

DOUGLAS CAWLEY & ASSOCIATES

Principal D.R. Cawley

INDEPENDENT ACCREDITED AND CHARTERED BUILDING & SURVEYING CONSULTANTS
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OUR REF: DRC21101

SCHEDULE OF CONDITIONS

OF

10 Parade Street
Penzance
Cornwall
TR18 4BU

For the sole use and benefit of

Mr Tim Boulton
Barn 2
Boswarthen
Newbridge
Penzance
Cornwall
TR20 8PA

Douglas Cawley BSc (HONS) MRICS MCIOB
Independent Accredited & Chartered Surveyor.

Preliminary Notes

1. The Schedule of conditions was prepared by D R Cawley of Douglas Cawley & Associates upon instructions received from Mr Tim Boulton of Barn 2 Boswarthen, Newbridge, Penzance, Cornwall TR20 8PA on the 22nd March 2021. Inspection was undertaken on the 26th March 2021.
2. Weather conditions at the time of inspection were overcast with occasional showers.
3. Front elevation faces approximately North. All directions referred to are as looking at the front of the property.

Exterior Front elevation	
Roof Natural slate	1. Sound. Some minor cracking to hip and ridge tiles.
Fascia boards Timber	1. Sound. There are some mild areas of timber decay which will require attention prior to re-decoration
Soffits Plyboard which have been vented.	1. Sound.
Guttering. UPVC in a square design with matching downpipes.	1. Fair. Number of leaking joints that do require sealing and they also require cleaning out.
Walls. Mass stone in random coursing.	1. Sound. There was no excessive bulging or cracking to indicate any excessive settlement or subsidence. 2. Some minor areas of cracking to the pointing.
Windows Timber box framed sliding sash type.	1. There are some areas of timber decay that will require attention prior to re-decoration. 2. Cracked loose putties will also require attention. 3. Repointing is required between the frames and the walls.
Door Heavy timber panel type with matching frame.	1. Generally sound but poor weathering and some mild areas of timber decay in the bottom of the frame that will require some attention).
Exterior	
Left hand side roof Pitch roof of natural slate. At the change of roof pitch lead undercloaks.	1. Sound.
Fascia boards Timber	2. Sound. There are some mild areas of timber decay which will require attention prior to re-decoration

Soffits Plyboard which have been vented	1. Sound.
FLAT ROOFS Glass reinforced plastic Bituminous felt Some of the fascia boards to the flat roofs are of a UPVC type	1. Sound. There is some mild cracking in the cement fillets to the upstands. Some of the upstands have lead cover flashings and these were in a sound condition. 1. Sound but as this is over ten years old it is strongly recommended it is inspected by a suitably qualified flat roof contractor and all necessary remedial works undertaken. Where upstands junction with the walls cement fillets have been provided. There is evidence that some of these have now started to crack 1. Sound but there is a danger that they cover over the original timber units which may have areas of timber decay in them. Further investigation should be undertaken and if timber decay is found then this must be replaced.
Gutters. UPVC in both half round and square design with matching downpipes.	1. Fair. There are some leaking joints which require sealing and they also require cleaning out.
Walls Mass stone. Rendered Rear extension Concrete block cavity rendered externally	1. Sound. There was no excessive bulging or cracking to indicate any excessive settlement or subsidence. 2. Some minor areas of cracking to the pointing. 1. Sound. There was no excessive bulging or cracking to indicate any excessive settlement or subsidence.
Window Timber box frame with sliding sashes. UPVC double glazed with fixed lights.	1. There are some areas of timber decay that will require attention prior to re-decoration. 2. Cracked loose putties will also require attention. 3. Repointing is required between the frames and the walls. 1. Sound

