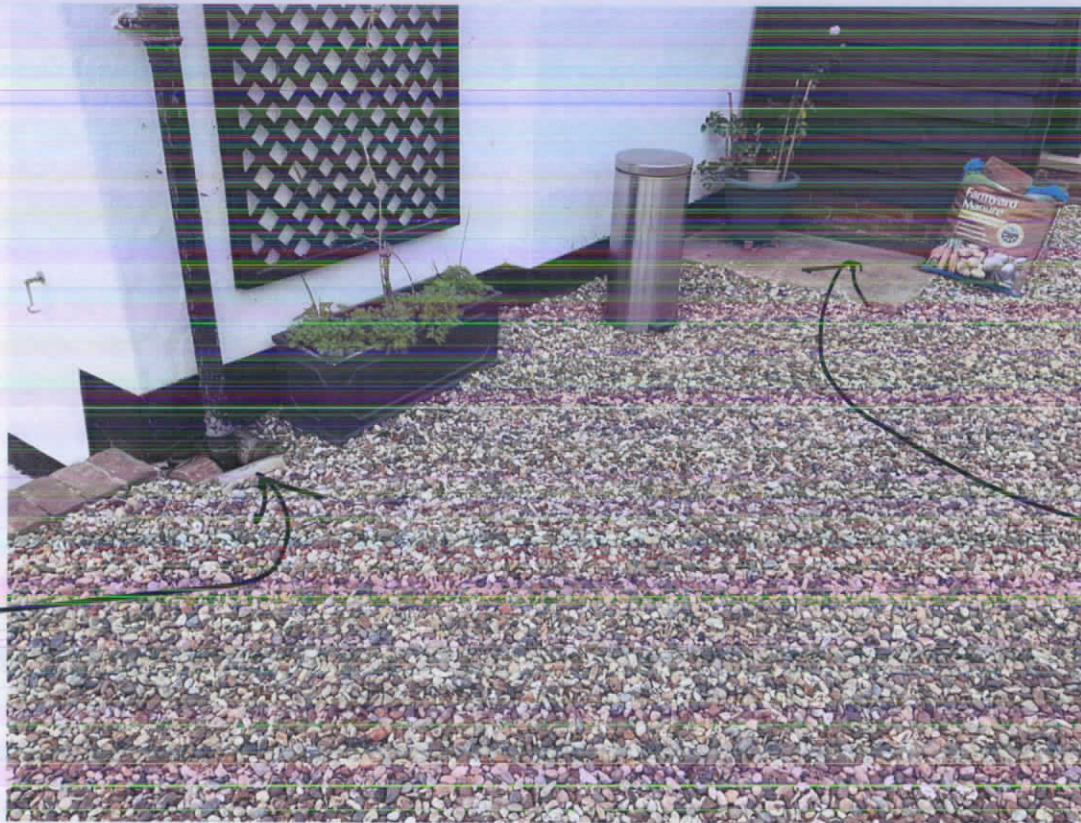


EAST ELEVATION -

LOCATION OF AREAS
SHOWING EVIDENCE
OF DAMP.



EAST ELEVATION.



INSTALL
SURFACE
WATER
GULLY
SURROUND.

REMOVE
CONCRETE
BASE

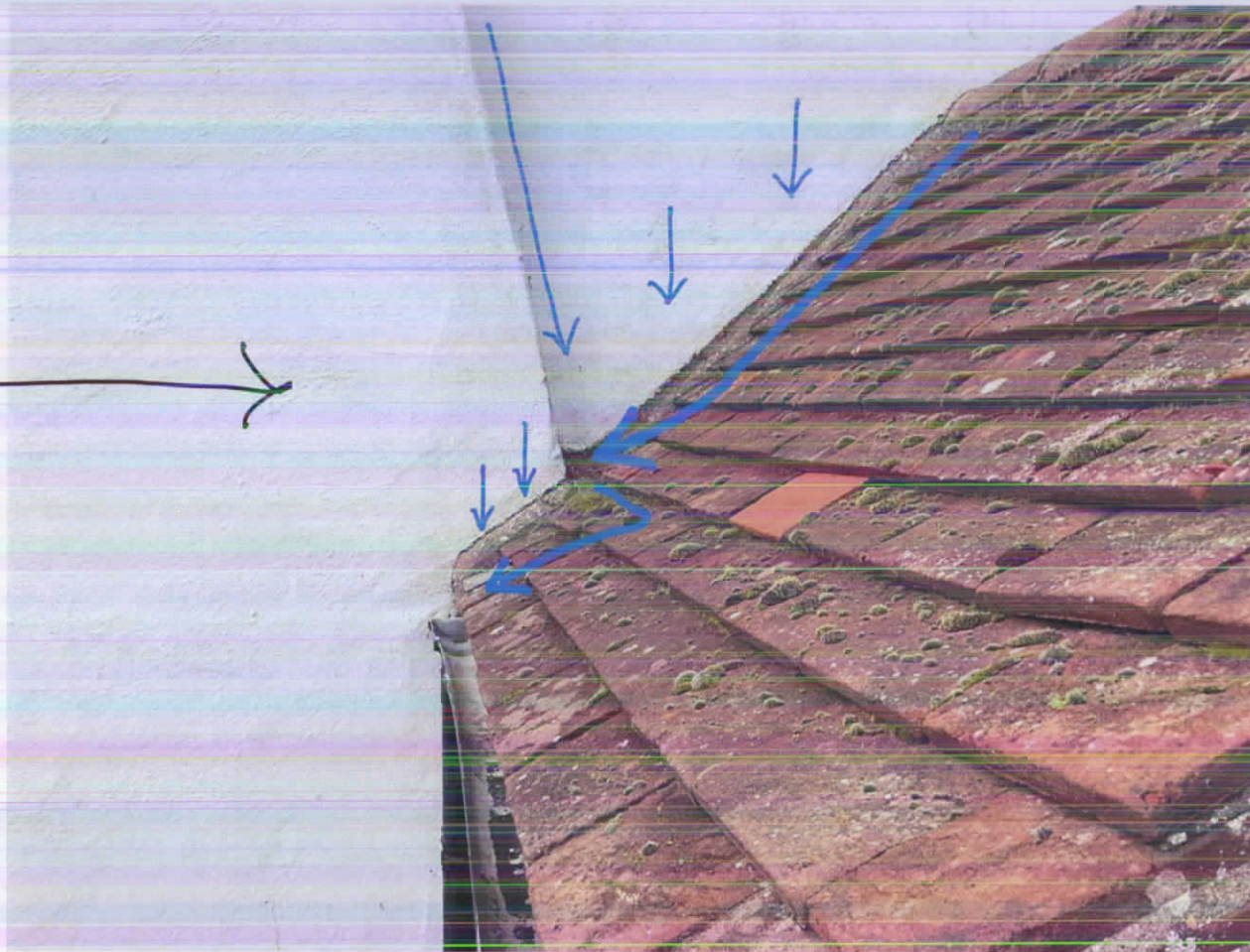
EAST ELEVATION.



GRAVEL CARPARKING TO EAST OF PROPERTY
PROPOSED FRENCH DRAIN — . — . —
TO BE CONNECTED TO EXISTING SURFACE WATER
DRAINAGE

PROPOSED FRENCH DRAIN

CHIMNEY
STACK
FACING
EAST.



ROUTE OF
RAIN WATER
DOWN RENDER
AND LOG STORE
ROOF INTO
SIDE OF
CHIMNEY
STACK

ROOF LOG
STORE
FACING
SOUTH

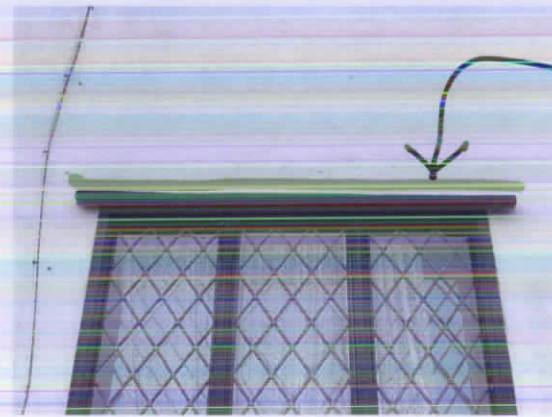
INSTALL LEAD FLASHING LOCALLY TO
PROTECT SIDES OF CHIMNEY STACK

EAST ELEVATION - CHIMNEY / LOG STORE

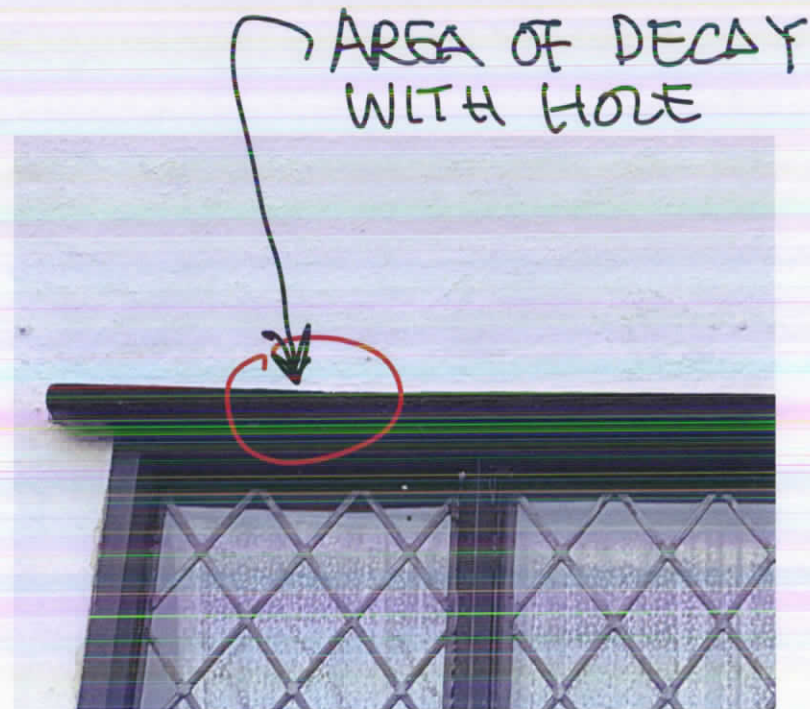


TIMBER CILLS TO BE REPLACED.

EAST ELEVATION GABLE.



ADD LEAD FLASHING



AREA OF DECAY WITH HOLE

EAST ELEVATION - PENTICE BOARD OVER WINDOW.



East elevation

REPLACE RAIN WATER GOODS - GUTTERS AND DOWN PIPES.

