

QUINQUENNIAL INSPECTION REPORT 2021

Location	:	31 Upper Church Road, St Leonards on Sea
Parish	:	The Parish of the Good Shepard St Leonards-on-Sea



08714



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Inspection : July 2021

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1.0 INTRODUCTION & GENERAL DESCRIPTION

1.01 REPORT PREPARATION

This Report was prepared by:-

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Date of inspection & weather conditions : 12th July 2021

Date of previous report : not seen

1.02 This report is written under the Arundel and Brighton Diocesan guidelines that require an all-round "portrait" of the state of the properties. It does not call for maps, plans, or photographs and makes clear that works identified are subject to a detailed analysis and specification before being undertaken.

1.03 GENERAL DESCRIPTION AND HISTORY

31 Upper Church Street is in a residential area of St Leonards-on-Sea and is opposite the Roman Catholic Church of The Holy Redeemer. It is a detached house with a garage on the side set with a parking area in front of the garden behind. The house we understand belongs to the Parish of the Good Shepherd, St Leonards on Sea, and is occupied by Franciscan nuns. The house is not Listed and does not sit in a Conservation Area.

The house has three good-sized bedrooms and one small bedroom used as a study, with a lounge, kitchen dining room and chapel downstairs. There is a bathroom and separate toilet upstairs and a bathroom and separate toilet downstairs.

Looking at the style of the house we presume it was built sometime around World War II. It has had an extension to the rear which has enlarged the kitchen.

1.04 WORK DONE ON THE FABRIC SINCE LAST QUINQUENNium:

Apart from some routine work or maintenance were not aware of any work done since last quinquennium.

1.05 LIMITATIONS

This is a summary report only, as is required by the Diocese of Arundel and Brighton whose guidelines require an all-round portrait of the state of the properties. It is not a specification for the execution of the recommended work and must not be used as such.

It is recommended that an Architect or Chartered Building Surveyor be involved in any substantial work that is required following this report. Experience has shown that repairs carried out solely by a builder can be ineffective and may, in the long run, prove uneconomic. Impartial professional advice and supervision is generally of benefit for substantial work.

This report is based on the findings of an inspection made from the ground or other places which can be easily reached or from a ladder provided. It is to be noted that the woodwork has not been inspected or other parts of the structure which are covered, unexposed or inaccessible and are, therefore, unable to report that any such part of the property is free from defect.

Some inspections require specialist knowledge and are excluded from this report. Where I think they are needed, or I have seen evidence that they have been carried out, I will advise you in the report. Such inspections include:-

An electrical installation periodic inspection

An Inspection of the heating system

A separate examination and test report of wiring, fittings and accessories should be carried out by a competent registered NICEIC approved electrician in accordance with current IEE Regulations.

1.06 PERMISSIONS

The Parish, through the Parish Priest and the Parish Finance Committee, will be responsible for the carrying out of repairs and budgeting for their costs. Expenditure in excess of £7,500 probably requires the prior approval of the Diocesan Finance Committee. Any changes to the front elevation will need Planning Approval from the Council.

1.07 Directions:

In this case the compass points are being used to describe the elements of the building. For the purposes of the document the front the house faces south, whilst the rear of the house faces north, the entrance is on the east side, and the garage on the west side.

1.08 Priority for repairs:

Repairs where necessary are indicated as follows:-

Urgent and of upmost urgency	(A)
Items which should be done within 12 months and not more than 2 years	(B)
Items which need to be done this Quinquennium (2-5 years)	(C)
Desirable improvements in the future and redecoration	(D)
Routine maintenance which can be done without professional advice.	(M)
Items to be kept under observation	(O)

1.09 Report Structure

The following report has a first part which gives a general inspection report giving the summary of the findings followed by a detailed and photographic inspection report recording the state of the building and highlighting individual repairs. The photographs are small but are there to help the Church to identify the location of defects. After the individual report there is a set of summary tables identifying items by their priority categories and giving an indicative budget for the repairs. This is not a measured cost but an indication to the Parish of the quantum of the cost involved.

