

SLATEFORD LONGSTONE CHURCH, KINGSKNOWE ROAD NORTH, EDINBURGH

ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £		
				PRIORITY	URGENT	NECESSARY
<u>ROOF SECTION</u>						
MAIN CHURCH						
Roof	Large, double pitch clay bold-roll tiled. Broadening at west end to cover vestry on north side and part of lobby at south.	N. pitch re- tiled 2003. S. pitch reasonable.				
	Clay ridge tiles.	Replaced 2003				
Flashings	Lead to tower and chimney.	Reasonable				
Gutters	Painted metal box gutters.	Reasonable				
Downpipes	Cast iron.	Reasonable				
TOWER						
	Conical, copper covered. With copper clad cross.	Appears generally good. Inspected only from ground. Access for inspection difficult.				
Gutter	Copper lined parapet gutter drains via internal downpipe to emerge and discharge to main church roof.	Prone to blocking.				
OFFICE & OLD VESTRY						
Roof	Flat felted, solar painted	Generally reasonable. Evidence of leak in area above Flower Room window. (now rectified?) No evidence of damage to roof covering. Suspect flashing of adjacent vent pipe.	Confirm this is an old leak & now rectified.	U		

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	PRIORITY	INDICATIVE COSTS £		
					URGENT	NECESSARY	DESIRABLE
Flashings	Lead	Lead condition reasonable. Cement pointing in raggles to flashing around tower & nave shrinking, may be allowing water ingress at top edge. Also ditto to flashing around cope. <i>SEE PHOTO 6</i>	Rake out cement & use a non-setting compound	N		200	
Gutter	Perimeter felt/asphat. Discharge to internal downpipes with lead overflow spouts.	Reasonable but prone to blocking. Blocked at both ends when inspected. <i>SEE PHOTO 7</i>	Clear and fit wire balloons. Monitor regularly.	U	25		
Downpipes	Internal	Not visible.					
BOILER HOUSE & TANK ROOM							
Roof	Flat, felted.	Reasonable					
Flashings	Felt	Reasonable					
Gutters	Painted metal box to north side.	Reasonable					
Downpipe	Cast iron shared with main church. (see above)	Reasonable					
FOYER/LOWER FLAT ROOF							
Roof	Flat, three layer felt + insulation laid 1990. Two new plastic rooflights and one extract fan outlet.	Reasonable. Some ponding.					

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	PRIORITY	INDICATIVE COSTS £		
					URGENT	NECESSARY	DESIRABLE
Flashings	Felt to rooflights/upstands, parapets and upstand of main hall windows. Lead between main hall window cill & felt roof flashing	Reasonable					
	Lead to parapet over main entrance and to main church roof adjacent separated by stepped lead lined valley.	Reasonable					
Gutters	Felt in centre of roof.	Reasonable. Prone to blocking and collecting debris.	Monitor regularly.	Note			
Downpipes	Internal	Not visible.					
Main Hall Windows	Twelve part, painted timber framed as clerestorey to main hall. Concrete cills, lead covered,	Reasonable. Paint becoming poor to timber window cills. <i>SEE PHOTO 8</i>	Repaint cills	N		50	
MAIN HALL							
Roof	Flat, three layer felt + insulation. Three 'Coxdome' plastic rooflights and one extract fan outlet.	Reasonable, some ponding. Flashband repairs to cope joints.					
Flashings	Felt to rooflights/upstands and parapets.	Reasonable					
Gutter	Felt to north side. Discharging to lower roof via short downpipe.	Reasonable. Prone to blocking and collecting debris. <i>SEE PHOTO 9</i>	Fit wire balloons. Monitor regularly.	U	25		
Downpipe	uPVC to lower roof.	Outlet only, downpipe missing. <i>SEE PHOTO 10</i>	Refit downpipe with shoe to discharge onto lower roof.	U	50		

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	PRIORITY	INDICATIVE COSTS £		
					URGENT	NECESSARY	DESIRABLE
CHIMNEYS							
Original boiler flue	Disused. Wet dash with concrete cope.	Reasonable.					
New boiler flue	Sectional metal flue.	Appears reasonable					
<u>WALLS</u>							
WEST ELEVATION							
	<i>SEE PHOTO 1</i> for general view						
Wall	Engineering brick base courses with painted wet dash render above.	Reasonable. Some differential movement cracks in render at lintels & verges. <i>SEE PHOTOS 11 & 12</i> . Crack in render at junction of church gable and boiler house.	Monitor or Cut out & fill	Note D			350
	Concrete copes to halls building.	Reasonable					
	Painted timber fascia boards to main church gable and boiler house.	Paint becoming poor.	Repaint fascia boards.	N		150	
Windows	Thirteen, metal framed in hardwood subframe to main church gable in concrete surrounds.	Reasonable. Cill paint generally poor. <i>SEE PHOTO 13</i>	Repaint cills	N		65	
	Six, timber framed with concrete cills to halls building, two of which boarded over, one with painted timber panel	Reasonable. Cill paint generally poor. <i>SEE PHOTO 14</i>	Repaint cills	N		100	

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £			
				PRIORITY	URGENT	NECESSARY	DESIRABLE
NORTH ELEVATION	over.						
	Doors	Flush, painted timber. One single to main hall; one single to workshop, bulkhead light fitting above.	Reasonable				
	Walls	Engineering brick basecourses with wet dash render above. Smooth concrete topcourse to main church. Incoming gas main at boiler room	Generally good. Some old cracking to render.				
	Windows	Four, metal framed in hardwood subframe to vestry, in concrete surrounds.	Reasonable				
	Doors	Four, full length metal framed in hardwood subframe to nave.	Reasonable				
Doors	Pair painted flush doors to vestry lobby, in painted timber frame. Bulkhead light fitting above. Concrete steps to door.	Good. Some movement noted between steps. <i>SEE PHOTO 15</i>		Note			
	Two single, to boiler and old tank room, flush painted timber. Metal vent grille to boiler room.	Reasonable					
	One single, to external Paint Store, vertical boarded painted timber.	Reasonable					

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	PRIORITY	INDICATIVE COSTS £		
					URGENT	NECESSARY	DESIRABLE
OFFICE & OLD VESTRY							
Walls	Comprising three walls. Curved wall returning to base of tower at South with short straight wall and to church at West with ditto. Engineering brick basecourse with wet dash render above. Smooth concrete parapet.	Reasonable					
Windows	Three, metal framed in hardwood subframe in concrete surrounds.	Reasonable					
	Eight, as above in continuous length, separated by precast mullions.	Reasonable. Stress cracks at base of one mullion.	Repair with proprietary concrete repair compound.	N		75	
Doors	Pair glazed in painted timber frame at south wall at entrance. Noticeboard adjacent, bulkhead light fitting above. Concrete steps.	Reasonable					
TOWER							
Walls	<i>SEE PHOTO 3</i> for general view						
	Engineering brick basecourse with wet dash render above. Smooth concrete parapet below ring of clerestorey windows. Precast band course below clerestorey windows.	Reasonable, some old cracking in render visible thro' paint. Spalling to corner of two sections of precast band course. <i>SEE PHOTO 16</i>	Ensure steel reinforcement is rust proofed & repair with proprietary concrete repair compound.	N		750	

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £			
				PRIORITY	URGENT	NECESSARY	DESIRABLE
Windows	Two tall round headed at North and South of tower, metal framed.	Reasonable. One pane broken in S window.	Repair	D			100
	Eight small, semi-circular as chancel clerestorey, timber framed.	Reasonable <u>where visible</u> .					
	Five sets painted timber louvres in semi-circular openings as above to belfry.	Reasonable <u>where visible</u> .					
SOUTH ELEVATION CHURCH	<i>SEE PHOTO 4</i> for general view						
Walls	Engineering brick basecourse with wet dash render above. Smooth concrete topcourse to main church.	Generally good.					
Windows	Four, full length metal framed in hardwood subframe to nave.	Generally reasonable. Paint to subframes becoming poor. <i>SEE PHOTO 17</i>	Repaint	N		30	
EAST ELEVATION HALL/ENTRANCE	<i>SEE PHOTO 5</i> for general view						
Walls	Engineering brick base courses with painted wet dash render above. Concrete cope. Lantern style light fitting to wall adjacent to entrance. Painted lead capping to cope above entrance.	Showing differential movement cracks (as at W.) to area where pitched roof meets flat at N side of entrance. <i>SEE PHOTO 18</i> Pointing poor at edge of end cope atop main hall roof <i>SEE PHOTO 19</i>	Monitor <u>or</u> Cut out & fill	Note D			150
Windows	Five, timber framed with	Reasonable, cill paint	Repaint	N		75	