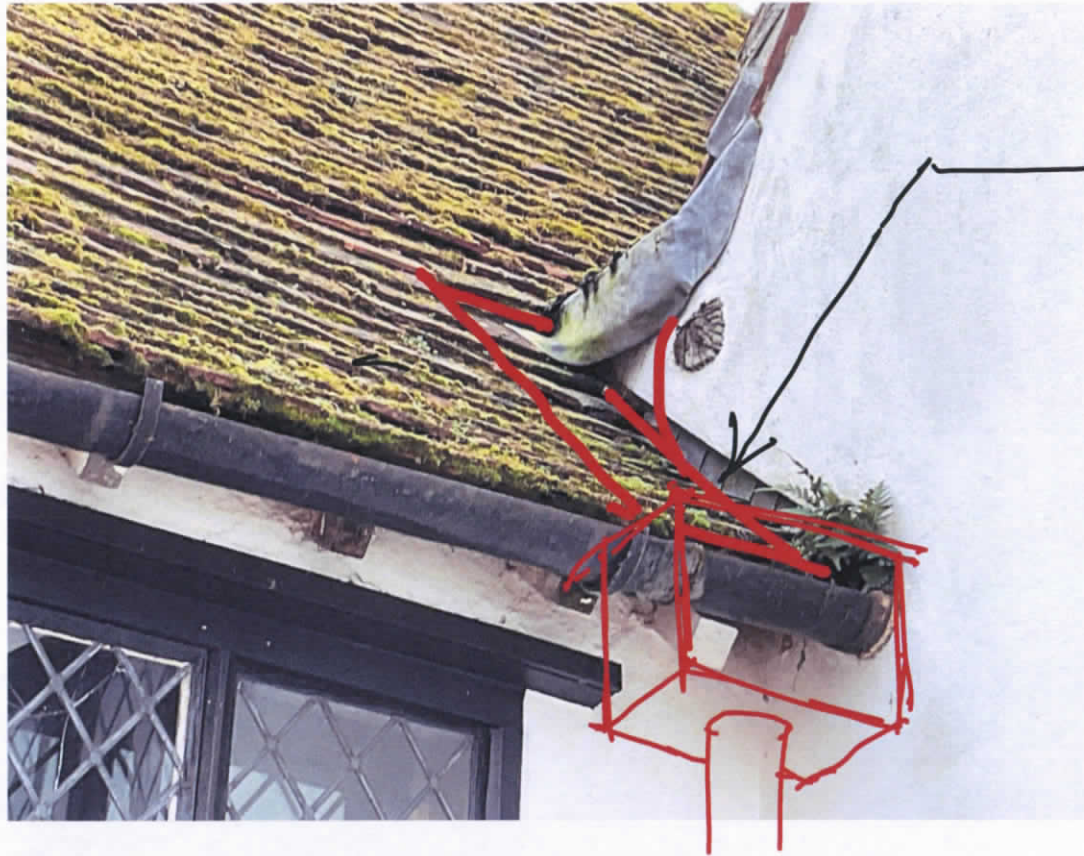
EAST ELEVATION



NEW RAIN
WATER
HOPPER AND
DOWN PIPE

REMOVE
RAIN WATER
DOWN PIPE

NORTH ELEVATION - KITCHEN,



PROVIDE
LEAD BAND
TAKEN INTO
NEW RWP.
HOPPER

NORTH ELEVATION



Northeast corner elevation

REPLACE RAIN WATER GOODS.



REPLACE RAIN WATER GOODS.

EAST ELEVATION.



CHANGE DIRECTION OF OUT FLOW
AND EXTEND SHOE.



* Δ NOTE - POSSIBLE ASBESTOS GUTTER
WARNING FOR REMOVAL AND
DISPOSAL TO REGULATION



EAST ELEVATION - LOG STORE



VOID BELOW
DECKING

←
DAMP/SATURATED
LOG STORE
BRICK PIERS

LOG STORE FLOOR - RAISED TIMBER
DECKING FLOOR OVER VOID WITH
BRICK PIER SURROUND.

VOID TO BE INVESTIGATED. POTENTIAL FOR THIS AREA TO BE COLLECTING
WATER AND IT MIGRATING INTO THE KITCHEN.



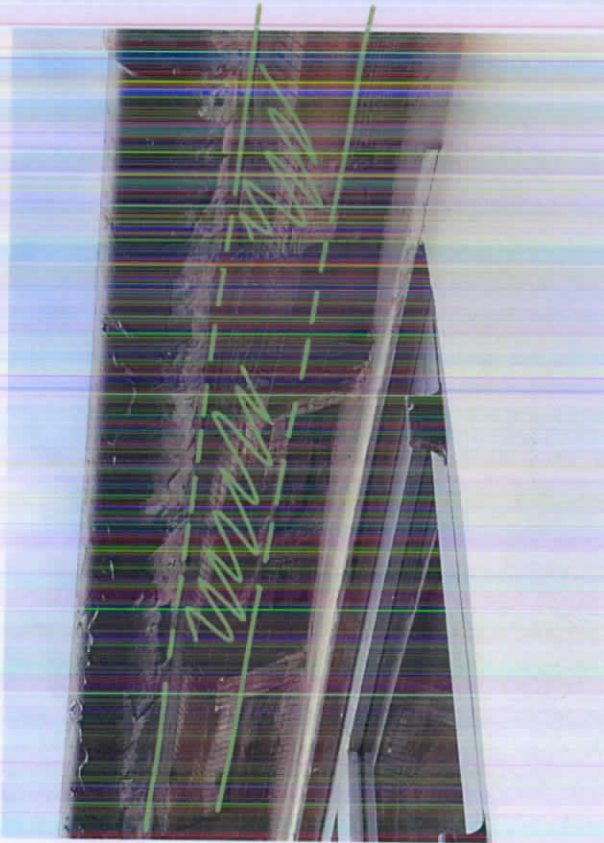
DAMP / SATURATED
LOG STORE
BRICK PLINTH

LOG STORE - BRICK PLINTH

NORTH ELEVATION



REPLACE RAINWATER GOODS - GUTTERS AND DOWN PIPES.
SOUTH ELEVATION.



EAVES FILLET TIMBER
ON RAFTER FOOT IN
THIS LOCATION IS
MISSING & ROTTEN
EITHER SIDE -
TO BE REPLACED.

