

PART ONE

a) **SUMMARY OF REPAIRS**

PAST REPAIRS

Church & Halls

2007	North side of church roof replaced	£25,000
2008	Pruning of trees and removal of diseased	£580
2009	Repair to rendering of boundary wall	£1,600
	Refurbishment of flat roof above vestibule and rooms	£15,000

Manse

2005	Refurbishment of kitchen	£7,000
	Refurbishment of bathroom	£3,000
2006	Cavity wall insulation	£400
2008	Replacement of double-glazing units in some windows	£235
	CH boiler replacement	£3,500
2009	Refurbishment of lean-to store	£1,500
2010	Repair to flat roof above extension	£344

RECOMMENDED REPAIRS

This list is not exhaustive and indicates only the major items of concern. Please see Part Two for further details of condition.

Church & Halls

- Hardwood subframes to most metal windows require painting, some show signs of possible rot & may require treatment.
- Render is cracked around stress points, around openings and where different materials meet.
- Some small areas of precast concrete are spalling on tower band course and office windows.
- Tarmac footpaths are distorted, heavily in places.
- Attention required to office flat roof flashings where leaks show inside chancel, or confirm that these are old.

Manse

- As with church, render is cracked around stress points, around openings and where different materials meet.
- Defective gutter to garage is causing leaks.
- Some roof works will be required to replace slipped or broken tiles and replace frost damaged hips/ridges.
- Three of the four chimneys require some repairs.

COST SUMMARY OF REPAIRS NOTED IN PART 2

Element	Priority	Indicative Cost £
Church & Halls		
	U	105
	N	1495
	D	1620
Manse		
	U	1835
	N	830
	D	1500

b) **GENERAL COMMENTS**

Listed Building & Conservation Area Status

Church & Halls None

Manse None

Disabled Access

Church & Halls Possible via rear access door to halls

Manse None

c) **EXCLUSIONS AND LIMITATIONS**

Access has not been possible under floors in any area.

Except where specifically mentioned access has not been made into roof voids.

Access has not been possible into the roof structure of any flat roofed areas.

The depth, line and condition of drainage are not commented upon.

The report does not attempt to comment on the condition of any part of the heating system.

No systematic opening up of fabric has been carried out and therefore normal exclusions have to apply as to the presence or absence of any fungal rot or insect infestation.

d) **INSPECTOR**

The inspection was carried out and the report written by:

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Signed: