

20th June 2016
Our Ref. LS 8555

FULL RESIDENTIAL BUILDING SURVEY INSPECTION REPORT

PROPERTY 8 The Esplanade, Robin Hoods Bay, Nr Whitby, YO22 4RS

CLIENT Mr John Eisenberg

DATE OF INSPECTION 17th June 2016



1.0 INSTRUCTION

- 1.1 This Report arises out of specific instructions given by you Mr Eisenberg, on 15th June to carry out a full residential building survey, including valuation, of the property known as 8 The Esplanade, Robin Hoods Bay for the purpose of providing an opinion as to the current condition of the property.
- 1.2 The Report is provided subject to the Conditions of Engagement that were forwarded in our letter on the 15th June (attached Appendix 1) that was duly accepted by yourself.
- 1.3 The Report has been prepared by our Chartered Building Surveyor, Louis Stainthorpe- RICS Registered Valuer, BSc (Hons), MRICS, MCABE (Director) who has acted independently and has sufficient current local and national knowledge of the particular market, as well as appropriate skills, qualifications, experience and understanding for the purposes of this instruction.
- 1.4 Bell Snoxell Building Consultants Limited holds appropriate professional indemnity insurance for this instruction.
- 1.5 We have confirmed to you that we have had no involvement with the property therefore deem there to be no conflict of interest.

2.0 GENERAL DESCRIPTION OF THE PROPERTY

- 2.1 The property is a mid-terrace dwelling house erected in the early 19th century.
- 2.2 The dwelling has accommodation on a total of 3 floors, the lowest level being effectively at lower ground floor, with regard to its relationship with the Esplanade footpath, and the upper most level being partly within the roof void.
- 2.3 As the property is built into a hillside, there are two entrances, one at the lowest level (lower ground floor) facing on to the footpath known as Bloomswell then a principle entry on to the Esplanade being at the upper ground floor level.
- 2.4 The property is in a generally tired condition and has been marketed as requiring refurbishment. There is however evidence of some recent repairs particularly recovering to sections of the roof with a modern breathable felt beneath slates.

3.0 LOCATION OF PROPERTY

- 3.1 The property is located towards the Northern edge of the historic coastal village of Robin Hoods Bay.

- 3.2 Robin Hoods Bay lies on the Northeast coast of England in North Yorkshire and is approximately 7 miles South of the popular coastal resort of Whitby being 14 miles North of Scarborough.
- 3.3 The dwelling is in the upper edge of the original village in an elevated position which overlooks some of the village from the rear windows. To the front there are open views to the upper ground and first floor levels out of over the sea from a North-easterly direction.
- 3.4 Uses in the vicinity are primarily residential but within a short distance there are one or two retail/gift shops on Bay Bank. The village has a number of cafes, restaurants, public houses with the nearby village of Fylingthorpe having a butchers and a primarily school. The local general store, which is only a few hundred yards away, has a post office. There are regular bus routes through the village that lead up and down the coast to Whitby and Scarborough.
- 3.5 Many properties in Robin Hoods Bay are utilised as second homes or holiday lets. This confirms that the Esplanade is located at the head of the coastal slope but is set back from the main coastal fringe section of the village.
- 3.6 The locality is outstanding in terms of its landscape and townscape qualities.

4.0 DETAILS OF ACCOMMODATION

- 4.1 **Lower Ground Floor-** Entrance door into a small porch leads directly in to bedroom one. This then leads through to a central hall with bathroom and airing cupboard off. At the rear there is a storeroom with coal bunker.
- 4.2 **Upper Ground Floor-** Entrance door from the rear into a small vestibule then directly into the kitchen/dining space with under stairs pantry. There is a link through to a central landing off which there is a separate WC to the rear and lounge to the front with open fire.
- 4.3 **First Floor-** A single flight of steps that leads up to a landing area off which there is bedroom number two to the front and bedroom three to the rear.
- 4.4 **Outside-** To the Bloomswell frontage there is a small yard with steps up to the entrance door. To the Esplanade section public right of way passes across the front of the building and beyond and lying just to the North is a small paved area with the bins stored on it. The precise position of the boundary could not be determined. This is the area of land that rises up to what is known as the Brick Hills car park adjacent the fish and chip restaurant.

5.0 SERVICES

- 5.1 The property is connected to mains electric, water and drainage. There is no gas supply. The property has heating through a number of wall mounted electric night storage units plus the open fire within the lounge. Hot water is provided a dated electric immersion tank within the lower ground floor airing cupboard.
- 5.2 The water supply is within the storeroom at lower ground floor level. This is in a lead main coming from the Esplanade footpath.

6.0 CONSTRUCTION

- 6.1 **Walls-** The original structure dating from the 18th century is formed in solid brickwork to the upper elements. Some sections of the low level walls, particularly the retaining wall around the storeroom, are in solid sandstone.
- 6.2 **Roofs-** The roof is pitched and covered in slates incorporating a lightweight dormer structure to the North. There is a breathable felt beneath the slates and this has likely been recovered in the last 10-15 years.
- 6.3 **Floors-** The majority of floors are suspended timber arrangements with boarding over joists apart from the lower ground floor store that has a solid floor arrangement in sections of concrete.
- 6.4 **Ceilings-** The ceilings are in a variety of different materials ranging from painted joists with infill panels to painted lath and plaster plus some polystyrene tiles.

7.0 TENURE

- 7.1 Within the agent's details it is stipulated that the property is being offered for sale on a freehold basis. It is therefore assumed that vacant possession will be available on completion of purchase. It should be noted that sometimes within Robin Hoods Bay there are tenures based on an old 1000 year lease commencing in the 1660's.
- 7.2 The existence of long leases in a case such as Robin Hoods Bay does not have a material effect on the values as ground rents have not been collected within living memory and for all purposes these properties are treated almost as if they are freehold unless there are any specific restrictive covenants. In some instances, conversion to a full freehold is a possibility and it is recommended that you take advice from your Legal Adviser prior to purchase. For the purpose of this survey and valuation exercise it is assumed there is a secure freehold title with no onerous or restrictive covenants.
- 7.3 At the time of the inspection the property is clearly not in permanent use. Whilst taking the instruction you highlighted that the property is utilised as a holiday home. There appears to be no apparent tenants in position.

- 7.4 In respect of the paved section of land on the opposite side of the Esplanade where the bin is kept it is also clear to see where there are some steps. From the Esplanade the steps to the East lead up to a basic dirt pathway to the car park. The full extent of the title at this position requires clarification. For the purpose of this valuation exercise it is assumed that the small section of grass together with the paved area is within the title.
- 7.5 In respect of the public right of way/footpath, this is an area that is not believed to fully adopted. The maintenance of the path is therefore likely the responsibility of the properties abutting on to it. The public however do appear to enjoy a right of way over it. This point requires full review and clarification by your Legal Adviser.

8.0 STATUTORY MATTERS

- 8.1 It is understood the property has been placed in council tax band 'C', resulting in an annual payment to Scarborough Borough Council of £1,451.00 payable to 2015/16. This information has been taken from the marketing details prepared by Jacksons Property Service.
- 8.2 The property is a Grade II listed building and therefore no work can be carried out to the building either internally or externally without obtaining appropriate consents from the North York Moors National Park Authority. The listing text is as follows:-

NZ9505(inset) FYLINGDALES ESPLANADE, Robin Hood's Bay 17/75
Nos 2-11 consecutive.
6.10.69. (Formerly listed as Nos 1-10)

GV II

Terrace of houses, early-mid C19. Pinkish brick in English garden wall bond, 1 and 5; Nos 5-8 rendered; stone dressings. Welsh slate roofs, blue and purple of varied sizes. Brick chimneys, some rendered. each 3 storeys, 1 wide bay. Door at left with low overlight; some original 6-panel doors, varied replacements; overlight mostly blocked. 16-pane sashes on ground and first floors, 9-pane on second floors, with wedge lintels and projecting cills. Nos 3, 4 and 9 have original windows complete, the others have later C19 sashes or modern casements, but all in original openings, except for late C19 canted bay on ground floor of No 7, No 8 has an added small porch with segmental lead roof. Rear view shows catslides, with dormers or rooflights, to several houses; some others have varied extensions, some gabled, some 2-storey with pitched roofs.