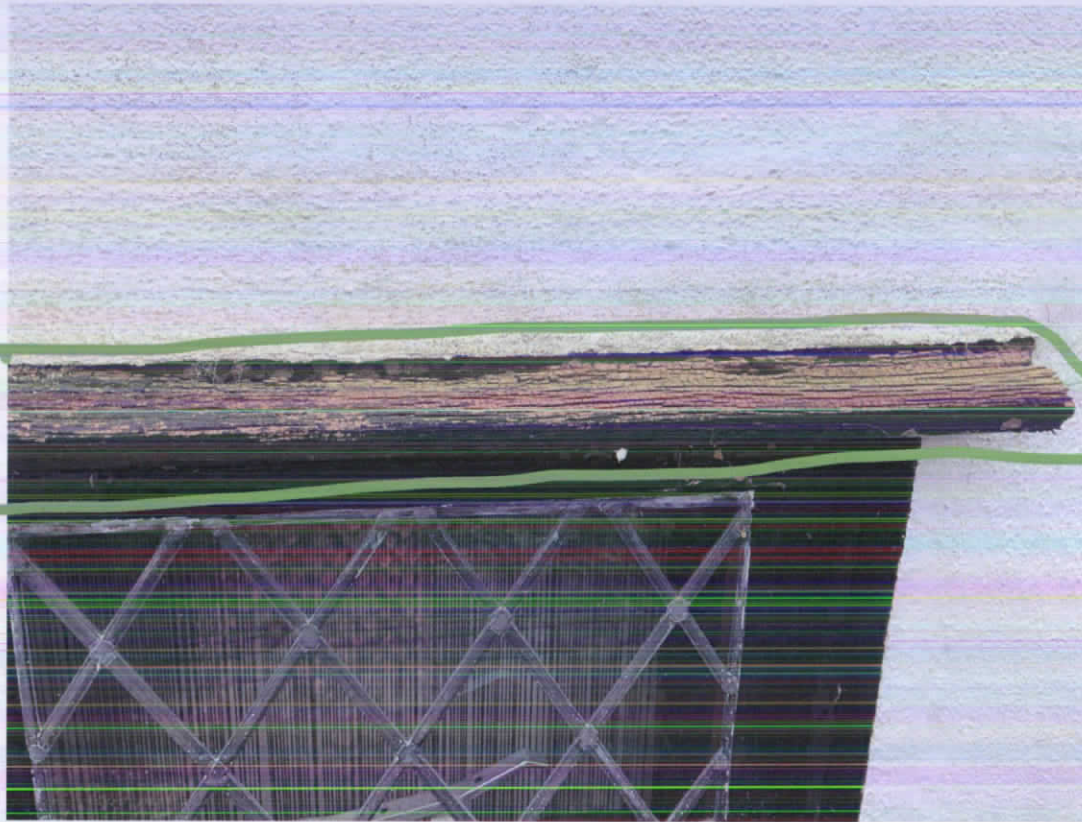


ROOF TILES NOT
SUPPORTED. TILES
TO BE REMOVED
AND REINSTATED.

SOUTH ELEVATION - EAVES LEVEL.



NORTH ELEVATION.



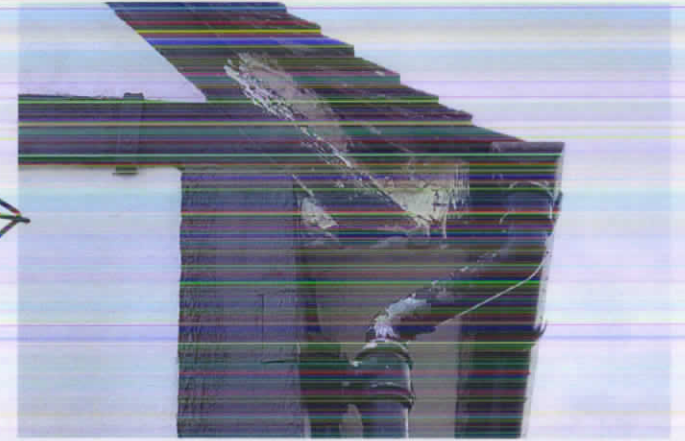
REPLACE TIMBER
PENTICE
BOARD AND
INSTALL CODE 4
LEAD FLASHING
OVER.

NORTH ELEVATION.



FOR THE LONG TERM BENEFIT OF THE BRICK PUNTH AND
TIMBER FRAME OVER — CONSIDER REMOVAL OF THE
CEMENTIOUS RENDER TO THE PUNTH AND REPLACEMENT
LIME BASED RENDER.

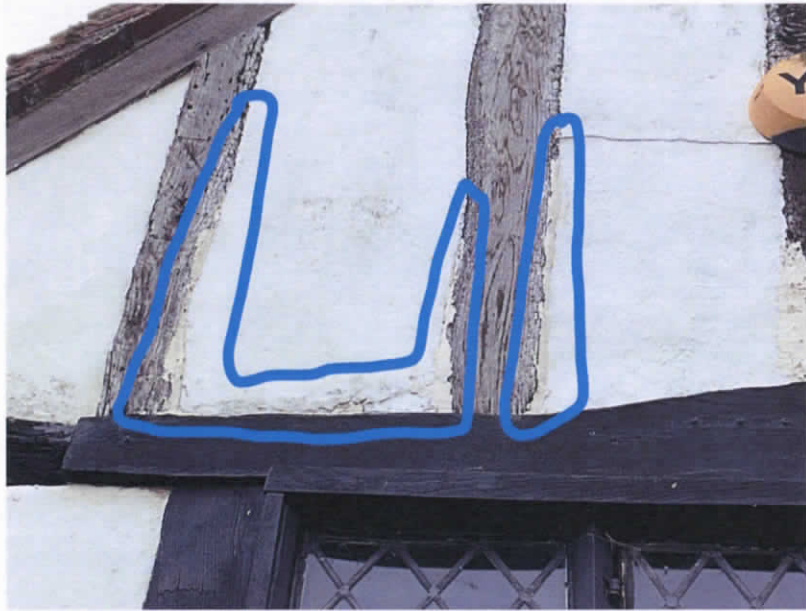
NORTH ELEVATION



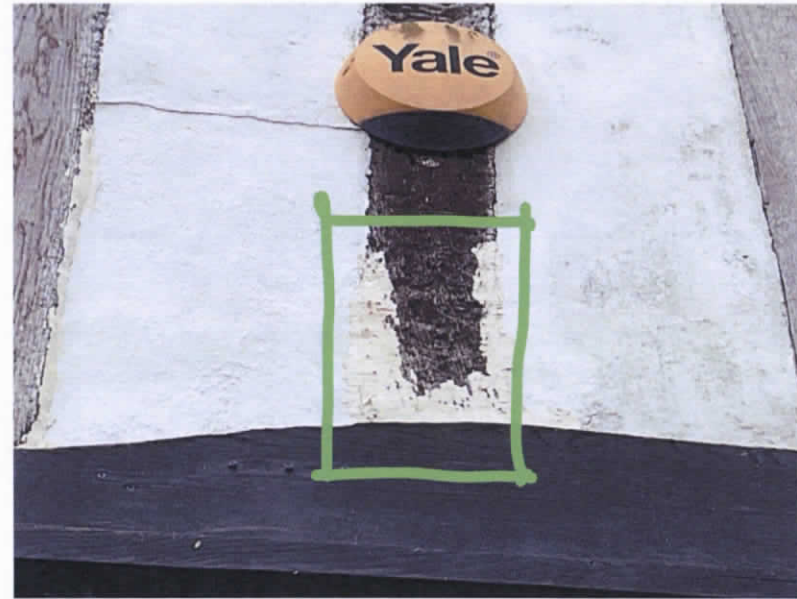
REMOVE INAPPROPRIATE
REPAIR

- TIMBER REPAIR TO BARGE BOARD. TIMBER INSERT.
- LIME BASED MORTAR REPAIR TO UNDER CLOAK.
- INSTALL METAL MESH AS BIRD DETERRENT.

NORTH ELEVATION — CABLE
RENDER AND FRAME REPAIR.

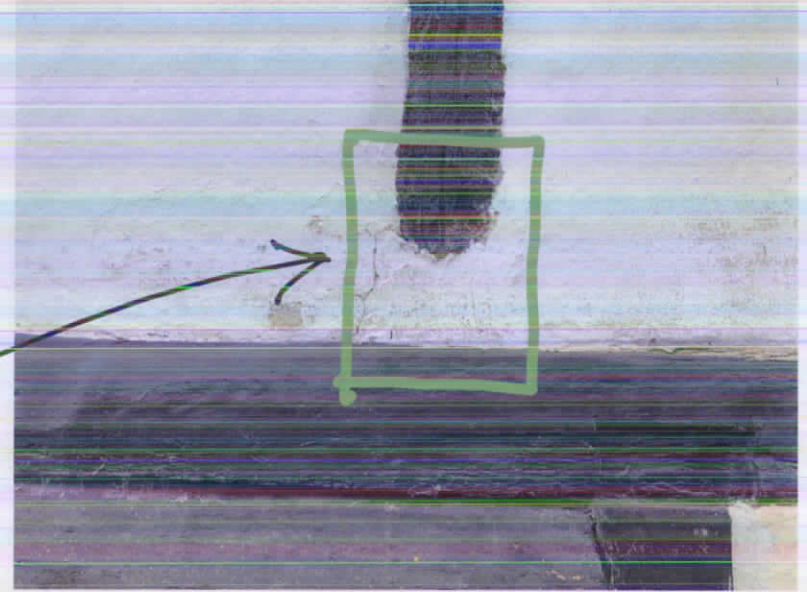


LIME MORTAR REPAIRS .



TIMBER FRAME REPAIR

NORTH ELEVATION — GABLE .
LIME MORTAR AND FRAME REPAIR .



TIMBER FRAME REPAIR.

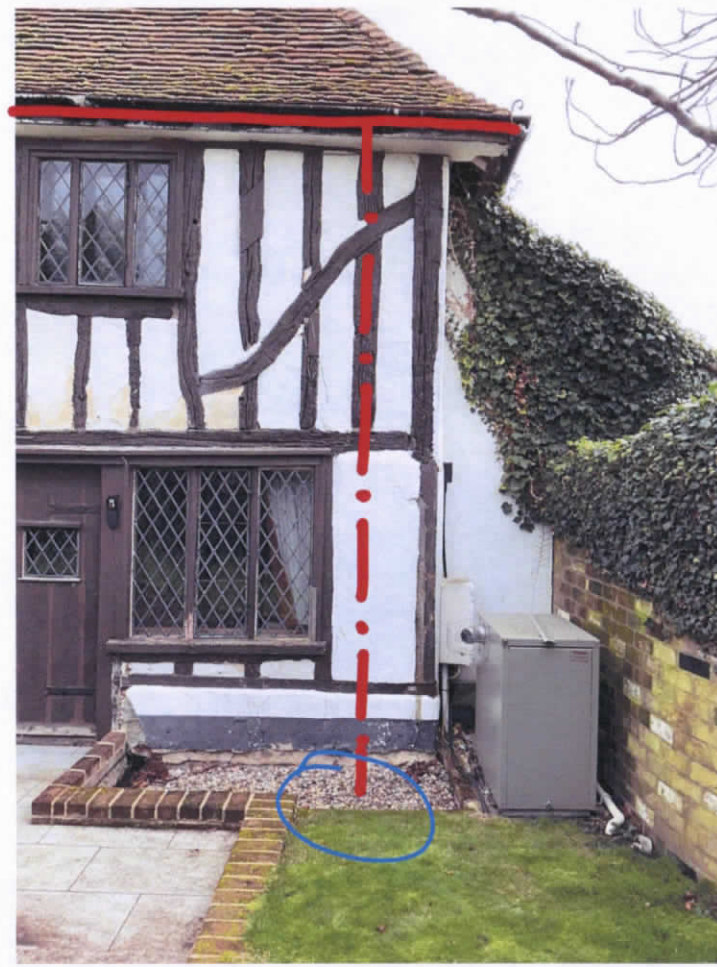
NORTH ELEVATION - FIRST FLOOR
RENDER REPAIRS.



NORTH ELEVATION - GROUND FLOOR
RENDER REPAIRS.



WEST ELEVATION.



- REPLACEMENT - GUTTERS - PROPOSED NEW DOWN PIPE
AND DOWN PIPE

- SURFACE WATER GULLYS REQUIRED TO BE CONNECTED
TO EXISTING SURFACE WATER DRAINAGE OR AWAY
TO NEW SOAKAWAY.

WEST ELEVATION - RAIN WATER GOODS



FOR THE LONG TERM BENEFIT OF THE BRICK PUNTH AND
TIMBER FRAME OVER — CONSIDER REMOVAL OF THE
CEMENTIOUS RENDER TO THE PUNTH AND REPLACEMENT
LIME BASED RENDER.

WEST ELEVATION

CEMENTIOUS RENDER
PANEL - SUBSTRATE
TO BE DETERMINED.

INAPPROPRIATE
CEMENT REPAIR



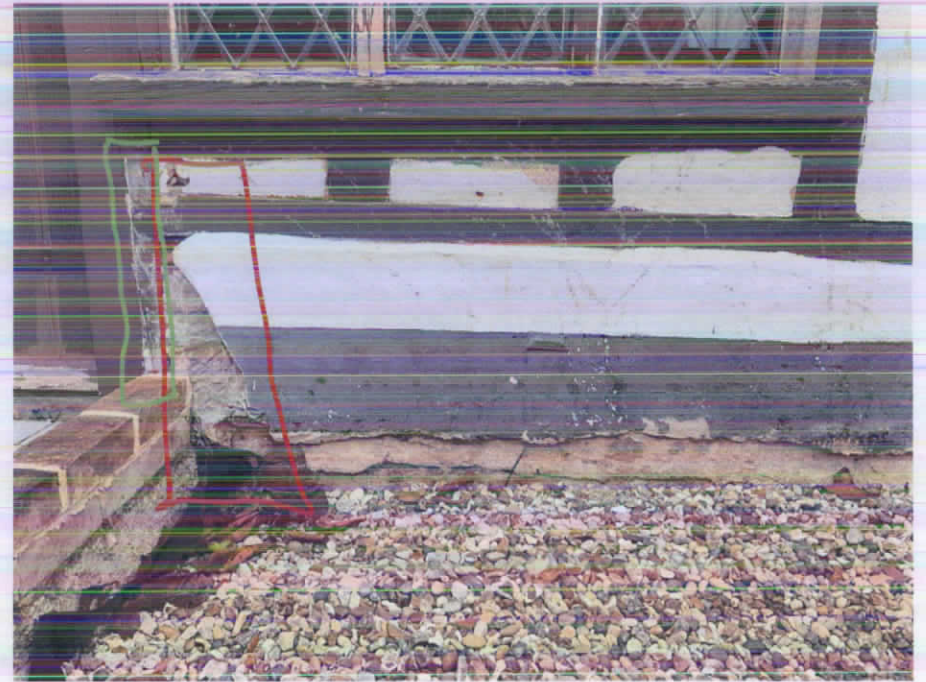
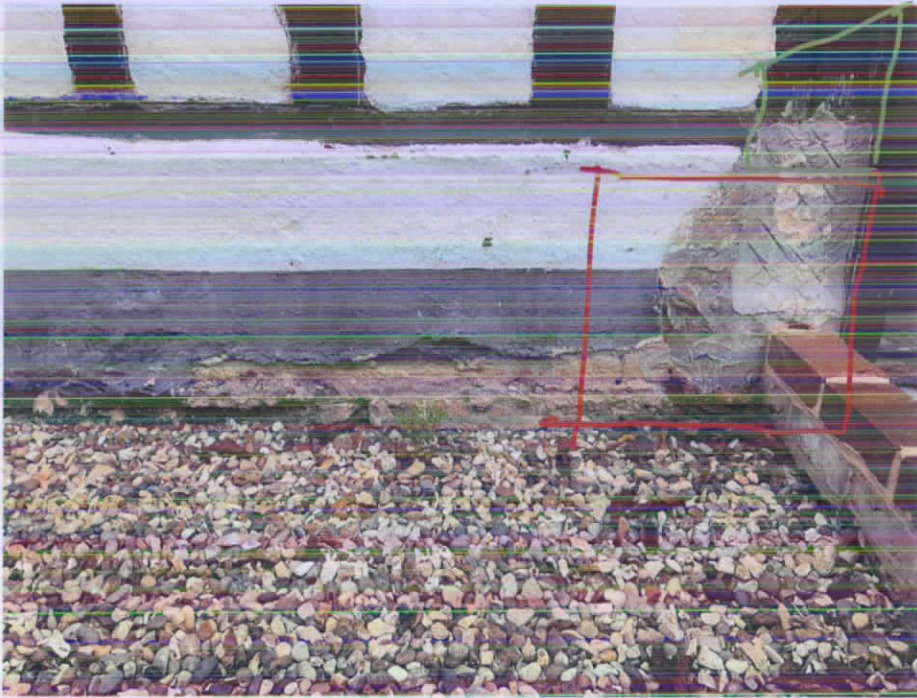
← WALL PLATE

← BRICK PLINTH

← NON-BREATHABLE
PAINT PEELING

RENDER OVER
BRICK PLINTH
IS FAILING.
IT IS TRAPPING
MOISTURE IN THE
BUILDING.
CONSIDERATION IS
TO BE GIVEN TO
THE RENDER
BEING REPLACED
WITH A BREATHABLE
LIME BASED RENDER

WEST ELEVATION - RENDERED BRICK PLINTH.



