

## **BUILDING SURVEY REPORT**

On                      Friston Village Hall  
                            Church Road Friston Suffolk IP17 1PU

Client                 The Clerk  
                            Orchard House Chediston Road Wissett IP19 0NF

Our Ref                PJO N 14166 2017

Date Of Inspection   10<sup>th</sup> August 2017

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## INTRODUCTION

### 1.00 Instructions

- .01 Our inspection of the property Friston Village Hall Church Road Friston Suffolk IP17 1PU took place on 10<sup>th</sup> August 2017 following telephone instructions received from The Clerk Orchard House Chediston Road Wissett IP19 0NF.
- .02 Our inspection and this Report have been carried out and prepared in accordance with our standard Conditions of Engagement for Building Surveys. A copy of which has been previously forwarded to you and a further copy of which is enclosed with this Report and should be read as an integral part of it.
- .03 It should be appreciated that our report is to be regarded as a diagnosis of the overall condition of the property and quality of the structure and does not purport to be an inventory of every minor item of disrepair. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection.
- .04 At the time of our inspection the weather conditions were dry and sunny.
- .05 All directions given assume one is looking at the property facing the main front entrance door.
- .06 We confirm that a key was obtained from site, in order to allow access for the survey.

## **2.00 Situation**

- .01 The property is situated centrally within the small scattered village of Friston. Opposite the Church, close to the village green and adjacent to period and more modern infill properties within the village envelope.

## **3.00 General Description**

- .01 The property comprises a detached single storey commercial building, in use as the Village Hall but originally constructed, presumably late 19<sup>th</sup> century as the Village School. Altered and extended in the 1920's, 1960's and most recently in the 1980;'s when the property also had a general refurbishment undertaken.

## **4.00 Accommodation**

- .01 We would briefly describe the accommodation within the property as follows:-

### **Internally**

Main entrance hall  
Ladies toilet  
Gents toilet  
Disabled toilet  
Main village hall  
Side hall / cloakroom  
Kitchen / preparation room  
Rear lobby

### **Outside**

General shared parking area

## **5.00 Summary of Construction**

- .01 Double pitched main roof with a covering of slate to the original part of the building. Concrete interlocking tiles to the 1980's extension. Glassfibre roof covering to original entrance hall / side hall.
- .02 The main walls are of 9" thick solid brickwork with art 13" piers. Cavity brickwork construction to the 1980's extension.
- .03 There are part solid ground floors, part suspended timber ground floors.
- .04 Mains electricity, mains water and mains drainage are connected. Heating via electric panel radiators.

## **CONDITION EXTERNALLY**

### **6.00 Chimneystacks and Flues**

- .01 Single brick built chimneystack which serves the fireplace within the kitchen, the main ball fireplace has been removed and blocked in.
- .02 The chimneystack appears plumb. Terminated by two terra cotta pots. Brickwork, joints and pointing are eroded, and repointing is required. There are lead flashings where abutting the main roof covering.

### **7.00 Roof Covering / Roof Structure**

- .01 Double pitched main roof with a covering of slate to the older parts of the building, including left hand gable and rear gable and small lean to over the rear lobby.
- .02 There are a few slipped slates on each roof slope. Two or three on the front left hand slope and two or three on the rear. one or two of the ridge tiles to the left projection over the kitchen are slightly disturbed.

- .03 Access to the underside of the roof covering / slates is restricted by the nature of construction. It appears though that there is a felt underlining, indicating that the roof has been stripped and recovered previously. We presume therefore that second hand slates were used when the roof was last recovered.
- .04 You will need to allow to have slipped slates clipped back. We would assess though that the roof is not in a condition that major repairs are required. It had been raining very heavily for the day or two prior to our inspection and we can report no evidence of any roof leaks as such.
- .05 There is some damp staining over the surface of the ceiling tiling within the main hall, but that was all relatively dry at the time of our survey, and we suspect that is due to condensation, and we refer you to our section below on dampness.
- .06 The verge and eaves details have been improved previously, presumably during the 1980's when uPVC fascias and soffits were installed and these have been sealed by mastic.
- .07 The general surface of the slates appears satisfactory, with no evidence of any significant lamination or defect. There are one or two slates that have been 'tagged back' previously indicating that one or two have slipped but again no evidence of any general defect due to nail rusting / sickness.
- .08 We would assess generally therefore that the main roof coverings should have a reasonable remaining life, with only ongoing maintenance being required.
- .09 The sloping lead valley gutter detail between the left hand section and front sections of roofs appears in satisfactory condition.
- .10 Small lean to roof over the rear lobby again is of slate. Again this appears in satisfactory condition with no evidence of any recent leakage or defect.
- .11 Turning to the front 1980's extension. This has a covering of concrete interlocking tiles. The roof covering appears in satisfactory condition. As seen from within the roof space there is a modern felt underlining which all appears satisfactory with no evidence of any significant tears or splits. The roof covering should have a long remaining life.