Listing NGR: NZ9522505074

- 8.3 It is confirmed that the property is located within Robin Hoods Bay and within a designated conservation area by the North York Moors National Park Authority.

- 8.4 The whole of Robin Hoods Bay and its surroundings are within the North York Moors National Park. The park authority has a local planning authority for this area and they impose very strict planning policies through their local plan. This is effectively of benefit to existing dwellings as it generally prohibits development that is likely to spoil the special landscape and architectural character of the area. It is confirmed that there are no major proposals affecting the locality. The fact that the property is in a Conservation Area and In the National Park with the majority of the adjacent buildings being Listed significantly restricts any development in the area that would adversely affect the character of the village.
- 8.5 Inspection of the property revealed the existence of some work having been carried out in recent years particularly the recovering of the roof. It appears that over 25 per cent of the roof covering has been renewed, likely the majority, therefore this work would have required Building Control Certification or should have been carried out by contractors that can certify their own work on an accredited scheme. This point should be queried with the vendor through your Legal Adviser.
- 8.8 One key factor with the properties location is the fact that it is in close proximity of the massive seawall completed in 1974 on the East Cliff and near the reinforced coastal slope surrounding the large slipway. The sea wall technically retains the cliffs on which most of Robin Hoods Bay is built off. It is known that various reports have been prepared by Scarborough Borough council on the wall and the stability of the ground behind on which the cottage stands. Review of this aspect was not included within the survey instructions. It is known however that the wall has been found to be in general disrepair requiring a significant sum of money to put it in good order. It is recommended that you make your own enquiries with Scarborough Borough Council through your legal adviser. Clarifying information in this respect will be a key factor in obtaining buildings insurance. In some sections of Robin Hoods Bay all risks insurance cannot be obtained. It would be beneficial to obtain an insurance quote prior to purchase. Instructing a Groundsure or similar environmental report is recommended to ensure all current information is taken into account prior to purchase.

9.0 CIRCUMSTANCES OF THE INSPECTION

- 9.1 The report arises out of an inspection undertaken at a time when the property was not permanently occupied but fully furnished with the majority of floors covered and some areas of the walling obscured by elements of furniture and stored goods.
- 9.2 The weather during the inspection period was dull and overcast with light winds. Temperatures at approximately 13 degrees Celsius. There was no considerable rainfall throughout the inspection period therefore it was not possible to check rainwater goods or drains.

- 9.3 Access was gained to the property with keys from the selling agents. The inspection was carried out unaccompanied.

OBSERVATIONS ON CONDITION OF PROPERTY

EXTERNAL FEATURES

10.0 Chimney Stacks and Flashings

- 10.1 One of the difficulties of inspecting properties in Robin Hoods Bay is obtaining clear lines of sight on to all the external roof features due to the proximity and height of other dwellings and the topography of the village. In this particular instance inspection was easy from the Esplanade but to the south review required binoculars from a considerable distance away.
- 10.2 The chimney stack is constructed in brickwork and has been subject to some works of improvement and repair. The stack contains a total of 2 flues in line with all neighbouring properties. One currently serves the lounge fire with the other no longer being in used linked down to the chimney breast within the lower ground floor bedroom.
- 10.3 The stack has been subject to works of re-pointing and possibly re-bedding of pots with a new sand cement haunching. Lead soaker and cover flashings have also been renewed around the base suitably linked into the adjacent slates.
- 10.4 The stack is in good solid condition. The pots have been re-used therefore subject to some weathering but none of this is at a point where it requires any immediate action. The condition of the pots should be monitored. The flashings around the base are secure and the mortar pointing is in fair maintainable order. Slight weathering to one or two bricks but again this is not at a point where any immediate action is necessary.
- 10.5 Both pots appear to be open. This is not normally a problem with a traditional building if the fires are used regularly as any moisture that gets into the flues dries out. As one flue is redundant and the property is not occupied permanently this can cause condensation within the redundant flue but also allow penetrating moisture from heavy rainfall and snow. It would therefore be beneficial to add a traditional vented cap to the redundant flue and also vent the former fireplace position. There are modern steel vents that are compliant with solid fuel fires but this should be discussed first with the National Park before being added.
- 10.6 The property previously had a chimney stack but it came up from the lower ground floor store, through the landing/WC area at upper ground floor level and then through the roof. The neighbouring properties all retain these brick stacks. At some point in the past the stack has been removed. Given the condition of the décor internally this was certainly many decades ago. This point should be queried and clarified with the vendor.

- 10.7 One of the vulnerable points on old terraced buildings of this type is not only the condition of the subject properties chimney stacks but also the condition of the neighbours. Number 7 for example has two brickwork stacks immediately adjacent the subject properties roof covering. If these stacks were to be defective moisture tends to get into the party wall line and affect both properties. In this particular instance it is positive that the neighbour has had their stacks repaired with modern lead flashings around the bases suitably lapped into the adjacent slates.

11.0 Roof

- 11.1 The roof structure of the property is a traditional arrangement with timber purlins and rafters. The roof structure has been modified with a substantial dormer to the North affording great views up the coast and out to sea. This arrangement has clearly been in place for many decades possibly over half a century and may have been a replacement of a smaller window.
- 11.2 The line and level of the roof slopes do undulate slightly, mainly around the North dormer position, with dips to either side. This is where the principle roof purlin supporting the rafters has been cut through to facilitate the dormer. This arrangement has however been in place for a substantial amount of time but does make it vulnerable particularly if there is substantial snowfall that is retained on the roof. Issues have been identified to the roof purlins where immediate strengthening works are required. A number of purlins have cracked through or are badly split. Please refer to loft section of this report for further comments.
- 11.3 It is clearly visible within the loft that during the recovering exercise of the roof numerous timber battens were added over and above rafters and purlins to take out the various dips and distortions of the old roof structure. This however to a degree does mask the fundamental structural problems with the roof but has enabled the slates to be laid relatively even externally.
- 11.4 The South facing roof slope was viewed from a distance utilising binoculars from Fisher Head car park. When the roof has been recovered. The old slates have been reused with some replacements that do match relatively well. No clear signs of any slipped slates nor widespread damage. It is clear to see that the traditional sandstone ridge tiles have been re-bedded on a mortar base. This slope has good line and level with the mortar in sound condition. The slope has again been made even with timber battens when the roof was re-covered.
- 11.5 To the rear roof slope facing North an old cast iron single glazed roof light has been retained. This has some deteriorated decoration and is a vulnerable point in terms of ingress and problems with condensation from warm moist air internally on the single glazing. This is something that will need to be managed with routine decoration and clearance of the perimeter channels. Unfortunately, flashing details around the perimeter of this were not visible. It may simply be that the felt is

lapped over the edge of the iron rooflight frame. During driving rain conditions this will need to be monitored and if any leaks occur the flashing details should be improved.

- 11.6 The slates to the rear are of various different types. Some of the slates are relatively thick particularly to the right hand side of the bay with more modern replacement slates leading from the bay down to the guttering. As many slates have been reused there are some chipped corners and slightly open joints but none of these are of significant detriment particularly given the fact that there is a modern breathable felt in position beneath. During and after poor weather conditions slates should be monitored and if any have slipped these should be quickly replaced or re-secured.
- 11.7 The dormer also has a slate finish. These slates are more modern. One slate is missing to the Northeast corner against the gutter. Due to the shallow gradient on this roof it would have required either some form of flat roof material such as mineral felt beneath on a timber deck or should have been double felted and latted. The roof has a relatively limited depth therefore this may not have been carried out. Traditional slates of this type should not be laid generally beneath a pitch of 20-25 degrees. This roof is less than 10 degrees therefore there is far more reliance on the felt. This point should be queried with the vendor to determine whether any information is known. As a minimum the single slate requires replacement and this roof monitoring. If issues occur, then re-roofing with an improved design may be needed.
- 11.8 The side cheeks to the dormer are very slender and lightweight. It isn't anticipated that these incorporate any form of insulation and are just simple painted hardboard finishes internally. The exterior appears to be finished in painted lead given the rippled surface. There are then lead soakers and flashings to the adjacent slates. This is a vulnerable detail but there were no clear significant leaks. Some slight moisture ingress in and around the window sill detail where the fallpipe from the dormer roof comes onto the main slate covering. This will need to be monitored and may need a possible repair.
- 11.9 The flashings at the head of the dormer against the high level roof and around the sill are around 2 metres in length. These have been laid in single sheets. These are currently in sound condition however over time expansion and contraction will likely cause them to ripple and possibly split. Lead flashings of this thickness should not be generally laid over any one piece that is more than 1.5 metres in length. This should be monitored.
- 11.10 On the rear roof slope, against the gutter, there is a wastepipe that interrupts the felt where it laps down towards the gutter. The felt does not go in the centre line of the gutter and sometimes during driving rain conditions water can run down the walling beneath. No clear evidence that this is happening to any significant degree to the rear but on the front there are some damp elements to the head of the wall that likely occurs from time to time.

12.0 Rainwater Goods

- 12.1 Rainwater goods to the rear dormer are in modern black plastic. These are out of keeping with the conservation area but it is likely that they replaced previous plastic gutters. These have been renewed in line with the roof covering. These elements are in sound maintainable condition. This point should be clarified by the vendor. If the plastic gutters replaced cast iron then listed consent would have been required.
- 12.2 The main rear gutter is in half round black plastic with a central fallpipe that is grey plastic that has been painted. The gutters are held in position with galvanised steel gutter spikes driven directly into the masonry with adjustable threaded bars for the height. The gutters are functional but from time to time will require routine clearance. The gutter spikes are showing signs of corrosion and over time these can expand therefore forcing apart the masonry they are bedded into. It is often more cost effective to replace corroded spikes than thoroughly repair, treat and decorate the existing. There is a single old wrought iron bracket just above the bathroom window that is expanding for example cracking the render and surrounding masonry. This should be removed in full then the masonry made good plus the render. The central fallpipe functions but will require routine decoration if this is to be retained.
- 12.3 The gutters to the front of the property are in half round modern black plastic. The fallpipes are shared with the neighbouring properties. Both the fallpipes are in cast iron and incorporate a number of hopper head details. The fallpipe to the right is actually fixed to the neighbouring property number 9 The Esplanade. The fallpipe to the left is right at the junction with the neighbouring property number 7 and also has a mid-height hopper taking surface water from the bay.
- 12.4 The front gutters at high level are in sound condition however the gutter spikes are suffering from some corrosion. To the right hand side of the upper bedroom window for example there are cracks around the gutter spike indicating this has corroded therefore expanded. Going forward the gutter spikes either require improvement or renewal.
- 12.5 The front cast iron fallpipe at the junction with number 7 has some deteriorated decorative finishes and one of the collar brackets is damaged above the neighbour's bay. General works of maintenance required. During this exercise the hopper should be cleared out and all fastenings checked. A new fastening is definitely required where one is damaged.

13.0 External Walls

- 13.1 The principle front entrance is into a small porch. This is not original and is made up of solid masonry with painted render finishes having an unusual timber framed curved roof covered in lead. This addition is of some age. This is a very basic structure. Where this joins the main front elevation there is no signs of any vertical cracking nor any recent works of any significant filling. This is positive as quite often small porches added like this often settle differentially away from the main building. The render finishes have poor decorations with uneven sections and some cracking around the perimeter of the roof. The original marks to the render that were in-cised to try and imitate stone beneath the paintwork are barely visible to most sections. Where the render has been returned around to the timber doorframe some hairline cracks visible. As and when the door is opened and closed there will be vibrations and some slight movement. As a minimum very thorough works of redecoration are required with some areas of crack filling and patch repair. Ideally suitable microporous paints that are breathable should be used to help some of the dampness in the walls escape through the coatings without causing them to peel and flake. During this exercise the low level air vents beneath the doorstep should be cleared off to increase sub floor ventilation.
- 13.2 The roof over the front porch is in lead. This has curved flashings against the elevation. The roof is in reasonable condition but at some points around the perimeter this is starting to peel back leaving the timber verges vulnerable to moisture ingress. The flashings have also started to buckle slightly leaving vulnerable voids. Internally some of the heavy textured coatings had limited inspection for dampness but undoubtedly there will be some in the walls at this point. The flashings and lead as a minimum should be redressed back into position, fixed and sealed. The timberwork forming the gable of the porch has the grain showing through with some areas that have softened. This requires thorough works of surface preparation followed by full decoration.
- 13.3 The main front elevation is in solid brickwork with sand cement render coatings with some in sized marks to imitate coursed stonework. The neighbouring property number 9 has exposed brickwork walling. The subject property will be of the same construction with the lower course in tooled sandstone incorporating air bricks. The brickwork has an English garden wall bond with 5 or 6 stretcher courses to each header course. The window lintels are in sandstone with the sills projecting by around 30-40 mm.
- 13.4 The addition of the rendered coatings was likely attributable to the poor condition of mortar pointing from a number of deteriorated bricks plus the desire to try and resist penetrating moisture getting through the solid walls. This is inevitable with this type of construction and the render finishes do limit this although do not resolve the matter fully especially when they are in poor condition. The decorative finishes are now very poor to the majority. There are numerous marks and undulations to the walls with clear evidence of salts coming through the decorations at low level causing peeling and blistering. Between the window

openings there are some vertical and diagonal cracks. Cracks are hairline to 2 mm. Any slight tension in the building gets focused to these thin bands of masonry between the openings. This occurs to all the properties along the Esplanade to some extent. The lintels are reasonably horizontal but there has been some slight movement which has resulted in the lower ground floor window sill cracking down the centre. The cracking is clearly longstanding and from season to season tension in the walling can differ with variances in ground water levels. None of the cracks are of any immediate concern but should be monitored going forward. Quite often old drains allow some moisture to seep into the ground therefore causing it to lose some of its load bearing capacity. It is therefore essential that the condition of the drains is checked routinely and that all gullies are kept clear. As a minimum it would be beneficial to extend the fallpipes and drainage points directly into the gully to ensure the water gets into the ground beneath around the perimeter edges. During the planned refurbishment the gulleys and drains should be examined to ensure there are no leaks.

- 13.5 At the head of the front elevation there is some very slight outward distortion centrally. This shows slight roof thrust. Roof thrust occurs when the rafter tails (the bottom of the roof members of a sloped roof where the roof meets the wall) thrust outward and push the top of the wall outward. This can result in a bending outward at the top of the wall, as well as a dropping of the roof ridge. The weak and defective purlins have contributed to this issue. Any movement has been nominal with only a 1-2 mm crack around the lintel. Please refer to the loft section of this report for further comments with regards to the roof structure. Diagnosis of the problem externally restricted as the roof slope has been made level with timber battens added. Following the roof strengthening and repair works the head of the wall requires careful ongoing monitoring.
- 13.6 The render to the front elevation requires thorough surface preparation to remove all loose and flaking sections, areas of patch repair and crack filling followed by redecoration in a good quality breathable masonry paint. The key to this exercise is thorough surface preparation in line with the manufacturer's instructions together with stabilising the surface before any paints are applied. The weather should also be dry and warm.
- 13.7 On the front elevation there are air bricks at low level. These ventilate the sub floor void. These are essential to prevent high levels of moisture in the void that promote conditions that cause rot and decay, particularly to floor timbers. The air bricks have been partly closed off by the multiple layers of paint and ventilation is therefore significantly restricted. Moisture meter readings on the floor confirm that ventilation is restricted. Ideally the floor should be vented at both front and rear but given that this is built into a hillside this is not possible. The air bricks require full clearance if a timber floor arrangement is to be retained.
- 13.8 To the rear the elevation is of limited size given that this is a single storey element only with a dormer roof structure above. The elevation has been modified likely in the 50's or 60's with casement units. The render configuration and sizes are

certainly not original. Over and above the WC window there is some relatively recent works of patch repair in cement based mortar/render. Walling also has a textured finish either in Sandtex or some form of thick masonry paint possibly with a Tyrolean base. Where the old wrought iron gutter brackets have expanded this has cracked the render beneath the gutter. No signs of any structural movement but render behind the hopper position has de-bonded and is hollow. Tap testing should be carried and any loose and de-bonded render taken away. As a minimum areas of patch repair and making good needed followed by full redecoration.

- 13.9 On the rear it could not be determined how the masonry and loads above the window are supported to the kitchen. In the head of the WC window it does appear that there is a piece of timber that has been painted. It is positive that there are no signs of any downward deflection. When sections of the de-bonded render around the hopper are removed this may reveal a lintel that should be checked at this stage.
- 13.10 The property is built without the benefit of a damp proof course. It is confirmed that there is no evidence externally of any injected damp proof courses nor any evidence internally that walls have been subject to damp proofing. The property is therefore subject to dampness which is causing deterioration of finishes plus some of the joinery in contact with damp walling. Please refer to internal section of this report for further comments.
- 13.11 As the property is a mid-terrace structure, the side walls are party walls. Inspection was therefore limited to the interior. In a number of areas there are some elements of cracking but none of these are of significant structural concern. Many of these are in and around the position of the neighbour's chimneys and are attributable to thermal expansion and contraction plus some chemical attack coming through the masonry and the joints due to the solid fuels that have been burnt for a considerable length of time. Given that most of the solid fuel fires are not utilised as regularly this is something that will not likely get any worse.
- 13.12 The timber floor within the kitchen is directly above the storeroom beneath. The former coal chute that was at the position of the current front door has been capped off. Directly beneath the kitchen window it does appear that there was a previous window possibly with a light well up to path. Again this has been capped but with some air bricks. There is some ventilation into the storeroom which is positive. It is critical that the air bricks are kept unobstructed at this point.
- 13.13 Beneath the kitchen in the storeroom are substantial sandstone retaining walls with some elements that have been overbuilt in brickwork. It is therefore highly likely that older structures were built on top of in brickwork. The old sandstone is clearly not laid to be vertical in the first instance and likely had original lime finishes. The majority of the lime finishes have now fallen away and the walls are clearly subject to dampness throughout. The redundant chimney breast in the storeroom does act as a part buttress for the rear sandstone wall and as this has had the opening infilled is relatively strong. There are no signs of any movement at

this position but there are a number of inset timbers above the former fire opening plus set against the front elevation that are suffering from rot and decay. Inspection limited by the hardboard lining to the ceiling but clearly there are problems at this position. It is therefore recommended that the ceiling boarding is fully removed. Careful intrusive investigations will then be necessary with anticipation of having to replace many timbers but also treat others and separate them from damp walls. Within the front air vent section of the store the walls have open joints and they should be fully raked out and re-pointed in lime. The sandstone retaining walls show no signs of any recent cracking or movement therefore this is positive. Past works of re-pointing in cement based mortar have levelled out the surfaces but this is relatively thin and does not run deep into the joints. Full re-pointing in lime recommended with possible lime finishes.

14.0 External Joinery and Decoration

- 14.1 The windows in the property appear vary in age. The majority are single glazed casement units in timber dating back to the 60's or 70's. These types of windows are very thermally inefficient compared to modern windows and they are now of an age where they are suffering from some decay. The lower ground floor bedroom window for example is rotten. Both the WC and the kitchen window have rotten and defective sills and it is clear to see that moisture has got into the perimeter frames. The glazing at this position is actually slender double glazing and the units have blown with moisture therefore collecting within the void.
- 14.2 The bay window is a very simple design with a traditional side sliding arrangement. This operated reasonably well. No extensive rot or decay but again there is thin single glazing and the window sill internally is badly warped with some crazing and slight softening. As a minimum this window requires a general overhaul with replacement of the sill internally. Consideration should be given for replacement.
- 14.3 The casement windows are basic but where a number were tested they operated reasonably well. These either require areas of repair and full decoration or consideration for replacement. A number of properties within the area have had replacement windows in more traditional Victorian style sliding sashes incorporating slender double glazed units.
- 14.4 The rear entrance door is in timber. This is likely 30-40 years of age and has a Yale lock together with a Suffolk latch and post box. Some additional damp proofing has been incorporated with aluminium and rubber trims around the perimeter. A horizontal damp proof course has also been added beneath the sill possibly to try and direct water away at this point. The door is in sound maintainable condition. Some corrosion to the black ironmongery. General works of decoration required as a minimum.

- 14.5 The front entrance door into the porch is in timber. Again there are some draught excluders around the perimeter framework externally. There is corrosion to the hinges and a number of the screw fastenings holding the framework in place. Some of the grain of the timber is showing through the decorations with slight open joints where the main sections of the door timberwork link together. The door is generally sound but requires as a minimum replacement hinges together with full decoration. The corroded fastenings into the masonry should be replaced as these will continue to corrode and crack the masonry they are bedded into.
- 14.6 Comments have already been made with regards to the section of timber above the front entrance porch detail that requires a general overhaul.

15.0 Garages and Outbuildings

- 15.1 There are no garages or outbuildings associated with this dwelling.

16.0 The Site

- 16.1 To the Bloomswell frontage the yard area comprises a raised section up from the pathway. The raised section of land is held in position with a number of perimeter punch faced coursed sandstone walls topped with sandstone copings. It is clear to see where previous iron railings have been removed likely for ammunition supply during the war. The yard itself is finished with concrete marked to the surface to imitate crazy paving with some sandstone steps leading up to the porch. This area is very basic and low maintenance. There have been issues with the front stone wall moving. Works of re-pointing have been carried out in sand cement mortar and ideally this should have been lime. It does appear that a previous small tree grew out of the corner and has pushed apart the adjacent walls particularly the low level boundary of number 9 by around 40-50 mm. The wall has also pushed out with general compaction of the yard behind.
- 16.2 The front yard area requires as a minimum works of partial reconstruction to the perimeter sandstone walls. During this exercise some sections of replacement stone will be necessary and it would also be beneficial to add some form of boundary feature over the coping that will be in keeping with the conservation area designation. Wrought iron railings traditionally fixed would be most appropriate. The yard area for the yard surface is functional but again it would be beneficial to add some handrails up the steps.
- 16.3 The rear section comprises the flagged pathway together with paving slabs. This is currently utilised for bin storage. There are some inbuilt steps but these are fully overgrown. The land is retained around the hardstanding with modern concrete paving slabs laid on their end. There is some perimeter hedging. Again the exact title requires clarification. This area requires general maintenance and cutting back. No faults identified.

- 16.4 The footpath around the Esplanade, made up of stone flags is in generally sound condition. Some vegetation growth at a number of the flag joints. These require routine weeding and re-pointing from time to time.

Inside the Property

17.0 Roof Structure

- 17.1 The roof structure is straight forward this being a traditional purlin and rafter arrangement. To the front there are two timber purlins spanning between the party walls with the neighbouring properties that in turn support the rafters that link down from the ridge line to the front wall. To the rear there are three purlins supporting the various rafters with the lower purlin having been interrupted and partly removed when the dormer window structure was added.
- 17.2 As highlighted externally in the roof section of this report considerable works of levelling out the surface were undertaken during the recovering of the roof and the incorporation of the breathable felt.
- 17.3 As highlighted prior to carrying out the survey a local builder had attended site and expressed concern about the condition of the timber roof purlins. It is clear to see that there are major faults with the roof purlins that require attention in the short term. The lower front purlin visible within the first floor level bedroom has cracked right through but has also dipped centrally allowing the roof rafters to put additional pressure on the front wall resulting in some slight roof thrust. The upper purlin to the same roof slope has also split and cracked through against the party wall with the neighbour number 7. The upper rear purlin within the roof void has also cracked through and failed centrally having dropped by over 50-60 mm. The ceiling of the first floor bedroom is made up of very old timbers that are quarter tree trunks to the majority. These have effectively strapped the front and rear rafters together.
- 17.4 Where the roof purlins against both sides of the dormer have been cut through these have therefore dipped. The signs of any recent movement are very limited but this is a vulnerable position. Ideally roof rafters to either side of these positions should be strengthened or doubled up to add integrity. Given the internal linings and the new modern felt material this area was not available for inspection.
- 17.5 At a number of positions on the timbers there are some flight holes from woodboring beetles. Full inspection within the loft space not possible given that there is no access boarding. Review was a head and shoulders inspection over the line and level of the hatch only. Many of the rafters are quite clean and may well have been treated with a chemical during the roof works against any woodworm or decay. This point should be queried with the vendor. If no information is available, it is essential that ongoing monitoring and checking is carried out. Woodworm is

very common not only in roof timbers but throughout all elements of joinery in these old cottages.

- 17.6 The roof structure now requires immediate repair and improvements. The cracked and damaged purlins should either be replaced or new purlins added adjacent the existing ones to help retain the historic fabric. This work can be quite disruptive as getting the timbers in position is certainly not straight forward. As a minimum three new purlins are required. This point is further reinforced by the fact that the rafters themselves are relatively slender and widely spaced. These need a good level of support. During these repairs the front wall should also be tied back into the roof structure to add strength.
- 17.7 The dividing walls in the loft are made up of brickwork incorporating the chimney breast to the East. The brickwork against the neighbour forms part of their chimney flue. There are some voids against the roof slopes and also a void directly into the neighbour's flue with some light showing through. This is therefore vulnerable in terms of sound and fire transmission. All voids and holes into the flue should be made good immediately and capped. Voids against the underside of the roof and should be infilled with masonry and also any sections of brickwork re-pointed. The chimney breast has been subject to patch areas of render with some cracks through. This is thermal cracking and not of any significant concern. The surface of the bricks has however started to come away with some poor mortar pointing. Some areas of patch repair and making up the bricks around the purlin ends will be necessary. Quite often as an improvement the old brickwork is pushed down, any dust or debris removed and conservation renders added to the surface for integrity.
- 17.8 There is no form of insulation throughout any part of the property. This is certainly an area that requires improvement.
- 17.9 The electrics visible in the loft space are relatively old with numerous junction boxes. This reinforces the conclusions drawn with regards to the electrical system.
- 17.10 Around the base of the dormer window there is a further purlin running from side to side. Only very limited inspection possible. One small panel of timber could be removed from the low level stoothing wall revealing the void. This was however not large enough to view the full void. To the East the purlin has split and there is some slight softening. Given the furniture in this position and the boarding to the walls limited inspection only. This has weakened but there are no signs of any recent movement. As and when finishes are subject to improvement around this position the timberwork should all be fully revealed to check its condition. Some works of improvement should be anticipated.
- 17.11 Against the rear eaves the small void where visible through the single removable plank is straight forward with just timber floorboards with the head of the walling being in brickwork with a very thin wall plate where the rafter ends connect to. One of the rafter ends have softened with some deterioration although these have been roofed over. No sign of any movement but their condition should be monitored.

The void has no form of insulation and this is an area that requires improvement. On the backside of the timber boarding beneath the window sill there is clear evidence of active woodboring beetle activity. It is therefore essential that the property is reviewed by a timber treatment specialist throughout with inspection including beneath all floor coverings and to some of the concealed voids. Timber treatment works should be carried out by a specialist who can offer insurance backed guarantees.

18.0 First Floor

- 18.1 The accommodation at first floor level comprises two bedrooms together with a central landing. The principle bedroom is large with nice views down the coast and the inland towards Coastguard cottages.
- 18.2 The majority of ceilings are now in lath and plaster. The ceilings do undulate in areas and some large sections have been covered in textured paper. Against the front wall the ceiling has sagged badly and has been heavily filled. Moisture meter results on the ceiling itself were within permitted levels but just beneath this position thick textured coatings have started to come off the walling and there is dampness. It is therefore anticipated that before the roof was recovered there were leaks at this position causing the ceiling to weaken. No clear leaks to the roof at this time but the head of the wall is likely still drying out or is subject to some penetrating dampness. This is a very high possibility given that this elevation faces South and there are always South-westerly prevailing weather patterns during the winter that will cause some moisture to get through.
- 18.3 Over time the lime to the ceilings does lose its key with the laths beneath. This is likely why a section of the sloped ceiling over the landing has been over boarded. The older ceilings require repair and improvement as a minimum. Quite often when paper finishes are removed the lime falls away. This has already occurred on the party wall line where the ceiling has been heavily filled against number 7. This is as a result of some dampness and contaminants within the chimney breast of the neighbour. As flashings have been improved dampness has certainly been restricted and there is very little that can be done to improve this externally. A common repair technique is to overboard the ceiling and in some instances incorporate insulation backed plasterboard particularly on the sloped elements as it is impossible to insulate behind these points without removing the ceilings in full. The other alternative is to remove damaged ceilings and replace them in their entirety. Discussions with the National Park conservation team will be needed if any changes are planned.
- 18.4 Within the rear bedroom the ceilings are made up of boards. On the sloped sections the boards are fixed over damaged sections of lath and plaster beneath. The linings have been damaged particularly on the side cheeks and around the base of the dormer from past leaks. The lining material appears to be some form of hardboard but with any property that has been refurbished over many decades there is always a possibility of asbestos based products. Great care should be

exercised and if a refurbishment is to be carried out a destructive asbestos survey prior to works commencing is essential. Only contractors that are trained in asbestos awareness should be used on a property of this age and type. The linings have buckled as a result of some moisture ingress and do not give the best finish. Improvements should be considered. The side cheeks of the dormer should be insulated as should the roof element.

- 18.5 To the left hand side of the inbuilt cupboard to the rear bedroom there is timber lining. It does appear that there is some form of small concealed void behind this space but it was not visible. Ideally some boards should be removed to enable inspection of this element particularly during timber treatment works.
- 18.6 Many of the walls not only at this level but throughout various sections of the property have textured coatings. Within the landing area these are particularly thick. This type of coating is of a type that may contain traces of asbestos fibres. If the material is damaged or disturbed there is a risk of releasing the fibres that are hazardous to health. This further reinforces the requirement for testing. This type of material can be expensive and disruptive to remove.
- 18.7 The front wall is slightly out of vertical and it is certainly not straight. The defects with the roof structure have enabled the head of the wall to bow and push out slightly. Signs of any recent movement are very limited but this is a weakness. As and when the roof structure is strengthened it is also recommended that the ceiling finishes against the front wall are removed. The rafters at this point should be strengthened with straps added down the wall to ensure this is fixed back to the roof structure correctly.
- 18.8 The internal finish on the front wall clearly shows some areas of de-bonded plasterwork. The thick textured coatings will have helped resist penetrating dampness coming through but the moisture has built up so much that this surface has peeled. Where the front wall links round to the party wall with number 9 cracking has been decorated in the past. This has not reopened to any significant degree but clearly shows the vulnerability. As and when de-bonded plaster finishes are removed the masonry beneath should be assessed. If the cracking goes through the mortar pointing and/or the masonry there are modern techniques by Helifix or similar to add stainless steel spherical bars across the cracks resin fixed into the mortar joints to add strength. This would certainly be a worthwhile improvement. Beneath the window moisture meter results were elevated again showing dampness. This is getting through the window sill on the perimeter sealants at this position. This reinforces the improvements recommended.
- 18.9 The chimney breast is in generally sound structural condition. One or two elements of cracking but nothing of any major significance. The walls around the stairwell are lightweight timber with a variety of different finishes. The door is out of alignment but as this rests onto floor joists that have deflected over time this is to be expected. No signs of any recent movement.

- 18.10 The floors at this level are timber arrangements with boarding over joists. The joists run from front to rear with the boards in the opposite direction. The floors do dip centrally and this is in line with some deflections to the floor joists. Over time timbers utilised for floor joists and load bearing support do suffer from creep. This is particularly common in Robin Hoods Bay as the floor joists tend to be relatively slender and span long distances. Within the lounge the floor joists are actually features of the ceiling. The joists do vary in size with one or two being particularly thin. No signs of any cracks or splits through therefore the distortions to the floor with the dips are not of any current structural concern. These should be monitored. The floors should not be overloaded. Standard domestic furniture and storage is fine.
- 18.11 Unfortunately only small sections of the floorboards were visible around the perimeter edges. The carpet could not be fully pulled back as this had been tacked in position. During the refurbishment carpets should all be removed to check floorboards. Quite often floorboards have weakened due to woodworm activity and may not have been fixed back correctly following past alterations. A common improvement is to treat the floor, replace any damaged and defective boards then overlay with hardboard or plywood to provide a level surface ready to receive floor finishes.
- 18.12 The stairs between the upper ground and first floor level are straight forward softwood timber arrangements with a basic balustrade system. These sections were sound when trafficked. The underside of the stair is visible from beneath and this has been fully decorated. No clear evidence of any active woodboring beetle activity but again as and when the carpets are removed the stair treads should be checked. When load was applied to the balustrade this was sound.

19.0 Upper Ground Floor

- 19.1 The ceilings at this level comprise open joists from the floor structure above with various types of infill panelling. The exception to this is within the pantry where the underside of the floorboards above is visible and these have been painted on multiple occasions. The joists are in sound condition. One or two slight splits but these were more as a result of shrinkage than any structural failure. Within the lounge the infill panels are a timber fibre board material. This is in reasonable condition with only very minor moisture stains against the front elevation in one point and some slight drip marks. These currently appear dry. Over the kitchen position the infill panels have some form of boarding material. Above the oven there was extensive moisture staining and some elements of the infill panels have sagged badly in one or two areas. Moisture meter readings currently within permitted levels but the infill panels are in poor condition. Again the precise material could not be determined. There are certainly sections of hardboard to certain linings but until testing these items should not be disturbed. As a minimum the damaged panels require improvement or replacement. There is very little dividing the upper floor from this level particularly in respect of sound proofing. Quite often infill panels are improved incorporating insulation.

- 19.2 The rear wall has been lined out with softwood tongue and groove within the kitchen. The low level sections of the walling are covered with the kitchen units and are full of an extensive amount of stored goods and also have timber back panels. A timber lining has been added to offset from the original solid walls that are subject to dampness. This dampness is clearly evident coming across the party wall line within the entrance vestibule and also affecting sections of the adjacent timber. The walls are therefore clearly damp. This dampness is visible within the WC and again continues across the party wall and has been limited from the surfaces due to the very thick textured coatings. As the front wall is well out of the ground level at this position no rising dampness. One or two patch areas of stains and from time to time some penetrating dampness may occur but this is limited by the Artex finishes internally and could be limited by the improvements recommended to the render and the decorations externally. There are no clear signs of any significant structural movement which is positive at the front and rear walls or the party walls. Modern damp proofing using tanking slurries and injected chemicals are not usually permitted in listed buildings. The use of lime and or linings are the most common approaches.
- 19.3 The party wall with the lounge does have some cracks and de-bonded sections of plasterwork. This has disturbed the Artex finishes therefore it is a health and safety hazard further reinforcing the requirement to get this checked by a specialist to see if it does have a deleterious material within it. This cracking is attributable to thermal expansion and contraction together with some chemical reactions coming through from the neighbour's flue. Areas of making good required. On the chimney breast within the lounge there is again some cracking but no signs of any ongoing movement. The finishes have de-bonded and require repair.
- 19.4 Within the kitchen against number 7 there are some vertical cracks and elements of patch filling. This is where the neighbour's chimney breast is positioned. Again this is not of structural concern but areas of making good needed. Suitable anti-sulphate primers will need to be used before finishes are reinstated at this point.
- 19.5 The wall between the kitchen and the stairwell is load bearing. This is in sound condition at this position.
- 19.6 A number of the internal walls particularly around the pantry are older, these being in tongue and groove boarding with some elements of button beading. A section of the wall is also made up out of a previous door. These walls are in sound condition but there are some cracks where it appears that plasterboard or similar has been utilised before the Artex finishes have been added.
- 19.7 The floors are again in suspended timber with boarding over joists. The floors undulate with a dip towards the centre. No significant flex or distortion when the floors were trafficked. Within the WC and the rear edge of the property under the units and against the back door moisture meter readings were carried out. Timbers at this position are wet through and have clearly softened. Some of the floor joists

and supporting arrangements can be seen within the storeroom beneath. Some of the joists and supports are suffering from rot and woodboring beetle activity. These sections of the flooring require lifting above with the lining boarding's removed in the storeroom beneath. The joists then require repair and improvement. Certain sections will require replacement. This is in addition to the treatment works. One of the key aggravating factors is not just dampness coming from the outside wall but also the fact that the floor at this position is sat on the sandstone walls visible within the storage area. Timbers actually rest on the damp stone walls and the earth they retain by up to 1 metre. The new timbers added should be pre-treated and separated from the damp surfaces with membranes.

- 19.8 Within the WC and beneath the wash hand basin this is where the previous chimney breast in the kitchen would have been. As this has been removed the floor at this position feels particularly solid as there is still the masonry chimney breast beneath.
- 19.9 As and when the property is refurbished all floor coverings again should be lifted to enable inspection particularly to check for woodboring beetle activity. The same improvements should be considered as highlighted to the first floor.
- 19.10 The fireplace is modern as is the hearth. One of the back heat bricks has cracked through and would benefit from replacement but overall the presentation is reasonable. A small section of the flue was visible utilising a torch. There is no form of lining. It is therefore critical that every 6-12 months the flue is swept and that its condition is checked. Quite often in older properties flues require lining.
- 19.11 Joinery at this level is a variety of different ages. There are some older elements but also sections that appear to have been added in the 60's or 70's such as the sliding door within the kitchen and the door to the WC. The door into the rear entrance vestibule has very thin opaque glass and this is a health and safety hazard as it shatters on impact. The internal partition between the kitchen and WC also incorporates high level single glazing. The joinery is all functional but again the partition walls around the stair have some misalignment given that they rest on the floor joists that have deflected over time. These elements are all functional but slightly out of keeping with a historic building of this type. Improvements should be considered to the more modern elements. Where some of the skirting boards and linings are in contact with damp walls these are suffering from some decay and require improvement or replacement.
- 19.12 Overall in respect of dampness the property does not appear to have been treated in any way. Improvement works with regards to damp proofing should be considered. Given the traditional nature of the property and listing such works need to be checked with the North York Moors National Park.
- 19.13 The kitchen and the WC are old dated arrangements suffering from heavy wear and tear. These elements require updating and improvement. These works should also incorporate provision for mechanical air extraction.

20.0 Lower Ground Floor

- 20.1 The stair leading down to the ground floor level is a straight flight with a basic steel tube handrail. The stair was sound when trafficked but the lower treads are suffering from some softening and decay. Where the stair stringer links with the load bearing wall against the store for example extensive dampness coming through the surface that has badly softened the joinery. Again this is common in older properties of this type. Repairs and improvements are however necessary and these should be done in line with the improvements to the walling in line with the refurbishment and damp remediation. Softened and defective sections of timber require cutting out, splice repairing and replacing with pre-treated timbers and separating from any damp surfaces. Only intrusive investigations will clarify the full extent of these works.
- 20.2 The ceilings within the storeroom are finished in hardboard with a section above the coal bunker being exposed floor joists. The floor joists to this section actually run between the party walls supported by an intermediate beam. Not all areas fully visible. It is recommended that the board lining is removed to enable full inspection. There are certainly some elements of the timber that are showing rot and decay despite the floorboards themselves not being that old likely having been replaced in the last 50-60 years. Within the ventilation recess section one of the timbers is darkly stained with clear evidence of decay. Many of the floor joists and floorboards are in contact with perimeter walls and load bearing walls beneath that are damp. This reinforces the conclusions about cutting out some rotten and defective sections of timber and replacing them. This also applies across the head of the chimney breast within the store as the old lintel detail at this point is rotten particularly against the back wall.
- 20.3 The ceilings within the bedroom and bathroom are covered in polystyrene tiles. Within the small hall area there is original lath and plaster. It is therefore anticipated that beneath the polystyrene tiles there is lath and plaster. Polystyrene tiles have been added likely to add some insulation but also give some integrity to defective lime. Polystyrene can release toxic gases particularly in a fire situation. It is recommended that they are removed and the ceilings subject to improvement with either over boarding or replacement.
- 20.4 The principle load bearing walls to the front rear and against the neighbours are in fair structural condition. Some elements of cracking and deteriorated plaster and decorative finishes. The walls are clearly subject to dampness. Within the storeroom this is not of significant detriment but only robust goods must be stored as the damp will cause decay over time. Again dampness is common at this level particularly as it is so far beneath the ground level to the North. Within the bathroom and in and around the airing cupboard it is clear to see where timbers have been offset from damp walls to try and limit the dampness coming through. Moisture meter results on the linings were however elevated and the material has

softened to sections. Within the airing cupboard it is clear to see where the timbers against the walls and floor are wet. Over time these sections will decay and fall apart. There is a distinct risk of wet or dry rot going unnoticed behind linings.

- 20.5 On the front elevation and in the chimney alcove large sections of the textured coatings are coming off the wall as a result of the dampness. On the chimney breast and on the dividing wall with number 7 there is less visible deterioration to the finishes but the low level skirting's have warped and are subject to dampness. It does appear that some rendered finishes have been added to the walling to try and resist some of the dampness at these positions. On the bottom step for example the dampness has been limited however the nail fastenings holding the skirting's in position are badly corroded clearly illustrating the walls are damp. Improvement works with regards to damp proofing necessary throughout this level. The extent of these will vary depending upon your own requirements and the restrictions of the listing. Damp proofing specialists should be asked to review the property and put forward recommendations and quotations for the work. Again this type of work is disruptive and involves removing nearly all fixtures, fittings and services for it to be comprehensive.
- 20.6 The floor within the storeroom is solid and made up of sections of concrete. The floor is subject to dampness as there will be no form of damp proof membrane beneath. This is fit for function for what it is currently being utilised for. If this space was to be linked into the living accommodation, then damp proofing and improvements would be needed. Rather than damp proofing a floor of this type it would be more cost effective and better in the long run to replace with another solid arrangement however incorporate damp proof membranes and insulation. It is however critical during this exercise that none of the load bearing walls are undermined in any way. Such works will require building control approval.
- 20.7 The small timber wall separating the store from the coal bunker area is rotten and defective around the perimeter edges as a result of the dampness to the floor and walls.
- 20.8 The internal partitioning around the bathroom and stair is very slender. This is made up of timber framework with some form of boarding but again the exact material could not be clarified. Some of this was very hard when tap tested and may be asbestos containing boarding.
- 20.9 The floor within the bathroom and bedroom is made of suspended timber. This is floorboards over joists. Improvements have already been recommended to the ventilation provision through the front elevation. This not only incorporates the bedroom and bathroom but also the porch. The floors are reasonably sound and level when trafficked but inspection was limited. Within the airing cupboard some of the floorboards visible are subject to dampness coming off the walls and the ground beneath. There is general debris and dust build up around the perimeter of the floor that is saturated. Moisture meter readings taken through the carpet in

the bathroom were at 24% showing that the floorboards are subject to dampness. The joists beneath will therefore be wetter than this. Quite often in old properties of this type there is a very limited or hardly any sub floor void and the joists are actually resting on the damp earth beneath. To the left hand side of the chimney breast within the bedroom the carpet was pulled back revealing the floorboards are painted green beneath. The nail fastenings holding the boards in position are corroded and there were elevated moisture meter readings showing these are damp. No clear rot or decay coming through the boards. Against the front wall the carpet grippers have also corroded showing dampness and moisture meter readings on the floorboards were at 24%.

- 20.10 Although there was limited flex or distortion in the floor this is very vulnerable to rot and decay. Sections of the boards have softened within the airing cupboard. All floor coverings throughout this area require removal. The floors then require intrusive investigations to lift a number of the boards. In many adjacent cottages the timber floors have been removed as it is always difficult to provide enough ventilation to stop damp conditions that promote rot and decay. Many of the timber floors have been replaced with solid arrangements incorporating insulation and damp proof membranes. Only intrusive investigations will clarify the extent of work required but there are certainly improvements needed.
- 20.11 Joinery at this level is a mixture of different ages. On some elements of the joinery there is mould and condensation staining. The conditions are relatively humid and this is as a result of the dampness. This further reinforces the requirements for improvements. Some of the joinery such as the door frames leading into the storeroom have rotted even at a height of 1-1.2 metres. The door into the porch could not be closed as this has expanded due to the high moisture levels.
- 20.11 The bathroom suite is old and dated but the electric shower appears to be a more recent improvement likely in the last 10 years. There is no mechanical air extraction from this point. This is a key source of moisture within what is already a damp section of the property. The bathroom requires improvement which must include mechanical air extraction.

21.0 SERVICES

21.1 Electricity

- 21.1.1 The property is connected to mains electricity with a meter and fuse board in the airing cupboard. There is an RCD protected circuit to the consumer unit but also an older board above in thermoplastic that appears to date back to at least the 1980's likely when the night storage heaters were added. It is therefore anticipated that there is a dual rate meter to take advantage of the cheaper electricity during off peak times.

- 21.1.2 On the older fuse board there is a sticker highlighting this was tested on the 26th of November 1985 with the next recommended date of inspection on the 26th of November 1990. On the main RCD unit there was no test sticker nor any information available. It is likely in the last 10-15 years that this has been upgraded when a number of sockets were added and the electric shower.
- 21.1.3 The system is an amalgamation of old and new. Some sections are certainly of considerable age. A number of the sockets for example are old particularly in the lower ground floor central hall against the bathroom door.
- 21.1.4 The system requires testing by a suitably registered and competent person. Upgrading works are certainly required. Only testing will clarify the full extent.