TIMBER FRAME, BRICK PUNTH AND RENDER REPAIR.

WEST ELEVATION - ADJACENT TO DOOR.



RENDER
REPAIR

TIMBER
REPAIR

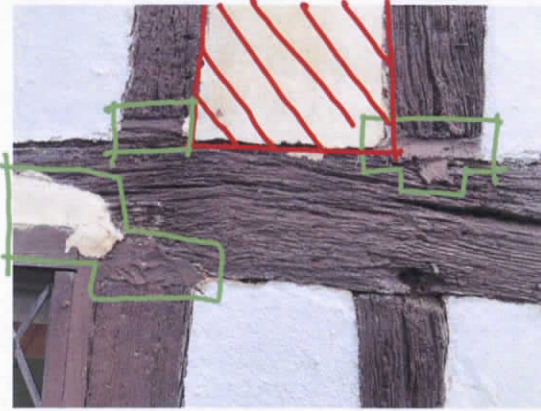
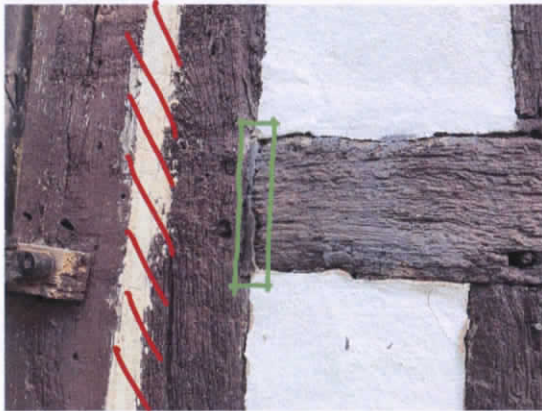
WEST ELEVATION - NORTH END - RENDER AND TIMBER REPAIRS





TIMBER
REPAIR

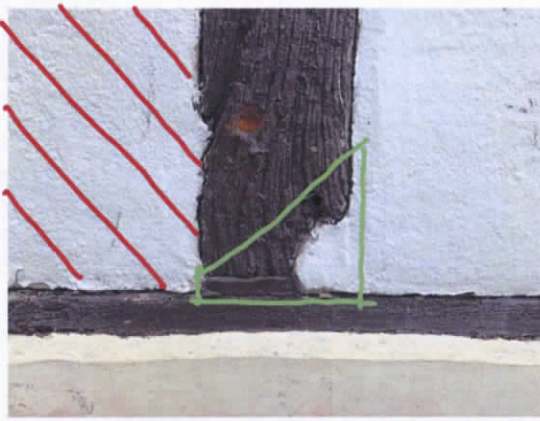
RENDER
REPAIR

WEST ELEVATION - SOUTH END . RENDER AND TIMBER REPAIRS .

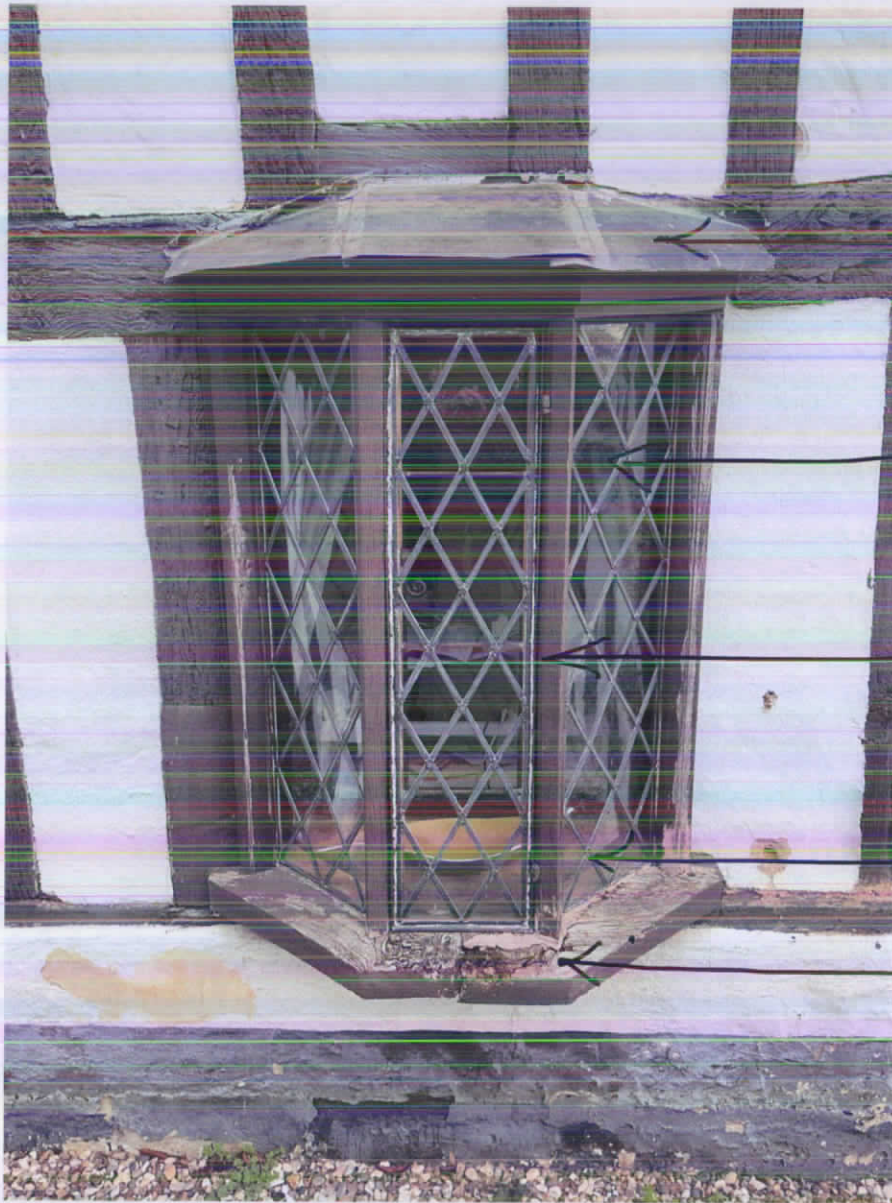


 TIMBER
REPAIR

 RENDER
REPAIR



WEST ELEVATION - REPAIRS.