2.00 SUMMARY OF FINDINGS

Generally the house is sound and dry with no major structural defects in the main building and is in reasonable decorative order. The garage roof and parapets need work in this quinquennium. If an electrical test has not been done in the last five years one is definitely needed and any actions recommended by the electrician need to be undertaken. It would be good to repair the tarmac on the front drive soon as if it's left much longer I suspect the job cost will grow as the sub-base for the tarmac is starting to breakdown. Most other repairs recommended in this report are relatively minor.

2.01 Main External Walls

Ground floor walls of the house are generally made of red stock bricks some of which are painted in the entranceway. The first floor the house has been pebble dash rendered. The garage is also constructed with brick walls. Generally, the walls are in good condition but there is some cracking above the door and window to the garage which leads up to a brick parapet which needs repair in this quinquennium.

Over the front door the walling is tile hung and is in reasonable condition.

2.02 External Windows & Doors

Most windows have been replaced with uPVC windows and are in good order. The only original timber window remaining is into the garage.

The doors are generally made of timber and in reasonable condition although the back door has some animal scratch marks which should be redecorated over and both the front door and back door sills are chipped and need painting in this quinquennium. The back door to the garage needs decoration in this quinquennium.

The window sill to the stair window and the sill to the eastern bedroom on the front elevation have both lost a piece of their render covering to the brick underneath and need repair.

2.03 Roof Structures

As far as I could see the main roof is in good condition. It is modern softwood timber roof with purlins and trusses. However, it has unusually been lined on the inside face of the truss with a heavy thick felt. Where there are holes in this felt we could see an air gap to felt lined

roof covering. I'm not sure what the purpose of this underlining is other than it would give some insulation value.

2.04 Roof Coverings

The main part of the houses is covered with plain concrete tiles, bonnet hips, and half round ridge tiles all of which look to be in good condition. The kitchen extension has a flat roof with a felt covering which is in reasonable condition. The eaves are boxed out with plastic soffit boards which are generally in good condition if a little grubby in places. The kitchen extension has a timber boxed out eaves which may need decoration towards the end of this quinquennium.

There is a small area of tiled roof over the east side of the lounge which is in good condition.

The garage roof is covered with roofing felt which has decayed and has torn along the West side as it is dressed into the gutter. Water now pours down the side of the wall and this is probably contributing to the walls are cracking in this area. This is most important repair needs to be undertaken soon and needs to be done before the brickwork repairs are carried out.

2.05 Rainwater Goods

Most of the rainwater goods are plastic and in good condition. There is an original OG cast-iron gutter on the west side of the garage which discharges into a rainwater pipe both of which need decoration and the gutter needs cleaning out.

There is also a persistent dripping leak from a blocked gutter in the Southwest corner of the back bedroom. I recommend the gutters are cleaned by a professional gutter cleaner to see if this deals with the leak and if not the fixings need to be tightened up on the gutter.

2.06 Drainage

Foul drainage goes to a main sewer and there are no reports of any problems from the nuns. We do not know where the surface water goes but we presume there are soakaways in the vicinity of the house.

There is a cast-iron downpipe and hopper in the centre of the front elevation which takes the wastewater from the basin in the front east bedroom. This pipe and hopper have not been decorated for some time and need to be redecorated soon.

2.07 Interior, including partitions, walls, ceilings and stairs

Internally, the walls and partitions are generally in good order. The door to the front west bedroom is sticking and does not fit the opening well and need some adjustment. This may be because of some local settlement in the house over time but there are no obvious cracks in the vicinity.

2.08 Floors & Galleries

The floors are in good condition with no undue deflection.

2.09 Fixtures & Fittings

The bathrooms and kitchens are in good order generally. However, the bath panel to the ground floor bath is severely rusted and needs replacing in this quinquennium.

2.10 Heating Systems

There is a gas-fired boiler and wet heating system which seem satisfactory, but needs regular annual checking by a Gas Safe-registered engineer.

2.11 Electrical Systems

The electrical system has a stickers on it to indicate that it has not had a periodic test for at least two quinquennia. If this is the case the building needs and urgent electrical periodic test by a suitably qualified electrician.

2.12 Asbestos

I do not know of an asbestos register for this building and if there isn't one it may be prudent to undertake a basic inspection.

2.13 Decorative Order

Generally, the house is in good decorative order with only a few old hair cracks. Walls are generally lined with lining paper as are many of the ceilings.

There is some cracking in the back bedroom which runs down the ceiling to the wall which needs to be kept under observation but I respect it is historic.

There is a small damp patch at the back of the ground floor toilet cubicle which needs to be repaired when it is next decorated.

The nuns have covered the sidewall between the sink and the washing machine with foil as we understand this wall regularly gets splashed and it may be worth considering extending the ceramic tiling cover this wall.

2.14 Sanitary Accommodation

The provision is in good condition.

2.15 Disabled Access

The house is on two levels and would not suit a disabled user.

2.16 Grounds

There is a garden behind the house which is kept neat and tidy. There is a shed in the back garden whose base has risen probably due to the action of the roots of the adjacent tree. One panel of glass in the window facing the garden is missing and needs replacement soon.

The boundaries are either hedged or fenced and in reasonable condition.

The crazy paving path to the front door has lost most of its mortar between the broken stones and needs repaired soon to prevent a trip hazard.

2.17 Car Parking

There is a single garage which is used for storage, and in the front of the house is a parking area whose tarmac surface is breaking down and needs re-surfacing.

PART B DETAILED OBSERVATIONS AND RECCOMENDATIONS

31 Upper Church Road

Quinquennial Report

1.0.0 Exterior

1.1.0 Roof Coverings

1.1.1 Roofs Generally



Condition:

Good

Concrete tiled roofs with half round ridges and bonnet hips. The eaves have plastic soffits and fascia.

1.1.2 North Roof



Condition:

Good

Some moss starting to grow on tiles noted.

1.1.3 West Roof



Condition:

Good

There are also patches of moss growing on this roof.

1.1.4 South Roof



Condition:

Good

Concrete plain tiles in good condition.

1.1.5 East Roof



Condition:

Good

Concrete plain roof tiles in good condition at high level and low level over lounge extension.

1.1.6 Kitchen Extension Roof



Condition:

Good

Modern felt roof.

1.1.7 Flat Roof Over Kitchen Soffits



Repair Priority:

C - Up to 5 years

Condition:

Needs Repair

1.1.8 Soffits Generally



Repair Priority:

C - Up to 5 years

Condition:

Needs Maintenance

1.1.9 Garage Roof



Condition:

Needs Repair

Felt roof with tear in lead flashing which needs repair and torn front edge of felt as it goes into gutter which needs repair. See below.

1.1.10 Garage Roof Edge



Repair Priority:

B - Up to 2 years

Condition:

Needs Repair

The front edge on the western side of the garage has felt dressed into the cast iron gutter. This felt has split and is now letting the water coming off the roof into the garage wall and needs repairs. The gutter also needs cleaning.

1.1.11 North Side of Garage Roof



Repair Priority:

B - Up to 2 years

Condition:

Needs Repair

The movement in low parapet wall on the north side of the garage has led to a split in the lead flashings and loss of mortar to the weathering stones.

1.2.0 Rainwater goods and disposal systems

1.2.1 Rainwater Goods to House



Repair Priority:

M - Routine Maintenance

Condition:

Needs Maintenance

Plastic gutters and downpipes which need cleaning as overflowing in southwest corner above kitchen

1.2.2 Garage Gutter



Repair Priority:

B - Up to 2 years

Condition:

Needs Repair

Cast iron gutter which needs decoration and cleaning

1.2.3 Rainwater goods and disposal systems (3)



Repair Priority:

B - Up to 2 years

Condition:

Needs Repair

Cast iron water drainpipe on front elevation needs decoration soon.

1.3.0 Parapets and upstanding walls, finals, crosses

1.3.1 Parapets and upstanding walls, finals, crosses (1)



Condition:

Reasonable.

Brick chimney with capped vents on top. I note the old fireplaces are fully sealed and there is a risk of condensation in the chimneys and it is desirable to add vents where a fireplace is blocked.