- .12 Lastly in respect of the flat roof covering over the side hall. This now has a covering of glassfibre. This appears to be a relatively recent reroof and we presume that the Committee will have details of when this work was completed. Presumably only a few years ago.
- .13 The glassfibre covering appears in reasonable condition. Not completed to the highest of standards, where the upstands are not particularly well adhered to the parapet detail internally. Generally though no evidence of any blistering or splits within the glassfibre itself.
- .14 There is quite a lot of damp staining to the underside of the ceiling within the side hall. We presume that Committee Members will know whether or not this is recent dampness i.e. that has occurred since the roof was recovered or pre existing damage. Readings taken with the aid of our moisture meter indicate that there is some dampness within the ceiling in patches. Again though in our opinion likely to be due to heavy condensation for the mostpart.
- .15 These types of glassfibre roofs though are in our opinion not as reliable as say for instance good quality three layer felt, or good quality single layer membranes, such as 'Sarnafil' and this may well need replacing again in the fairly short term. We would suggest next time a roof finish is provided with a 10 year guarantee.

### **Roof Voids / Roof Structures**

- .16 There is a loft hatch giving access to the roof over the front 1980's extension. The framework comprises a series of bolted trusses, typical for the period. The framework all appears in good condition. The area is used for storage, and there is a tongued and grooved boarded attic floor. No evidence of any defect.
- .17 The main roof structure over the main hall is a fairly typical late 19<sup>th</sup> / early 20<sup>th</sup> century composite framework of softwood rafter couples, supported by softwood purlins, supported by intermediate composite trusses. The open steelwork of the trusses being exposed within the village hall and having been left as a feature.
- .18 The rafters were covered from the outset with softwood tongued and grooved boarding with a painted finish. This would have formed the open ceiling effect to the Village Hall before a lowered ceiling was installed, presumably in the 1980's. All this structure and framework lies behind the current modern suspended ceiling.

- .19 We were able to remove one or two of the suspended ceiling tiles in order to allow access up into the roof framework behind. The framework appears in satisfactory condition. The purlins and rafters show no evidence of any significant sagging, distortion or defect. The frame all appears in good condition.
- .20 Our access to the underside of the soffitboarding was restricted to some extent by the suspended ceiling tiles above which is a fairly thick layer of wrapped insulation. Again we refer you to our section below on dampness.
- .21 Because of the tongued and grooved boarding underneath the rafters, insulation materials etc it was very difficult for us to assess what the condition of any roofing felt may be. The Committee may have details of when the roof was last recovered. As mentioned above we found no evidence of any significant damp penetration through the tongued and grooved boarding. There is some evidence of condensation and we refer you to our section below on dampness.
- .22 Turning to the kitchen roof. Again an open truss design with vaulted ceiling. The suspended ceiling has been installed at original eaves level, the original ceiling being of lath and plasterwork, which is fixed to the underside of the original rafters. Again several tiles were able to be removed around the edges of the ceiling. The majority of the original lath and plasterwork is still in place, fixed to the underside of the rafters, although this central area of plaster has been removed, leaving just the laths in place. The roof framework where seen showed no evidence of any sagging, distortion or defect.
- .23 The flat roof structure over the side hall is likely to comprise softwood joists overlaid with a timber decking. This can only really be inspected when the time comes to strip and replace the roof covering.
- .24 There is a small section of lean to roof over the rear porch. Painted fibre board ceiling panels have been affixed to the underside of the rafters. The framework shows no sign of any defect from a restricted view.



## **8.00 Rainwater Goods**

- .01 There are PVC gutters and downpipes. From a ground level inspection these elements appear satisfactory. They appear to be relatively modern replacements and all in good condition. Plastic gutters are somewhat prone to leakage at the joints and these will need to be checked and overhauled on a regular basis.
- .02 There is a build up of moss here and there and in particular around the outlet to the flat roof. This will all be part of ongoing maintenance.
- .03 Downpipes appear to run directly to the ground and we presume to nearby water courses.

## **9.00 Main External Walls**

- .01 The main external walls to the property are of solid brickwork construction with a facing brick finish. We found the walls to be generally plumb and free from any significant defects. No evidence of any subsidence or settlement affecting the building and we are not aware of any particular problems in that respect affecting building in the immediate vicinity.
- .02 It is evident that the property has been repointed and repaired previously and most likely, we presume, when the Village Hall was generally refurbished in the 1980's.
- .03 In respect of the front elevation. The flat roof side porch brickwork appears in satisfactory condition and there is a large concrete lintel over the pair of external doors and small window. All in satisfactory condition.
- .04 A cement skirting detail has been applied to the base of the wall with drip detail above ground level. We presume that this is to cover previously eroded brickwork at this point. The cement skirting appears generally satisfactory and no particular repairs are required.
- .05 Joints and pointing to the brickwork to the left hand side of the front entrance door all appeared sound and it is evident that the property has been repointed.

- .06 There is a parapet detail over the flat roof structure to the front. The parapet brickwork and coping details appear in satisfactory condition. These are areas that are a maintenance liability and direct damp penetration can occur.
- .07 In respect of the left gable. Joints and pointing to the brickwork appear in satisfactory condition. There is some hairline cracking around the lintel over the window. This is not unusual. This is a stress point where there tends to be a bit of movement between the lintel and adjoining brickwork. No further repairs are required in respect of the left gable. Joints and pointing to the brickwork appear in satisfactory condition. There is some hairline cracking around the lintel over the window. This is not unusual. This is a stress point where there tends to be a bit of movement between the lintel and adjoining brickwork. No further repairs are required. Joints and pointing to the brickwork appear in satisfactory condition.
- .08 In respect of the rear elevation. Joints and pointing again have been repaired previously and all appear sound. No repairs are required.
- .09 The right hand flank wall of the property part abuts neighbouring land. We did gain access along the side footpath in order to inspect the footpath at that point. The brickwork is buttressed by intermediate brick piers and we presume that the several windows installed along this elevation were part of the 1960's alterations or thereabouts. It may be that some of them are original. In any event the joints and pointing to the brickwork all appear in good condition.
- .10 One point to note is that paving levels have been raised against the base of the main walls, particularly to the rear right hand corner and along the right hand flank. The damp proof course is now bridged by your neighbour's raised pavings. We refer you to our section below on Dampness.
- .11 There are air vents at the base of the main walls at the rear providing sub floor ventilation. We presume that original floor vents to the front wall were blocked in when the 1980's extension was built.
- .12 The 1980's extension appears to comprise modern cavity brickwork construction with a facing brick finish. We found the walls to be plumb and free from any significant defect. Joints and pointing to the brickwork appear in satisfactory condition. there is a physical damp proof course within the walls which could be seen several courses higher than the outside paving level.

- .13 Within a Building Survey of this type it is not possible to determine the depth or carry out any tests on foundations. We can report that we saw no evidence of any foundation failure at the time of our survey.

#### **10.00 External Joinery**

- .01 The fascias, soffits and barge boards have been replaced with modern uPVC section and these appear in satisfactory condition.
- .02 The windows to the property are now all modern double glazed uPVC section which appear satisfactory.
- .03 There is a pair of uPVC section double doors to the side hall and modern door to the rear porch. The main front entrance porch is of painted softwood with glazed panelling. It is not clear as to whether or not the glazing in the lower panels is of a safety type. There is no 'kite' mark which one often gets with safety glazing, although this may be laminated. If there are any details regarding the installation of these doors in the 1980's then this should be checked.
- .04 There is a single Velux roof light. This is in satisfactory condition although the sealed unit appears to have failed.

### **CONDITION INTERNALLY**

#### **11.00 Ceilings Finishes**

- .01 Within the main Village Hall, there is a modern suspended ceiling system comprising an aluminium grid inset fibre ceiling tiles suspended off wires from the original roof structure.
- .02 The ceiling tiles are generally in satisfactory condition, although quite a number are damp stained particularly close to the right hand eaves but also to some extent close to the left hand eaves. The tiles are stained but have not deteriorated to any extent. We refer to our section below on Dampness.

- .03 The kitchen ceiling is also a suspended system with fibre tiles in a lightweight grid. These all appear in satisfactory condition.
- .04 The side hall ceiling is of plasterboard and has a painted finish. As mentioned above there is damp staining in the centre of the ceiling. This has caused some softening to the plasterboard and again we refer to our section below on Dampness.
- .05 The ceilings to the toilet and entrance hall are of modern plasterboard with a painted and plastered finish. All in satisfactory condition.
- .06 The lean to rear porch lobby ceiling is of painted fibre board. There are some hairline cracks to the board joints which can be filled prior to decoration.
- .07 The original ceiling finish within the hall would have been of painted tongued and grooved boarding fixed to the underside of the rafters. All this finish is now hidden behind the lowered ceiling introduced in the 1980's.
- .08 The original ceiling over the kitchen, for the most part remains above the suspended ceiling being of lath and plasterwork fixed to the underside of the rafters.

## **12.00 Internal Walls, Partitions and Plaster Finishes**

- .01 Internal walls are of brickwork/blockwork and are plastered both side. The walls are found to be plumb. However, there are several areas where plaster repairs are required.
- .02 There is some vertical cracking through the plasterwork to the rear left hand corner of the hallway on the angle between the back and side walls. This is relatively superficial due to shrinkage and thermal movements within this area of the brick structure. The crack can be cut out and filled prior to redecoration.

- .03 There is further horizontal cracking in the plasterwork above the doorway leading to the side hall. Plasterwork either side this cracking is loose. We suspect that this may have been disturbed when works were undertaken on the adjacent roof and also may be as a result of previous damp penetration. Allow for plaster repairs here prior to redecoration.
- .04 Elsewhere, there is damaged plasterwork just above skirting level within the entrance hall and on the inside wall of the ladies toilet and either side of the entrance door in the hallway. We refer to our section below on Dampness and you will need to allow for plaster repairs.
- .05 Plaster finishes generally were found to be in satisfactory condition. Inevitably, within the older part of the building a little uneven here and there where patch repairs have been undertaken, but no evidence of any significantly loose or damaged areas.
- .06 Plasterwork and finishes appeared in satisfactory condition. Tiling and tiled splash backs generally within the kitchen and toilet areas were found to be in satisfactory condition.
- .07 There is an area of soft and loose plasterwork just above skirting level adjacent to the w.c. within the ladies toilet. We refer to our section below on Dampness.

### **13.00 Fireplaces, Flues and Chimneybreasts**

- .01 The original fireplace surround still remains within the kitchen, although the opening has been blocked off. The chimney breast appears in satisfactory condition.
- .02 The original fireplace has been removed within the Village Hall and the opening blocked off. Plasterwork and finishes appear satisfactory

## 14.00 Floors

- .01 The floor to the main village hall is of the suspended timber form of construction comprising softwood joists overlaid with softwood boarding. This has been sanded and sealed and left as a feature. Generally we found the floors to be firm and level underfoot. However, there is a defect within the floor, most notably to the front right hand corner where some tables are being stored and adjacent to the ladies w.c. There is a small hole in the floorboard and some rot/decay within the floorboards. Dampness also within the w.c.
- .02 Along the front of the hall, the floor structure is 'springy' and some medium/high level readings were gained with the aid of our moisture meter. This indicates slow ongoing rot/decay within the floor plate which is supporting the floor joist ends along the front of the floor structure.
- .03 In order to ascertain the full extent of the repair required, floorboards will need to be lifted and you will need to engage a builder to access the floor plate, and to prevent damage. We suspect though that you will need to allow for repairs to the wall plate on which the floor joists rely for their support, right along the front of the hallway, ie adjacent to the entrance hall and disabled toilet hall wall and ladies toilet hall wall.
- .04 Dampness has probably built up within the floor, particularly adjacent to the 1980's extension. We suspect that the 1980's concrete floor that was built up against the original timber framed structure has encouraged dampness along the original front wall plate. Apart from that there is a further source of dampness which is the bridging of the original damp proof course along the right hand flank by your neighbour's path. Your neighbour also has two sheds built quite close to the right hand flank of the village hall which are discharging rainwater close to the base of the wall.
- .05 Generally, though we found the village hall floor to be firm and level and we suspect that the repairs required are only along the front section and front right hand corner. The remainder of the boarding appears sound.
- .06 Sub floor ventilation to the original floor has been restricted by the fact that there are now concrete floors to the left of the village hall floor and to the rear. Additional sub floor ventilation is required.

- .07 The kitchen floor is of solid construction presumably comprising a concrete base and overlaid now with modern laminate flooring. All firm and level underfoot.
- .08 The side hall floor is of solid construction with a quarry tiled finish. It is quite likely that some of the tiling is original. All appears firm and level underfoot.
- .09 The rear porch floor is of suspended timber form of construction. Original floor boards which are not sanded. One or two repairs have been undertaken and we note that there is some evidence of woodworm around the area where one or two floorboards have been replaced. We suspect that there has been some wet rot here in the past although the remainder of the structure appears quite sound.
- .10 Turning to the floors to the front of the building i.e. which would have been constructed along with the 1980's extension. These are all of solid concrete construction with a vinyl tiled finish within the entrance hall and toilets, apart from the disabled toilet which has a modern vinyl safety floor finish. The floors were all found to be firm and level underfoot. Vinyl tiles are now ageing.
- .11 A wide range of materials used within repair and refurbishment work particularly during the 1960's, 1970's and early 1980's had an asbestos content including vinyl floor tiles, some artex/plaster materials, lagging for installation and boarding materials often used around boilers in flues etc. It is not possible to determine in a survey of this type as to whether any of these materials are present in the building as often this needs laboratory analysis. For the most part these materials are perfectly safe providing they are not disturbed, though due care and precaution should be taken when carrying out any further repair or restoration works.

## **15.00 Internal Joinery**

- .01 There are softwood architraves, softwood skirtings and softwood door linings and frames.
- .02 There is some wet rot within the skirting, on the Village Hall side of the wall between the disabled toilet and the hall and also to the front right hand corner of the hall. This is associated with decay within the flooring and dampness. Along with the flooring repair you will need to allow for skirting repairs. The remainder of the skirtings appear to be well adhered to the background and in satisfactory condition.

- .03 There are also minor repairs required to the skirtings either side of the main entrance door, where there has been damp penetration and again we refer you to our section below on dampness.
- .04 The doors to the property are of softwood panelled type. Overhead door closers are fire precautions and appear to be functioning satisfactorily. Panelled doors leading through into the main village hall with rather worn small handle.
- .05 Good range of modern fitted kitchen units and it is evident that a kitchen has been refurbished relatively recently. All fittings appear in good condition.
- .06 Rather dated fitted cupboards within the side hall, but appear in serviceable condition and have been fitted with vents. Small cupboard to the front right hand corner of the small hall, full of signs etc in serviceable condition.

## **GENERAL ITEMS**

### **16.00 Dampness**

- .01 Readings were taken with the aid of our moisture meter on the internal face of the external walls and on internal partitions and floors
- .02 Some high readings level readings were gained with the aid of our moisture meter. In particular, to the front right hand corner of the main hall, and corresponding wall at low level within the ladies toilet. Further dampness was evident in the main entrance hall just above skirting level, particularly to the right hand side and correspondingly within the gents toilet. Also either side of the entrance hall door. Further dampness was evident to the left hand side of the main doorways leading into the village hall, on the wall between the disabled toilet and hallway.



- .03 We have discussed the fact that floor repairs are required and these are associated with the damp readings obtained for the most part in the main hall. As mentioned, it is our opinion that the dampness in the main hall is part being caused by bridging of the damp proof course by your neighbour's path, and by rainwater being shed off your neighbour's sheds onto the base of the wall close to the front right hand corner. Coupled also with a lack of sub floor ventilation within the timber floors, and bridging of original vents, by the installation of concrete floors up against the original timber structure.
- .04 Dealing with the dampness in the main village hall, therefore, is not merely a question of employing a damp proof specialist. This is really a case of properly maintaining the structure of the building. You will need to negotiate with your neighbour to have the path lowered, and ensure that the rainwater running off the shed roof is discontinued. This would be classified as a 'nuisance' in law, and you would be well within your rights to insist that the nuisance is stopped.
- .05 Once the source of the dampness is dealt with then you will need to allow for replastering where the dampness has damaged the plaster, preferably in a renovating plaster, repairs to the floors and skirtings. We have mentioned that a additional sub floor ventilation is required. We would also recommend that the detailing between the modern concrete floor to the front and adjoining timber floor is considered and additional physical damp proofing may be required between the two structures.
- .06 In respect of the dampness in the entrance hall. This is quite surprising as this is a modern construction and one would not expect to find dampness in a modern building. In this case, it appears that some of the detailing between the projecting brickwork just outside the main entrance hall door and inner hallway may not have been considered properly from the outset. We can see that the damp proof course is quite high along the front wall compared to the paving level. It may well be that the damp proof course then steps down within the internal brickwork close to ground level. But we suspect that this may not be the case. Certainly, there is dampness just above skirting level, particularly along the right hand flank and just inside the front doors.
- .07 The dampness just inside the front door may be penetrating due to the fact that the pavings slope down towards the main door and one can see that there could be occasional direct damp penetration around the door reveals. Again, therefore, this is an original design defect.