DOORS Timber flush type.	1. Sound but the door serving the accountants office has areas of timber decay in the bottom of the frame that do require attention.
REAR ELEVATION Roof Pitched of natural slate. Flat roof of Glass reinforced plastic	1. Sound. Some minor cracking to hip and ridge tiles. 2. Where roof pitches junction the valleys formed are lined with lead. These are in a sound condition but must be cleaned out and kept clean at all times. 1. Sound. There is some mild cracking in the cement fillets to the upstands. Some of the upstands have lead cover flashings and these were in a sound condition.
Fascia boards Timber	1. Sound. There are some mild areas of timber decay which will require attention prior to re-decoration
Soffits Plyboard which have been vented	1. Sound.
WALLS Mass stone in random coursing. It is clear that the rear of the property was originally attached to another building. I understand was a chapel which was demolished in the 1950's The section of walling to the rear right side has been faced externally with vertically hung fibrous cement slates which have been hung onto an interior wall rather than an original exterior wall. Concrete block cavity.	1. Sound. There was no excessive bulging or cracking to indicate any excessive settlement or subsidence. Some minor areas of cracking to the pointing. 2. The fibrous cement slates are generally sound. However, at the junction between the roof and the top of the slates must be carefully checked over. There is evidence of damp ingress on the rear wall of the main studio which has caused cracking in the internally plaster work. 1. Sound. There was no excessive bulging or cracking to indicate any excessive settlement or subsidence.
Gutters UPVC in both a half round and a square design	1. Fair. There are some leaking joints which require sealing and they also require cleaning out.

Door Soft wood flush type	1. It would appear that the rear facing door has not been opened in a considerable number of years and should be fully serviced.
Windows Softwood box frame sliding sash type. Timber frame glazed roof light in lower flat roof of bituminous felt.	1. There are some areas of timber decay that will require attention prior to re-decoration. 2. Cracked loose putties will also require attention. 3. Repointing is required between the frames and the walls. 1. There are some minor areas of timber decay that will require attention prior to re-decoration. Checks should be made to the felt upstands of the frame.
REAR ELEVATION	
Roof Pitched of natural slate.	1. Sound. Some minor cracking to hip and ridge tiles. 2. Where roof pitches junction the valleys formed are lined with lead. These are in a sound condition but must be cleaned out and kept clean at all times.
Fascia boards Timber	1. Sound. There are some mild areas of timber decay which will require attention prior to re-decoration
Soffits Plyboard which have been vented	1. Sound.
Gutters UPVC in a square design	1. Fair. There are some leaking joints which Require sealing and they also require cleaning out
WALLS Mass stone in random coursing.	1. Sound. There was no excessive bulging or cracking to indicate any excessive settlement or subsidence. 2. Some minor areas of cracking to the pointing.
WINDOWS Ground and upper floor are of timber box frame sliding sash type. Lower ground floor has soft wood casement windows.	1. There are considerable areas of timber decay in cill, frame and uprights of the sashes, cracked putties and re-pointing to walls. 2. There are considerable areas of timber decay in cill, frame and uprights of the sashes, cracked putties and re-pointing to walls.

INTERIOR FIRST FLOOR Main studio	
Ceiling Lath and plaster	<ol style="list-style-type: none"> 1. There are areas of cracking, loss of key especially to the rear where it junctions with the rear wall where there is evidence of ingress of damp. It appears this has come through the eaves of the roof coverings or through the vertically hung slates which has resulted in the cracking and loss of key. Remedial works are required.
WALLS Plastered	<ol style="list-style-type: none"> 1. There is quite severe cracking on the rear wall which would appear t be in line with the junction and there is indeed evidence of an old fireplace which has now been sealed. It is imperative that the original flue is vented top and bottom to prevent a build-up of moisture within it. Indeed, the resulting dampness may be due to this flue not being vented. 2. There are areas of hollow and cracked plastering and some of the decoration has also cracked and is flaking. 3. There is some evidence some damp penetrating around the window frames which also requires re-pointing externally preferably with mastic compound.
FLOOR Original timber tongue and groove boards overlaid with chipboard to which vinyl sheeting has been laid.	<ol style="list-style-type: none"> 1. Uneven with deflection. Deflection is normal for a property of this age and type and not of structural significance. 2. There are a number of loose, squeaky boards that do require further screw fixing down. 3. Some holes were noted in the original timbers where these could be seen indicating possible woodworm activity. It is therefore imperative that the property is inspected by a suitably qualified timber treatment specialist and all necessary treatment undertaken with a guarantee provided.
WINDOWS Timber box frame type	<ol style="list-style-type: none"> 1. There are areas of timber decay in the cills, uprights and part of the bottom of the sashes. 2. There are cracked, loose putties and re-pointing is required between the walls and windows.
DOOR Full softwood panel type.	<ol style="list-style-type: none"> 1. Sound