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £			
				PRIORITY	URGENT	NECESSARY	DESIRABLE
SOUTH ELEVATION HALL	concrete cills to halls building. One with ply boarding above.	becoming poor					
	Doors Glazed, double entrance doors with glazed screen to either side.	Reasonable					
	Wall Engineering brick base courses with painted wet dash render above. Concrete cope.	Reasonable					

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	PRIORITY	INDICATIVE COSTS £		
					URGENT	NECESSARY	DESIRABLE
<u>INTERNAL INSPECTION</u>							
MAIN CHURCH							
	Simple, bright interior supported by concrete portal frames and divided into five bays. Top and side lit chancel to East and stage to West.	Good					
Ceiling	Painted plaster in flat panels between exposed structural members. Painted plaster to chancel, hatch to belfry (not inspected).	Reasonable. Lines of old cracks visible.					
Walls	Painted plaster.	Some damp signs at base of tall chancel windows and at rear of chancel wall above radiator (approx 2.1m off floor), see external report, suspect raggle to flat roof flashing where it meets tower wall.	Suspect flashing raggle on adjacent flat roof, see above.	Note			
Doors	To foyer, vestry lobby and to old vestry at chancel.	Good					
Windows	One in each of four nave bays to North and South sides. Eight at high level and one to either side in chancel. (see exterior section).	Good. Good.					
Floor	Carpet	Good					

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £			
				PRIORITY	URGENT	NECESSARY	DESIRABLE
Organ	In north east bay of nave, by H. Hilsdon of Glasgow.						
Fittings	Hardwood and painted plaster pulpit.	All reasonable					
	Timber/glazed screen across chancel.						
	Timber deis in chancel, carpeted.						
	Timber stage at west end.						
Lighting	Two rows pendants, dimmer controlled, plus spots and special effect lighting in Chancel.						
Heating	Column radiators on LPHW system and local electric in chancel.						
STAGE	At west end of Church. Softwood floor. Attic above with access hatch. Stair to vestry lobby.	Generally good.					
	Small store at N. of rear stage with exit door at bottom of steps. Painted plaster generally. Bare boards.	Reasonable					
	Small lobby and steps at S. end. Carpet. Pendant light.	Reasonable					
	Attic over stage. Access via	Reasonable					

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £		
				PRIORITY	URGENT	NECESSARY DESIRABLE
VESTRY LOBBY	hatch in stage ceiling. All painted plaster. Softwood floor. Ramsey ladder. Light.					
	Further attic room (Scout store).	Not inspected.				
	Access from north west corner of nave. Exit via glazed double doors.					
Ceiling	Painted plaster.	Good				
Walls	Painted plaster.	Good				
Doors	Flush to vestry, flush half glazed to church and flush double to exit.	Reasonable				
Windows	Single, painted metal framed to North.	Reasonable				
Floor	Carpet	Good				
Lighting	Bulkhead fittings x 3.					
Heating	Column radiator.					
Fire Equipment	CO ² extinguisher.		Mount on wall.	U	5	
VESTRY	With lobby off accessing small hall, WC & WHB. Two cupboards.					
Ceiling	Painted woodchip.	Good				
Walls	Painted woodchip.	Good				

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £		
				PRIORITY	URGENT	NECESSARY
Doors	Flush to lobby, WC, secure cupboard and robe cupboard.	Reasonable				
Windows	Three, painted metal framed to north.	Reasonable				
Floor	Carpet on concrete.	Good				
Fittings	Programmable controls for church heating.					
Lighting	Wall and pandrop fittings.					
Heating	Column radiator.					
VESTRY WC & WHB						
Ceiling	Painted plaster.	Good				
Walls	Painted plaster.	Good				
Doors	To Small Hall and Vestry.	Reasonable				
Windows	Single painted, metal framed to West.	Reasonable				
Floor	Vinyl tiles on timber.	Reasonable				
Fittings	WC, WHB with electric water heater.	Reasonable				
BACK HALL						
Ceiling	Textured paint finish.	Reasonable				
Walls	Painted plaster. North wall	Good				