NEW LEAD ROOF

RETAIN AND REUSE
LEAD LIGHTS.

RETAIN AND REUSE TIMBER
MULLIONS WHERE POSSIBLE

INTERNAL WINDOW TO BE
RETAINED / REPAIRED

ALL NEW EXTERNAL TIMBER
HARDWOOD CILL

WEST ELEVATION - WINDOW REPAIR.



REMOVE INAPPROPRIATE
CEMENT REPAIRS AND
MAKE GOOD IN TIMBER

INSTALL NEW HARDWOOD
PENTICE BOARD WITH
CODE 4: LEAD FLASHING
OVER

WEST ELEVATION - TIMBER FRAME REPAIRS.



REMOVE TEMPORARY
MORTAR REPAIR
INSTALL HARD WOOD
PENTICE BOARD WITH
CODE 4. LEAD
FLASHING OVER

WEST ELEVATION - WINDOW REPAIR.



- RETAIN AND REUSE LEAD LIGHTS.
- TIMBER REPAIRS TO VERTICAL FRAME AND MULLIONS, SCARF JOINTED REPAIR.
- NEW EXTERNAL WINDOW CILL
- NEW INTERNAL WINDOW CILL
- ASSESS EXISTING TIMBER FRAME UNDER WINDOW FOR REPAIRS POST REMOVAL OF WINDOW CILL.

WEST ELEVATION - WINDOW REPAIR.



WEST ELEVATION (EXTENSION) WINDOW TO BE REPLACED.



FRONT DOOR

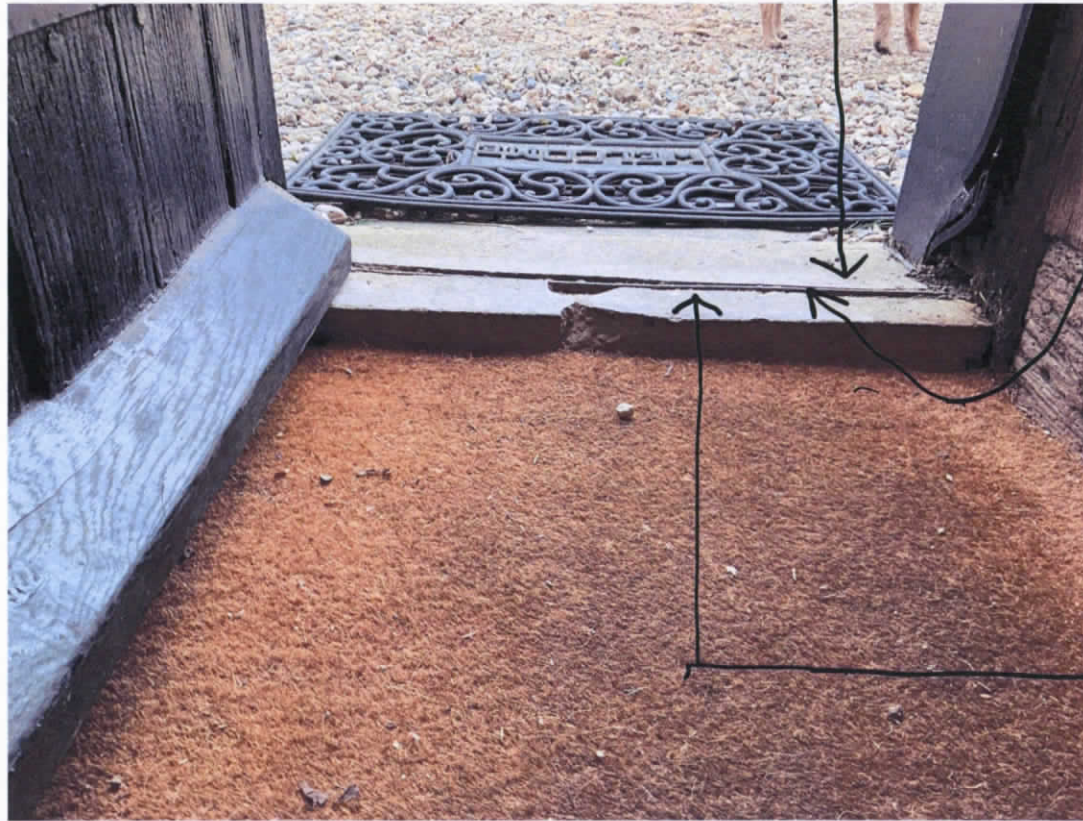
CEMENT
THRESHOLD.



SOLID TIMBER
BOARDED
DOOR.

WATER
TRACKING
UP DOOR LEAF
VIA
CAPILLARY

FRONT DOOR



EXTERNAL
CEMENT
THRESHOLD.

METAL
WEATHER
STRIP - LEVEL
WITH EXTERNAL
AND INTERNAL
THRESHOLDS

INTERNAL
CEMENT
THRESHOLD.

FRONT DOOR / THRESHOLD.

EXTERNAL CEMENT THRESHOLD STRIP TO BE LOWBROD CIRC. 20mm AND
NEW METAL WEATHER STRIP INSTALLED WHEN FRENCH DRAIN IS INSTALLED

LOW EDGE
OF DOOR
LEAF
SITS IN
WATER

BOTTOM EDGE
TIMBER
ROTTEN /SOFT.

FRONT DOOR



DRIVING RAIN
AGAINST
HERE