KITCHEN	
CEILING Plasterboard with a skim plaster finish.	1. Sound. There is some cracking on joints due to shrinkage only and not of any structural significance.
WALLS Plastered	1. Fair. There are some hollow sounding areas to the exterior walls which should be carefully checked over and all necessary remedial works undertaken.
FLOOR Timber tongue and groove with hardboard laid over it.	1. There are a number of loose, squeaky boards that do require further screw fixing down. 2. Some holes were noted in the original timbers where these could be seen indicating possible woodworm activity. It is therefore imperative that the property is inspected by a suitably qualified timber treatment specialist and all necessary treatment undertaken with a guarantee provided.
WINDOW Box frame type.	1. There are areas of timber decay in the cills, uprights and part of the bottom of the sashes. 2. There are cracked, loose putties and re-pointing is required between the walls and windows.
DOOR Timber panel type.	1. Sound.
SMALL STUDIO	
CEILING Plasterboard with a skim plaster finish.	1. Sound. There is some cracking on joints which is due to shrinkage only and not of any structural significance.
WALLS Plastered	1. There are some cracked, loose and hollow sounding Areas which should be carefully checked. 2. Damp was noted to the left of the chimney breast, almost to the full height of the wall. This may be due to the original fireplace being removed but the flue not being vented top and bottom. This should be undertaken. 3. It is imperative that the roof over it and the exterior wall are checked for any sources of damp penetration

FLOOR Timber tongue and groove boards	<ol style="list-style-type: none"> 1. There are a number of loose, squeaky boards that do require further screw fixing down. 2. Some holes were noted in the original timbers where these could be seen indicating possible woodworm activity. It is therefore imperative that the property is inspected by a suitably qualified timber treatment specialist and all necessary treatment undertaken with a guarantee provided. 3. Uneven with deflection. Deflection is normal for a property of this age and type and not of structural significance.
WINDOW Timber box frame type	<ol style="list-style-type: none"> 1. There are areas of timber decay in the cills, uprights and part of the bottom of the sashes. 2. There are cracked, loose putties and re-pointing is required between the walls and windows.
GROUND FLOOR	
Regency room CEILING Plasterboard with a skim plaster finish.	<ol style="list-style-type: none"> 1. Sound. There is some cracking on joints which is due to shrinkage only and not of any structural significance.
WALLS Plastered	<ol style="list-style-type: none"> 1. There are some cracked, loose and hollow sounding Areas which should be carefully checked. 2. Some damp meter readings were taken.
Timber stud faced with lath and plaster	<ol style="list-style-type: none"> 1. Sound
FLOOR Original timber tongue and groove with hardboard laid over it and sound insulation quilt onto the hardboard.	<ol style="list-style-type: none"> 1. Some holes were noted to timbers indicating possible woodworm activity. It is therefore advised that further investigation is undertaken by a suitably qualified timber treatment specialist and all necessary remedial works/replacement undertaken with guarantees being provided. 2. There is some minor deflection of the floor, but this is quite normal for a property of this age and type and is not of any structural significance. 3. There are a number of loose, squeaky boards that do require screw fixing down.

WINDOW Soft wood box frame type	<ol style="list-style-type: none"> 1. There are areas of timber decay in the cills, uprights and part of the bottom of the sashes. 2. There are cracked, loose putties and re-pointing is required between the walls and windows.
DOOR Soft wood panel type On the front wall there is a full height cupboard in which all of the electric meters and most of the distribution boards for the other rooms/businesses are provided.	<ol style="list-style-type: none"> 1. Sound 1. This door is not a fire-resistant type. It is imperative that one is provided with self-closers and smoke strips. 2. Attention should be provided to the floor of this cupboard to ensure full fire resistance. 3. General consideration should be given to removing the meters and distribution board from this cupboard into the caretaker's cupboard which is just left of the entrance vestibule.
GROUND FLOOR	
MENS TOILET CEILING Plasterboard with a skim plaster finish.	<ol style="list-style-type: none"> 1. Sound. This ceiling has been finished with "Artex". Artex of this age does contain asbestos. Please note that asbestos is an extremely hazardous material when worked on and fibers breathed in. Please see our notes at the end of this report
WALLS External walls Plastered. Internal walls are of timber stud faced with plasterboard with a skim plaster finish.	<ol style="list-style-type: none"> 1. Sound 1. Sound. 2. There is some cracking on joints which is due to shrinkage only and not of any structural significance.
FLOOR Solid construction	<ol style="list-style-type: none"> 1. Generally level and even with no excessive dropping to indicate any excessive settlement or subsidence.
WINDOW UPVC double glazed type with fixed light.	<ol style="list-style-type: none"> 1. Sound.
DOOR Gents W.C. doors Flush type Ladies W.C doors Hall door Panelled	<ol style="list-style-type: none"> 1. Sound 1. Sound 1. Sound

ACCOUNTANTS FRONT OFFICE	
CEILING Plasterboard with a skim plaster finish.	1. Sound
WALLS Plastered Internal walls Timber stud faced with plasterboard and a skim plaster finish	1. General condition is sound. 2. There are some hollow sounding areas which should be carefully checked. 1. Sound 2. There is some minor cracking especially where they junction with solid walls but this is due to shrinkage and not of structural significance.
FLOOR Timber tongue and groove boards overlaid with hardboard.	1. Some holes were noted to timbers indicating possible woodworm activity. It is therefore advised that further investigation is undertaken by a suitably qualified timber treatment specialist and all necessary remedial works/replacement undertaken with guarantees being provided. 2. There is some minor deflection of the floor, but this is quite normal for a property of this age and type and is not of any structural significance. 3. There are a number of loose, squeaky boards that do require screw fixing down.
WINDOWS Sliding sash box frame type.	1. There are quite severe areas of timber decay in the cills, uprights and part of the bottom of the sashes. 2. There are cracked, loose putties and re-pointing is required between the walls and windows.
DOORS Two timber panel types	1. Sound
ACCOUNTANTS MIDDLE ROOM & STOREROOM	
CEILING. Suspended ceiling of mineral fibre tiles Plasterboard with a skim plaster finish to which sound insulation tiles have been adhered. A section of metal sheeting	1. Sound 1. Sound 1. Sound

<p>WALLS Plastered</p> <p>Timber stud faced with plasterboard and a skim plaster finish.</p>	<ol style="list-style-type: none"> 1. General condition is sound. 2. There are some hollow sounding areas which should be carefully checked. <ol style="list-style-type: none"> 1. Sound 2. There is some minor cracking especially where they junction with solid walls but this is due to shrinkage and not of structural significance.
<p>FLOOR Timber tongue & groove overlaid with hardboard</p>	<ol style="list-style-type: none"> 1. Some holes were noted to timbers indicating possible woodworm activity. It is therefore advised that further investigation is undertaken by a suitably qualified timber treatment specialist and all necessary remedial works/replacement undertaken with guarantees being provided. 2. There is some minor deflection of the floor, but this is quite normal for a property of this age and type and is not of any structural significance. 3. There are a number of loose, squeaky boards that do require screw fixing down.
<p>WINDOWS Sliding sash box frame type.</p>	<ol style="list-style-type: none"> 1. There are quite severe areas of timber decay in the cills, uprights and part of the bottom of the sashes. 2. There is severe rot in the bottom rail of the bottom sash and beading. 3. There are cracked, loose putties and re-pointing is required between the walls and windows.
<p>DOORS Timber panelled type.</p> <p>Timber flush part glazed type</p>	<ol style="list-style-type: none"> 1. Sound 1. Sound
ACCOUNTANTS REAR OFFICE	
<p>CEILING Suspended with mineral fibre tiles.</p> <p>A section of metal sheeting</p>	<ol style="list-style-type: none"> 1. Sound 2. Sound

<p>WALLS Plastered</p> <p>Timber stud faced with plasterboard and a skim plaster finish.</p>	<ol style="list-style-type: none"> 1. General condition is sound. 2. There are some hollow sounding areas which should be carefully checked. <ol style="list-style-type: none"> 1. Sound 2. There is some minor cracking especially where they junction with solid walls but this is due to shrinkage and not of structural significance.
<p>FLOOR Timber tongue & groove overlaid with hardboard</p>	<ol style="list-style-type: none"> 1. Some holes were noted to timbers indicating possible woodworm activity. It is therefore advised that further investigation is undertaken by a suitably qualified timber treatment specialist and all necessary remedial works/replacement undertaken with guarantees being provided. 2. There is some minor deflection of the floor, but this is quite normal for a property of this age and type and is not of any structural significance. 3. There are a number of loose, squeaky boards that do require screw fixing down.
<p>WINDOWS Sliding sash box frame type.</p>	<ol style="list-style-type: none"> 1. There are mild areas of timber decay in the cills, uprights and part of the bottom of the sashes. 2. There is severe rot in the bottom rail of the bottom sash and beading. 3. There are cracked, loose putties and re-pointing is required between the walls and windows.
<p>DOOR Timber panel type</p>	<ol style="list-style-type: none"> 1. Sound
<p>ACCOUNTS KITCHEN</p>	
<p>CEILING Plasterboard with a skim plaster finish</p>	<ol style="list-style-type: none"> 1. Sound. 2. There is some cracking on joints which is due to shrinkage only and not of any structural significance. 3. This ceiling has been finished with "Artex". Artex of this age does contain asbestos. Please note that asbestos is an extremely hazardous material when worked on and fibers breathed in. Please see our notes at the end of this report

WALLS Plastered Timber stud faced with plasterboard and a skim plaster finish.	<ol style="list-style-type: none"> 1. General condition is sound. 2. There are some hollow sounding areas which should be carefully checked. <ol style="list-style-type: none"> 1. Sound. 2. There is some minor cracking especially where they junction with solid walls but this is due to shrinkage and not of structural significance.
FLOOR Solid construction	<ol style="list-style-type: none"> 1. A little uneven in areas but sound with no excessive dropping to indicate any excessive settlement or subsidence
WINDOWS Timber roof light.	<ol style="list-style-type: none"> 1. Sound. 2. There is some staining which I believe is resultant from condensation rather than penetrating damp.
ACCOUNTANTS W.C.	
CEILING Plasterboard with a skim plaster finish.	<ol style="list-style-type: none"> 1. Sound. 2. There is some cracking on joints which is due to shrinkage only and not of any structural significance. 3. This ceiling has been finished with "Artex". Artex of this age does contain asbestos. Please note that asbestos is an extremely hazardous material when worked on and fibers breathed in. Please see our notes at the end of this report
WALLS Plastered Timber stud faced with plasterboard and a skim plaster finish.	<ol style="list-style-type: none"> 1. General condition is sound. 2. There are some hollow sounding areas which should be carefully checked. <ol style="list-style-type: none"> 1. Sound. 2. There is some minor cracking especially where they junction with solid walls but this is due to shrinkage and not of structural significance.
FLOOR Solid construction	<ol style="list-style-type: none"> 1. A little uneven in areas but sound with no excessive dropping to indicate any excessive settlement or subsidence
WINDOWS UPVC framed double glazed type	<ol style="list-style-type: none"> 1. Sound

DOORS Flush Exterior grade flush type	1. Sound 2. Sound but there are areas of timber decay in the bottom of the door frame that will require attention prior to re-decoration.
STAIRCASE Timber construction	1. Sound. 2. There are a number of loose, squeaky treads that do require further screw fixing down. 3. Adequate handrail and balustrade are provided. 4. Some holes were noted to timbers indicating possible woodworm activity. It is therefore advised that further investigation is undertaken by a suitably qualified timber treatment specialist and all necessary remedial works/replacement undertaken 5. with guarantees being provided.
LOWER GROUND FLOOR	
FRONT LEFT-HAND ROOM Ceiling This consists of the underside of the ground floor to which plasterboard with taped joints has been provided. Plyboard has been dressed around the joists	1. Sound. However, there are several gaps that should be sealed. 1. Sound
WALLS Fair faced stonework	1. Damp has caused deterioration to decoration etc and also caused some loose pointing.
FLOOR Concrete.	1. Uneven with some minor cracking but structurally sound. 2. Damp at edges but no excessive dropping at the time of inspection to indicate any excessive settlement or subsidence.
WINDOWS None	
DOOR Timber boarded type.	1. Sound working condition.
FRONT RIGHT-HAND ROOM	
CEILING Plasterboard with a skim plaster finish.	1. There is some cracking on joints which is due to shrinkage only and not of any structural significance.

WALLS Plastered	1. Areas of dampness has caused some staining to the bottom the walls.
FLOOR. Solid Concrete.	1. Uneven with some minor cracking but structurally sound. 2. Damp at edges but no excessive dropping at the time of inspection to indicate any excessive settlement or subsidence.
WINDOWS Softwood timber casement type	1. There are mild areas of timber decay in the cills, uprights and part of the bottom of the sashes. 2. There are cracked, loose putties and re-pointing is required between the frame and windows.
DOOR Timber flush type.	1. Sound
REAR LEFT HAND ROOM	
CEILING Plasterboard with a skim plaster finish and taped joints.	1. There is some cracking on joints which is due to shrinkage only and not of any structural significance. 2. Some taping is now loose
WALLS Plastered	1. Areas of dampness has caused some staining to the bottom the walls affecting decorations.
FLOOR Solid Concrete	1. Uneven with some minor cracking but structurally sound. 2. Damp at edges but no excessive dropping at the time of inspection to indicate any excessive settlement or subsidence.
WINDOWS Softwood timber casement type	1. There are mild areas of timber decay in the cills, uprights and part of the bottom of the sashes. 2. There are cracked, loose putties and re-pointing is required between the frame and windows.
DOORS Flush type	1. Sound
STAIRCASE Timber construction.	1. Some holes were noted to timbers indicating possible woodworm activity. It is therefore advised that further investigation is undertaken by a suitably qualified timber treatment specialist and all necessary remedial works/replacement undertaken

	<p>with guarantees being provided.</p> <ol style="list-style-type: none"> 2. When viewed from lower ground floor the staircase slopes downwards from right to left and must be used with care. 3. Some holes are provided in the risers for ventilation. 4. There are indications of timber decay in the bottom of the staircase where it abuts the damp walls. This should be further checked out by a suitably qualified timber treatment specialist and all necessary remedial works undertaken. 5. Adequate handrail has been provided. Some holes were noted to timbers indicating possible woodworm activity. It is therefore advised that further investigation is undertaken by a suitably qualified timber treatment specialist and all necessary remedial works/replacement undertaken with guarantees being provided.
ELECTRICS	<ol style="list-style-type: none"> 1. We have not carried out any testing of any of the service installations and our assessment is based on a visual inspection only. Condition ratings assume that current compliance certificates are available for all services which should be verified. In the absence of appropriate certification, condition ratings would by default reduce to the lowest level i.e. which is condition rating RED 3.

Please note, we have not carried out a Building Survey nor have we inspected woodwork or other part of the property which are covered, unexposed, or inaccessible and such parts will be assumed to be in a good repair and condition. The report will not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts. We have not arranged for any investigation to be carried out to determine whether or not any deleterious or hazardous material has been used in the construction of this property or has since been incorporated and we are therefore unable to report that the property is free from risk in this respect. For the purpose of this report, we have assumed that such investigation would not disclose the presence of any such material in any adverse conditions.

We hope the above is of help to you; should you have any queries, please do not hesitate to contact us.



7th April 2021

Douglas Cawley BSc (HONS) MRICS MCIOB

Independent chartered surveyor.

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