- .08 Where there are original design defects, it may not be easy to overcome them. Some form of additional damp proof course may well be required around the brick reveals, which could mean that you will have to get a damp proof specialist in here to provide an injected damp proof course. Firstly, we would recommend that the plaster is removed just to check the level of any damp proof course behind. It may be that the plaster itself is bridging the original damp proof course.
- .09 Quite a common occurrence is where modern plasters are taken right down to floor level behind the skirtings and these effectively 'soak up' any dampness within the structure. Therefore, the skirtings should be removed, in order to check the detailing.
- .10 Outside the main entrance hall doors there is a gulley under the chequer plate threshold but it would have been better if a channel gulley had been provided further out into the car parking area to properly channel the rainwater away from the building before it got so close to the front doors. If there are any funds available we would recommend that some form of improvement in terms of rainwater run off outside the main doors is made.
- .11 In terms of the damp penetration through the ceiling of the side hall. Our moisture meter indicates that there is some dampness within the structure despite the fact that it appears that the roof outside has only been relatively recently replaced. No doubt the committee will know the exact date. If that is the case it may well be that the dampness is caused by heavy condensation. One of the problems that can occur with glass fibre roofs is a build up of condensation as basically they are 'non breathable'. There is no ventilation within the structure.
- .12 It may be that there is dampness getting in and around the parapet detail to the front. Parapet walls are always a maintenance liability. If there is direct rainwater saturating in behind the parapet this could be trapped underneath the glass fibre finish. It appears to us that the side hall ceiling has been damaged and we would recommend that this is removed and that will give you access to decide how to deal with the necessary repair. It may be a question of removing the glass fibre and reinstalling with a more traditional three layer felt with a 'warm deck' construction, ie insulation laid on top of the roof joists.  
We would also recommend that the opportunity is taken to check the condition of the joists ends which are vulnerable to decay where they are built into the parapet brickwork.

- .13 We have also mentioned the damp staining to the ceiling tiles within the main village hall. Although the normal reaction is to assume that this is due to roof leaks, it is our opinion that this is unlikely. Mainly due to the fact that it had been raining constantly the day before our survey and there is no evidence of any current leakage. The dampness is likely to be caused by condensation and this itself being caused by the way in which insulation was provided above the ceiling tiles in the 1980's renovation.
- .14 There is now quite a large enclosed space above the suspended ceiling. The suspended ceiling has been insulated on top with glass fibre wrapped in plastic. Although the plastic does provide a partial vapour check, this is partial only and is not sealed around joists etc and will be rather haphazard as a vapour check. In fact it will probably do more harm than good in that any damp moist air will force its way up around edges of the wrapped insulation and form condensation on the underside of the tongued and grooved boarding.
- .15 We would presume that like most village halls the space is only used on an intermittent basis and will become very cold for long periods of time and then be suddenly heated up when needed. In those circumstances, warm moist air will cause condensation within any enclosed void, and in this case on top of the wrapped insulation. There is the start of mould growth on the tongued and grooved boarding as seen above the insulation and staining indicating that condensation occurs.
- .16 The enclosed space should be ventilated but in the longer term you might consider replacing this rather outdated insulating method with modern Celotex or such like. In the very long term you could consider removing this suspended ceiling and going back to the original structure, but fixing insulating board to the underside. For now, it is inevitable that you will get condensation from time to time and therefore additional staining on the surface of the tiles.
- .17 We did mention that there are a few slipped slates and it is important, of course, to ensure that the roof is kept well maintained.

## **17.00 Timber Defects**

- .01 Our inspection to the original timbers was extremely restricted. However, we did find some evidence of woodworm around the repaired section of the flooring within the rear porch.
- .02 It is most likely that there will be some outbreaks of localised woodworm within the suspended timber floors which require repair. Woodworm tends to be more prevalent in areas where there are damp timbers. Therefore we would recommend a further inspection is undertaken once the floorboards are lifted to carry out the necessary repairs and allow for localised timber treatment.
- .03 We have discussed in our section on Floors that repairs are required to the floor timbers within the main hall.

## **18.00 Insulation**

- .01 There is about 6” of wrapped glass fibre insulation quilt which has been placed on top of the suspended ceiling grids within the main hallway and kitchen. This provides a reasonable level of insulation although we refer to our section on Dampness.
- .02 There appears to be very little in the way of insulation within the front section of the roof although we presume 4” of glass fibre or so below the boarding between the ceiling joists.
- .03 It is most likely that there is very little in the way of any insulation within the structure of the flat roof over the side hall. If there is though some insulation between the ceiling joists it is likely that this itself will be encouraging condensation on the underside of the glassfibre roof finish and may be the cause of dampness within that ceiling. As discussed previously further investigation is required, by removing a section of ceiling plasterwork / boarding.
- .04 The double glazed windows to the property will assist in respect of heat loss.
- .05 It is presumed there is no insulation at all within the exposed timber floor within the main hall.

## **19.00 Decorations**

- .01 Internal decorations are now starting to wear and we presume that you will redecorate the hall on a maintenance cycle. At that time you will need to allow for plaster repairs as discussed.
- .02 Very little in the way of any external painting now required as the external joinery for the most part is of plastic sections. The main front entrance doors do need redecorating.

## **20.00 Fire Precautions**

- .01 We note that fire precautions have been updated relatively recently and appear to be quite comprehensive. These include smoke detectors, a fire alarm system, an emergency lighting system, and fixed fire fighting equipment. We note that there is a certificate affixed to the wall showing that the equipment has been regularly maintained and from our visual inspection all appears in good condition.
- .02 Fire precautions signage in terms of means of escape in case of fire all appears adequate.

## **21.00 Security Issues**

- .01 Access to the property is by way of key fob. Not a particularly secure method of providing security to the building, as the combination is likely to become known generally within the village. You will need to check that your Insurers are happy with that arrangement.
- .02 Generally the building appears reasonably secure with good quality mortice locks front and rear. You could consider a basic alarm system.

## **22.00 Deleterious Materials**

- .01 Any building material with an asbestos content is potentially hazardous, and should only be handled by a builder who is fully compliant with the Asbestos Regulations.

- .02 A wide range of materials used within repair and refurbishment work particularly during the 1960's, 1970's and early 1980's had an asbestos content including vinyl floor tiles, some artex / plaster materials, lagging for insulation and boarding materials often used around boilers in flues etc. It is not possible to determine in a survey of this type as to whether any of these materials are present in the building as often this needs laboratory analysis. For the mostpart these materials are perfectly safe providing they are not disturbed, though due care and precaution should be taken when carrying out any further repair or restoration works.
- .03 It seems to be now fairly standard practice for builders to request a copy of an Asbestos Survey prior to commencement of refurbishment works on any property where asbestos may be present. We confirm that we have not carried out an Asbestos Survey, which usually includes taking samples of various materials throughout the building. We will comment where there is clear evidence of asbestos materials within the relevant section.

## **SERVICES**

A visual inspection only has been carried out of the services and they have not been tested in any way. We are not competent to advise you fully as to their safety or satisfaction in use. If you require fuller and more detailed information than given here a specialist test will be necessary.

### **23.00 Electricity**

- .01 There is a mains electricity supply. Where seen, all modern PVC sheathed cable and there are a number of switched socket outlets and mainly fluorescent light fittings. There are extract fans within the toilet areas.
- .02 As far as we could see all the fittings appeared to be in functional condition. There are two modern fuse boards and a further older rather dated fuse board within the rear lobby.
- .03 We understand that electricians are regularly tested. No evidence to suggest that there are any major defects.

- .04 Inevitably, there will be the need for some ongoing maintenance, particularly to fluorescent light fittings, which need the diffusers cleaning out from time to time. It appeared to us that one or two of the motors that start the fluorescent lights within the main hall are a little slow and presumably getting worn. It might be worthwhile investing in some new modern daylight light fittings within the main hall which are much more energy efficient.

#### **24.00 Gas / Oil Supply**

- .01 No mains gas or oil supply to the property.

#### **25.00 Water Supply and Plumbing**

- .01 There is a mains cold water supply. Where seen all fairly modern copper pipework and we found an adequate pressure to the taps. All fittings are run directly off the mains which is quite common practice.
- .02 Hot water is provided by a direct Sadia water heater within the cupboard off the side hall. We found fairly poor hot water pressure running through to the disabled tap. It is likely that there has been some furring of the pipework. The direct hot water heater was not actually switch on at the time of our inspection and we presume that the committee will know whether or not this is in functioning condition.
- .03 Rather meagre direct hot water supply to the basins within the toilets which one might consider now are rather dated.

#### **26.00 Heating**

- .01 Heating to the property is provided by a number of panel radiators. These were not tested but were switched on and off and we presume that you will be aware whether or not they are in functioning condition. We presume that these have been installed for some while and it might be worthwhile having these upgraded to modern units which are much more efficient.

## **27.00 Sanitary Fittings**

- .01 Urinals, w.c. and basin within the men's toilets, w.c.'s and basin within the ladies toilet all appear in functional condition. There is a modern stainless steel sink unit and washbasin within the kitchen. All modern disabled access facilities within the disabled toilet which again appeared to be in functional condition. As we have mentioned though the mixer tap to the disabled basin does not seem to be very easy to use.

## **28.00 Waste Pipes and Drainage**

- .01 Surface water appears to discharge directly to nearby water courses.
- .02 There is an internal soil and vent pipe and there is a large heavy road type manhole cover at the front. No evidence of any leakage or blockage to the main drainage system but the drains have not been tested.