1.4.0 Walling and pointing

1.4.1 Walls Generally



Condition:

Good

Red stock brick base and pebble dash render over. Modern kitchen extension.

1.4.2 North Wall



Condition:

Good

Pebble dash first floor solid walls with brick walls to ground floor. Modern kitchen extension. Some old water staining where gutter has overflowed. The windows are plastic and double glazed.

1.4.3 South Wall



Condition:

Reasonable

Pebbledash first floor with red face brick below and plastic double-glazed windows

1.4.4 East Wall



Repair Priority:

C - Up to 5 years

Condition:

Needs Repair

East Wall: Pebble dash first floor walls except over entrance where there is a tiled bay and painted boarded ceiling by front door. These boards are starting to grow sooty mould and will need painting before end of quinquennium. Red face brick walls with painted bricks in entrance bay.

1.4.5 Movement South Side Front Door



Repair Priority:

O - Keep under observation

Condition:

Fair

Crack South Side of Front Door: There is a hair crack noted to south side of front door.

1.4.6 West Wall



Condition:

Reasonable

Pebble dash first floor windows with brick ground floor and rendered concrete over dining room window. Render broken on stair window will (see windows).

1.4.7 Garage South Wall



Repair Priority:

B - Up to 2 years

Condition:

Needs Repair

Red face brick wall with rendered lintel and painted metal garage door. The pointing above roof level needs repair.

1.4.8 Garage West Wall



Condition:

Fair

Face brick wall which is damp especially in northern corner where the felt is split above.

1.4.9 Garage North Wall



Repair Priority:

B - Up to 2 years

Condition:

Needs Repair

Garage North Wall: Red face brick wall which is cracking over door and in northwest corner at high level. There is a plant growing in the wall. The brickwork needs reinforcement and repair and the plant and all its roots removing.

1.5.0 Windows, doors and surrounds

1.5.1 Windows Generally



Condition:

Good

The house has plastic double glazed windows in good condition. There is an older timber window remaining at the back of the garage.

1.5.2 Stair Landing Window Sill



Repair Priority:

B - Up to 2 years

Condition:

Needs Repair

The render has come off the windowsill to the stair landing window and this needs to be repaired.

1.5.3 Front East Bedroom Window Sill



Repair Priority:

C - Up to 5 years

Condition:

Needs Repair

Render has come of the front east bedroom window sill and this needs repair.

1.5.4 Front Door



Repair Priority:

C - Up to 5 years

Condition:

Needs Repair

Front Door: Painted wooden door with obscured glass panel. Step needs repainting where paint chipped.

1.5.5 Back Door



Repair Priority:

C - Up to 5 years

Condition:

Needs Repair

Back Door: Painted wooden door with obscured glass panel. Step needs painting where chipped. The door has animal scratch marks which need painting.

1.5.6 Garage Doors



Repair Priority:

B - Up to 2 years

Condition:

Needs Repair

The back door to the garage needs a coat of varnish soon. The front of the garage has a painted metal up and over door.

1.6.0 Below ground drainage

1.6.1 Below ground drainage (1)

Condition:

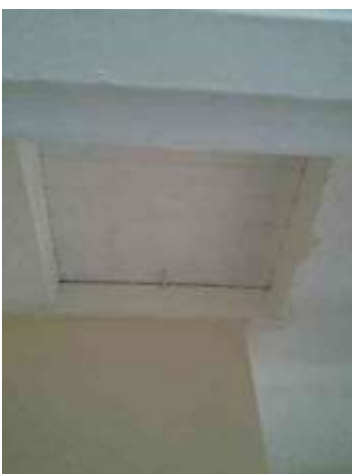
Reasonable

The house is connected to the mains drains and no problems have been reported.

2.0.0 Interior

2.1.0 Roof structures, ceilings

2.1.1 Roof Loft



Condition:

Reasonable

Boarded loft with timber rafters hidden by a lining of rigid felt between each rafters. This is a strange detail whose purpose I do not understand as I can see there is also felt beneath the tiles. There is a small amount of insulation in the depth of the ceiling joists of circa 100mm of glass fibre. Older redundant tanks and newer water tanks in roof on timber stands.

2.2.0 Upper floors, balconies, access stairways

2.2.1 Staircase



Condition:

Reasonable

Painted ceiling and textured papered walls. Painted timber balustrades and varnished handrails. Small splash stain below handrail on topflight. Carpet on floor.

2.2.2 Landing



Condition:

Good

Textured painted ceiling with loft hatch. Textured papered walls, carpet on floor.

2.3.0 Partitions, screens, panelling, doors

2.3.1 Doors Generally



Condition:

Reasonable

Internally the doors are mostly original painted timber doors whose decorations are in reasonable condition.

2.4.0 Floors, platforms

2.4.1 Ground Floor



Solid floors generally

2.4.2 First Floor



Condition:

Reasonable

Timber floors through first floor. The floor is squeaky in places.

2.5.0 Internal wall/ceiling finishes

2.5.1 Internal Walls Generally



Condition:

Reasonable

Most walls are solid and plastered with timber skirtings.

2.6.0 Toilets, kitchen, vestries, meeting rooms etc

2.6.1 Hall



Repair Priority:

B - Up to 2 years

Condition:

Reasonable

Hall: Plastered walls and ceiling, carpet on floor. Walls lined with lining paper below dado rail. Well decorated. Old painted over cracks noted on ceiling. Painted cupboard by front door. Cupboard catches no longer working and need replacing.

2.6.2 Chapel



Condition:

Good

Textured painted papered walls and ceiling, carpet on floor. Walls lined with lining paper below dado rail. Well decorated. Old painted over cracks noted on ceiling. Blocked fireplace with no vent. Timber altar and tabernacle.

2.6.3 Lounge



Condition:

Reasonable

Plastered walls and ceiling, painted skirting, carpet on floor with a stain noted. Painted bookcases.

2.6.4 Kitchen



Condition:

Reasonable

Plastered walls and textured paint ceiling, sheet vinyl floor, tiled splash back older modern kitchen units, sink, cooker, fridge freezer and washing machine. Some old cracking noted on ceiling. Well decorated. Foil on walls by washing machine to prevent splashes that could be replaced with tiles. Cupboard off the kitchen with gas boiler in it under the stairs.

2.6.5 Ground Floor Toilet Lobby



Condition:

Reasonable

Plastered walls and ceiling, sheet vinyl on floor. Reasonable decorations. Painted cupboard by front door. Wooden Sliding door to kitchen and back door to garden.

2.6.6 Ground Floor Bathroom



Repair Priority:

B - Up to 2 years

Condition:

Good

Ground Floor Bathroom: Plastered walls and ceiling, sheet vinyl on floor. WC and basin in cubicle with textured papered walls which is just starting to peel low down to right of toilet. Tiled splashback to bath and basin. Cast iron bath with shower over. The rusting bath side panel needs replacing. Door is hard to shut and needs easing.

2.6.7 Bedroom 1



Repair Priority:

C - Up to 5 years

Condition:

Reasonable

Bedroom 1 front west side: Textured painted ceiling and lining papered walls, painted skirting, carpet on floor. Slightly poor underlying plaster where fireplace removed. Door does not fit well on top and is catching on the carpet and needs some adjustment.

2.6.8 Bedroom 2 Front East



Condition:

Good

Bedroom 2 front east side: Textured painted ceiling and textured papered walls, painted skirting, carpet on floor. Blocked in fireplace, painted wooden cupboards. Basin in middle of cupboards with tiled splash back.

2.6.9 Bedroom 3 Rear West



Repair Priority:

O - Keep under observation

Condition:

Fair

Bedroom 3 Rear: Textured painted ceiling and lining papered walls, painted skirting, carpet on floor. Paper peeling on south wall behind bed and needs to be stuck back. Crack noted on ceiling in line with end of the cupboard which needs to be kept under observation. Basin and splashback and sliding door cupboards.

2.6.10 First Floor Study



Condition:

Good

Lining papered walls and textured ceiling, carpet on floor. Blind on window.

2.6.11 Bathroom



Condition:

Reasonable

Tiled walls and textured painted ceiling, sheet vinyl on floor. Basin and Bath with electric shower over. Painted cupboard with cylinder in it.

2.6.12 Upstairs Toilet



Condition:

Good

Textured paint on ceiling with cornice, tiled walls, sheet vinyl floor, WC .

2.6.13 Garage



Repair Priority:

A - Urgent/ Up to 12 months

Condition:

Needs Repair

The garage has a one brick thick wall painted on inside with central crack on rear wall which needs attention. The ceiling is joisted with boarding over and a leak in northwest corner. The concrete floor slopes and, in heavy rain, water flows from paths outside under the door.

3.0.0 Services, installations and other matters

3.1.0 Heating

3.1.1 Heating (1)



Condition:

Reasonable

Gas boiler and wet radiator system: no problems with it reported.

3.2.0 Electrical



Repair Priority:

A - Urgent/ Up to 12 months

Condition:

Needs Repair

Electrical test done in 2009 according to sticker on unit and therefore overdue for its 5 year periodic inspection.

3.2.2 Lighting



Condition:

Fair

The house has a basic provision of lights in the rooms.

3.3.0 Insulation

The roof could be better insulated, and we presume the walls are uninsulated.

3.4.0 Water supply and conservation

3.4.1 Drains



The house is connected to mains drains and no problems are reported.

3.4.2 Water supply and conservation

Condition:

Reasonable

Mains water supply into house.

4.0.0 Grounds

4.1.0 Boundary walls, railings and fencing, gates

4.1.1 Southern Boundary



Condition:

Reasonable

Hedge over low concrete wall with slight lean to the low wall beneath the hedge noted.

4.1.2 Eastern Boundary Front



Condition:

Reasonable

Fence over wall with brick piers.

4.1.3 Western Boundary Front



Condition:

Reasonable

Hedge on boundary

4.1.4 West Boundary in Rear Garden



Condition:

Good

Painted fencing and hedge.

4.1.5 Northern Garden Boundary



Condition:

Good

Modern concrete post and boarded panel fence.

4.1.6 Eastern Garden Boundary



Condition:

Reasonable

Hedge with wire mesh at base presumably to keep out neighbours' animals.

4.2.0 Paths and access, hard standing areas and parking

4.2.1 Paths



Repair Priority:

B - Up to 2 years

Condition:

Needs Repair

Parking: Parking on tarmac for a couple of cars with concrete and broken paving paths and bricks on edge. The tarmac needs topping in this quinquennium

4.2.2 Hardstanding Areas



Repair Priority:

M - Routine Maintenance

Condition:

Needs Maintenance

Hardstanding Areas: Need spraying generally with Pathclear or similar to kill weeds.

4.2.3 Brick Retaining Wall by Shed



Condition:

Fair

There is a low retaining wall by the shed where the bricks are starting to decay.

4.2.4 Paths to Front Door



Repair Priority:

B - Up to 2 years

Condition:

Needs Repair

The path to the front door needs pointing in patches so it is not a trip hazard.

4.3.0 Gardens and planted areas

4.3.1 Garden



Condition:

Reasonable

Neat, mowed lawn and beds.

4.3.2 Shed



Repair Priority:

A - Urgent/ Up to 12 months

Condition:

Needs Repair

Timber boarded shed with felt roof which has been patch repaired. Glass missing from one window which needs a repair. The shed is leaning slightly as the base has moved so it leans.

5.0.0 Trees

Condition:

Fair

There are a couple of trees in the back garden boundaries

Appendix A

List of Items Noted Grouped Under Their Level of Priority

The list below gives indicative budget costs for the repairs suggested in the Quinquennial. They are there to give the Church an order of the magnitude of the repair. Further work will need to be done to be refining costs; they are based on my present experience of similar repairs and are only meant as a guide.

Item	A: Items which are urgent	Budget Cost
2.6.13	The garage has a one brick thick wall painted on inside with central crack on rear wall which needs attention. The ceiling is joisted with boarding over and a leak in northwest corner. The concrete floor slopes and, in heavy rain, water flows from paths outside under the door.	see external repairs
3.2.1	Electrical test done in 2009 according to sticker on unit and therefore overdue for its 5 year periodic inspection.	£300
4.3.2	Timber boarded shed with felt roof which has been patch repaired. Glass missing from one window which needs a repair. The shed is leaning slightly as the base has moved so it leans.	£60
Item	B: Items which should be done this quinquennium, preferably in the next 2 years	Budget Cost
1.1.10	The front edge on the western side of the garage has felt dressed into the cast iron gutter. This felt has split and is now letting the water coming off the roof into the garage wall and needs repairs. The gutter also needs cleaning.	£300
1.1.11	The movement in low parapet wall on the north side of the garage has led to a split in the lead flashings and loss of mortar to the weathering stones.	£300
1.2.2	Cast iron gutter which needs decoration and cleaning	£300
1.2.3	Cast iron water drainpipe on front elevation needs decoration soon.	£150
1.4.7	Red face brick wall with rendered lintel and painted metal garage door. The pointing above roof level needs repair.	£400
1.4.9	Garage North Wall: Red face brick wall which is cracking over door and in northwest corner at high level. There is a plant growing in the wall. The brickwork needs reinforcement and repair and the plant and all its roots removing.	£800

1.5.2	The render has come off the window sill to the stair landing window and this needs to be repaired.	£80
1.5.6	The back door to the garage needs a coat of varnish soon. The front of the garage has a painted metal up and over door.	£100
2.6.1	Hall: Plastered walls and ceiling, carpet on floor. Walls lined with lining paper below dado rail. Well decorated. Old painted over cracks noted on ceiling. Painted cupboard by front door. Cupboard catches no longer working and need replacing.	£50
2.6.6	Ground Floor Bathroom: Plastered walls and ceiling, sheet vinyl on floor. WC and basin in cubicle with textured papered walls which is just starting to peel low down to right of toilet. Tiled splash back to bath and basin. Cast iron bath with shower over. The rusting bath side panel needs replacing. Door is hard to shut and needs easing.	£100
4.2.1	Parking: Parking on tarmac for a couple of cars with concrete and broken paving paths and bricks on edge. The tarmac needs topping in this quinquennium	£1000
4.2.4	The path to the front door needs pointing in patches so it is not a trip hazard.	£80

Item C: Items which have no fixed timescale but should be done in this quinquennium **Budget Cost**

1.1.7	The timber soffits to the kitchen extension need painting in the next 5 years as the paint is starting to flake off.	£600
1.1.8	The soffits would benefit from a clean in this quinquennium where black molds are starting to grow.	£200
1.4.4	East Wall: Pebble dash first floor walls except over entrance where there is a tiled bay and painted boarded ceiling by front door. These boards are starting to grow sooty mold and will need painting before end of quinquennium. Red face brick walls with painted bricks in entrance bay.	£200
1.5.3	Render has come of the front east bedroom window will and this needs repair.	£120
1.5.4	Front Door: Painted wooden door with obscured glass panel. Step needs repainting where paint chipped.	£50
1.5.5	Back Door: Painted wooden door with obscured glass panel. Step needs painting where chipped. The door has animal scratch marks which need painting.	£100
2.6.7	Bedroom 1 front west side: Textured painted ceiling and lining papered walls, painted skirting carpet on floor. Slightly poor underlying plaster where fireplace removed. Door does not fit well on top and is catching on the carpet and needs some adjustment.	£50

Item	M: Items requiring routine maintenance	Budget Cost
1.2.1	Plastic gutters and downpipes which need cleaning as overflowing in southwest corner above kitchen	£100
4.2.2	Hardstanding Areas: Need spraying generally with Pathclear or similar to kill weeds.	£50

Item	O: Items that should be kept under observation	Budget Cost
1.4.5	Crack South Side of Front Door: There is a hair crack noted to south side of front door.	
2.6.9	Bedroom 3 Rear: Textured painted ceiling and lining papered walls, painted skirting carpet on floor. Paper peeling on south wall behind bed and needs to be stuck back. Crack noted on ceiling in line with end of the cupboard which needs to be kept under observation. Basin and splash back and sliding door cupboards.	