21.2 Water

- 21.2.1 The property is connected to mains water. There is a stop tap coming in to the storeroom. The incoming supply is lead which then links through to a brass stop tap and an element of copper then back in to lead. Earth bonding has been improved.
- 21.2.2 Lead water mains have obvious health implications. Yorkshire Water do offer some funding towards domestic lead main replacement. It is recommended you make your own enquiries in this respect. The water was turned off during the inspection therefore the pressure could not be tested.

21.3 Heating

- 21.3.1 Heating within the property is via a number of dated night storage heaters likely from the 1980's. These were not turned on therefore it was difficult to assess their condition. Heating systems of this type are common in the area but a number of adjacent owners have now upgraded to modern gas fired combination boilers. In this particular instance there is no gas supply into the house therefore this would be a requirement. Within the bathroom there is a dated Dimplex blow heater together with a fused spur electric towel warmer. Within the upper ground floor WC there is no form of heating and the same applies within the rear first floor bedroom. It does appear that a number of plug in electric heaters are being used.
- 21.3.2 The heating system is therefore dated. Quite often systems of this type can go on being used for many years but needs to be well managed for them to be effective. Improvements should be considered to add hard wired heating to the upper rear bedroom. These systems should be tested alongside the electrical system.

21.4 Water Heating

21.4.1 Hot water is provided by a dated immersion tank with a loose fitting insulation jacket. Again this appears to be over 30-35 years of age. These are not as efficient as modern tanks and improvements should be considered. The flow rate of water from the tank could not be ascertained given the water was turned off as was the electric. Modern unvented cylinders are a common improvement.

21.5 Drainage

21.5.1 Unfortunately the water was turned off in the property therefore the taps could not be run nor the WC flushed.

21.5.2 The property is connected to the mains drains with a single gully to the front and a single gully to the rear.

21.5.3 The rear gully sits adjacent the door with a number of small gauge waste pipes coming from the internal facilities. This includes a plastic wastepipe from the front first floor bedroom sink then discharges into the hopper head and fallpipe. This arrangement has been in place for many years and there has been no clear problems especially as the drainage system within the area is combined with both foul and surface water.

21.5.4 The drainage gully on the Esplanade will require routine clearance and checking. The small gauge wastepipes are now of an age where they have poor decorative finishes and will become brittle over time. If internal fixtures and fittings are upgraded these elements should be renewed.

21.5.5 In the footpath of the Esplanade outside the neighbouring cottage number 9, Bramble Cottage there is a drainage chamber lid. This was lifted revealing an invert around 2ft in depth going towards bay bank. No clear blockages or faults.

21.5.6 Both the WC against the kitchen together with lower ground bathroom have concealed drains. There is no conventional form of soil stack.

21.5.7 Inspection of the drains was very limited but there are no clear faults. This element should be queried with the vendor to determine whether any problems have been experienced over the past decade.

GENERAL CONCLUSIONS AND APPRAISAL

22.0 GENERAL RECOMMENDATIONS & VALUATION APPRAISAL

- 22.1 The property was found to be generally as described whilst taking the instruction, this being in need of refurbishment, repair and improvement.
- 22.2 It is positive that the chimney stacks together with the roof covering have been subject to improvement and whether this has to a degree masked some of the issues with the roof structure where a number of purlins are cracked and defective with some slight roof thrust to the front. The roof structure does require works of strengthening and improved detailing.
- 22.3 The walls show no signs of any significant settlement but the rendered finishes do require a general overhaul with sections of patch repair, crack filling and some redecoration.
- 22.4 Joinery is of limited quality and this is certainly an area where improvements should be carefully considered.
- 22.5 The grounds to the property are limited. The small yard onto Bloomswell requires elements of repair to the perimeter walling's with improvements to railings.
- 22.6 One of the key items internally is that some timbers are affected by wood boring beetles and that where elements of the joinery have become damp there is some rot and decay. All these items are clearly detailed in the main body of this report but during the refurbishment these should be dealt with by a specialist.
- 22.7 Services are also dated to a degree and there was not test certification available for review. These items require full review and test certification or an acceptance that improvements are to be made with the systems renewed.
- 22.8 The property is a good sized mid terraced dwelling house in the popular historic coastal village. The property is Grade II Listed and this is a key factor that will affect the refurbishment. Certain issues such as dampness and timber decay need to be considered with the relevant approvals obtained from the North York Moors National Park. Modern damp proofing techniques are rarely accepted. Traditional lime finishes are sometimes used to damp walls to allow the moisture to come through but the walls are technically still damp and the finishes deteriorate overtime.
- 22.9 Robin Hoods Bay has a very high percentage of second homes and holiday lets. The key components of value relate to access and views from inside the property together with any external sections. The property certainly has some views, particularly to the upper floor level. External areas are limited and the property is quite easily accessible compared to many others.

- 22.10 The condition of the property is such that it does require a large amount of expenditure and effort to put it in to good and substantial repair. The cost of a refurbishment will be heavily dependent upon your own personal taste together with the specification of the completed works. It is understood that you have already been in contact with P M Straws Builder who are local to Robin Hoods Bay and they would be best placed to give an indication as to the refurbishment costs but will likely require an upfront design brief to make this exercise worthwhile.
- 22.11 A number of comparable sales have been reviewed in the vicinity including the following-
- The last sale on The Esplanade was No.4. This refurbished property sold for £312,000 in May 2014. This comparable is dated as it is not in the past 6-12 months but the market since this time has seen little change. The house had been refurbished and was presented to a good standard. The views over The esplanade are not as good as the subject property but the first floor area was more spacious as a result of the gable as opposed to a dormer. The upper level bathroom and lower floor ensuite made the layout more desirable. If the subject property was refurbished to a good standard then a similar value could be expected.
 - Shirley House, Sunny Place, Robin Hoods Bay. This two bedroomed end of terrace with accommodation over 4 levels sold for £250,000 within the last few months. The property is within a similar location within the village but the outlook certainly was not as good with views generally over the village rather than out to sea. The condition was better but the fittings internally together with some of the finishes were certainly dated. The property did have the benefit of a rear yard space but also had 1 less bedroom. This property sold for £250,000.
 - Viewly Cottage, Fisher Head, Robin Hoods Bay. This 2 bedroomed mid-terrace sold for £249,950 again within the past month. This 2 bedroomed cottage had some issues in the fact that it had a part flying freehold and although had been subject to refurbishment still had some dampness issues. The presentation was however very good and the open outlook to the front certainly was attractive to buyers.
 - 1 Sunny Place, Robin Hoods Bay. This property sold for £285,000 in September 2015. This 3 bedroomed end of terrace had accommodation over 4 levels with some outside seating areas. Views were limited compared to the subject property but overall the condition was far better.
- 22.12 Similar sized properties can be found on Bloomswell, having a relatively open aspect to the south. Over the past years many of these cottages, where they are in reasonable condition but still dated to a degree have sold for figures between £200,000-£240,000.
- 22.13 The property certainly does require a high degree of expenditure to put it in good order and this could easily be between £70,000-£100,000 or higher depending upon the final specification. There is also the complexity of the Listing to deal with and the relevant time constraints for decisions and limitations on the scope of improvements that can be made.

Market Value (MV)-

We are of the opinion that the market value (MV), assuming vacant possession is available on completion of purchase, as stated is:-

£220,000 (Two Hundred and Twenty Thousand Pounds)

We trust the information contained in this report is sufficient for your requirements, but if you have any queries please do not hesitate to get in touch.

Louis Stainthorpe

BSc (Hons), MRICS, RICS Registered Valuer, MCABE

Bell-Snoxell Building Consultants Ltd

**Appendix 1- Instruction Letter
Copy that has been signed and dated by Client**