## **THE SITE**

## **29.00 Gardens, Fences and Pavings**

- .01 It appears that there is little in the way of any formal grounds that come with the Village Hall. The car parking area to the front is all rather rough and ready and as mentioned previously there is a slope in the pavings down towards the front door. Not an ideal situation, of course, which is bound to encourage dampness around this area. The installation of a channel gulley, a little away from the front door will assist.



### **30.00 Summary of Condition**

- .01 The general structure of the Village Hall appears satisfactory, and we would assess in fact is in reasonable condition for its age and type, and has had the benefit of being upgraded and extended over a period of time. Inevitably, there is the need for some ongoing maintenance and some further works are necessary due to inadequacies in the way that the building has been upgraded previously.
- .02 We presume that you will have a maintenance fund but no doubt as with most Village Halls this fund will be extremely tight and you will need to prioritise works. In terms of the most urgent works we would summarise as follows:-
1. Attend to wet rot within the hall floor as discussed, and at the same time deal with dampness, plaster repairs and skirting repairs. The main source of dampness to the right hand side will need to be stopped by negotiating with your neighbour and reducing paving levels.
  2. Deal with dampness within the front entrance hall and toilet areas. Remove damp affected plasterwork, remove skirtings and check the level and type of damp proof course within the internal walls. Allow for replastering and there may be need for the intervention of a damp proof specialist within this area.
  3. Provide channel gully drain outside the front entrance doors.
  4. In association with the above plaster repairs will be required.
  5. Remove section of ceiling boarding within the side hallway in order to further investigate dampness to the flat roof. If there are no signs of leakage then the dampness is probably being caused by condensation and re-detailing will be required. Otherwise budget to replace the glass fibre roof.
  6. Check that the glass on the main entrance doors is of a safety type and allow for general internal redecoration and repairs to plasterwork where there are areas of cracked and defective plaster.
  7. Fix back slipped slates externally.
  8. Repoint chimney stack.
  9. Re-bed one or two loose ridge tiles.

.03 Apart from the above and one could say as 'Phase 2', you should consider the following:-

1. Dealing with damp staining to the ceiling tiles within the main village hall by re-detailing the insulation above the suspended ceiling or providing cross ventilation.
2. Some further updating to the plumbing, particularly hot water supply to the toilets.
3. Consider whether there are more efficient heaters available.
4. Consider insulating the suspended timber floor.
5. Some further updating of the older part of the electrics is likely to be required.
6. Consider upgrading security.

### **31.00 Conclusions and Recommendations**

.01 'Phase 1' repairs should be undertaken as soon as possible as dampness is causing ongoing decay within the timber floors, adjoining skirtings and plasterwork, and thus the longer it is left, the more expensive it will be to deal with. Sources of dampness should be arrested as soon as possible.

.02 To put in context, however, we would assess that the property is in reasonable condition for age and type and clearly an important building for the village which needs to be kept well maintained otherwise there is the risk that it will fall into disuse.

.03 We trust the above to be satisfactory for your purposes at the present time. Please do not hesitate to contact us if you require further information.

.04 Lastly, we should point out that this report has been produced specifically for you or your professional advisors, and should not be reproduced in part or in whole without the express written consent of James Aldridge Chartered Surveyors.

James Aldridge Chartered Surveyors  
Camilla Court Nacton Ipswich  
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### **32.00 Signature**

P J OWEN BSc MRICS  
CHARTERED BUILDING SURVEYOR

Date : 15 August 2017

JAMES ALDRIDGE CHARTERED SURVEYORS  
CAMILLA COURT  
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## **Schedule of Photographs**

### **Friston Village Hall**

- 1>3 General external elevations
- 4 View of left hand flank, showing path encroachment
- 5 Damp. Above skirting level in front entrance hall
- 6>7 General view of hall internally
- 8 Cracked plasterwork above doorway to side hall
- 9 Damp staining to side hall ceiling
- 10>12 General views into kitchen area
- 13 View of older fuse box
- 14>15 Typical damp staining due to heavy condensation
- 16 Fire alarm control box
- 17 General view into entrance hall
- 18 Ladies toilet
- 19 Dampness above skirting level, left hand side of hall
- 20 Disabled toilet facility
- 21 Entrance hall, showing high level damp proof course outside front door
- 22 Damp plasterwork, inside front door of entrance hall
- 23>24 General view of gents toilet
- 25 Damp penetration left hand side of entrance hall
- 26 Damp plasterwork, within ladies w.c.