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £			
				PRIORITY	URGENT	NECESSARY	DESIRABLE
	timber lined.						
Doors	Flush to Vestry at North and to corridor at South East.	Reasonable					
Windows	Six, painted metal framed to West.	Reasonable					
Floor	Carpet	Good					
Lighting	Fluorescent fittings x 2.						
Heating	Electric wall heaters, column radiators.						
BACK HALL CORRIDOR							
Ceiling	Painted plaster.	Reasonable. Some light cracks.					
Walls	Painted woodchip.	Reasonable					
Doors	Flush to Back Hall Lobby. Flush to Ladies, Gents, Stage Lobby and Disabled Toilet.	Reasonable					
Floor	Carpet tiles on concrete.	Good					
Lighting	2 x bulkhead fittings.	Covers missing.	Replace covers	D			20
Heating	Column radiator.						
Fire Equipment	H ₂ O extinguisher.						
FOYER							
	Forming link between Main Hall and Church Corridor						

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	PRIORITY	INDICATIVE COSTS £		
					URGENT	NECESSARY	DESIRABLE
	running South to Main Hall.						
Ceiling	Varnished timber lining. One skylight to foyer, two to South corridor.	Reasonable					
Walls	Painted plaster. Dado rail.	Good					
Doors	To Main Hall, Small Group Room, Kitchen, Workshop, Session Room, Gents toilet, Ladies toilet, Small Hall and Church Double glazed entrance doors to East. Several cupboards.	Good					
Windows	One, painted timber framed at Foyer seating area.	Reasonable					
Floor	Carpet on timber.	Reasonable					
Fittings	Notice board and cupboards to north of entrance. Fixed timber seating to South.						
Lighting	Bulkhead fittings generally and spots.						
Heating	Column radiators.						
Fire Equipment	H ₂ O extinguisher and fire bell in South corridor.						
LADIES' TOILET							
Ceiling	Textured paint on plaster.	Reasonable. Some cracking.	Check possible water ingress via tiled downpipe box in cubicle. See timber	U			

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £			
				PRIORITY	URGENT	NECESSARY	DESIRABLE
			framing around top where tiles meet ceiling. Check carefully where svp penetrates lead valley gutter above.				
Walls	Fully tiled.	Good					
Doors	Flush, two to cubicles, one to corridor.	Good					
Floor	Quarry tiles.	Good					
Fittings	Two cubicles, two WCs, two WHBs, electric hand drier, extract fan.	Good					
Lighting	Fluorescent fittings x 2.						
GENTS' TOILET							
Ceiling	Textured paint on plaster. Hatch to HW tank in void (not inspected).	Reasonable					
Walls	Fully tiled.	Good					
Doors	Flush, one to cubicle, one to corridor.	Good					
Floor	Quarry tiles.	Good					
Fittings	One cubicle, one WC, two urinals, two WHBs, electric hand drier, extract fan.	Good					
Lighting	Fluorescent fittings x 2.						

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £		
				PRIORITY	URGENT	NECESSARY
DISABLED TOILET						
Ceiling	Painted plaster.	Good				
Walls	Fully tiled.	Good				
Doors	Flush door to corridor.	Good				
Window	Window to W. with fan.	Reasonable				
Floor	Fully tiled.	Reasonable				
Fittings	WHB and WC.					
Lighting	Pandrop					
SESSION ROOM						
Ceiling	Varnished timber lining.	Reasonable				
Walls	Painted plaster.	Reasonable				
Door	Flush to Foyer/corridor.	Reasonable				
Windows	Three, painted timber framed to West.	Reasonable. Paint poor.				
Floor	Carpet/carpet tiles.	Reasonable				
Fittings	Fitted cupboards to South wall. Notice board. Extract fan. Clock.					
Lighting	Fluorescent x 3.					
Heating	Electric wall heaters, radiators.					

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £		
				PRIORITY	URGENT	NECESSARY
WORKSHOP						
Ceiling	Varnished timber lining.	Reasonable				
Walls	Painted brick.	Reasonable				
Doors	Flush to Foyer/corridor and to exit west.	Reasonable				
Windows	One, painted timber framed, to west.	Reasonable				
Floor	Vinyl on timber.	Reasonable				
Fittings	Cupboards to North and South. Boxed in HW tank.					
Lighting	Fluorescent fittings x 2.					
Heating	Column radiator.					
KITCHEN						
Ceiling	Varnished timber lining.	Reasonable. Loose vent panel.				
Walls	Painted plaster/tiles.	Reasonable				
Doors	Flush to Foyer/corridor.	Reasonable				
Windows	Two, painted timber framed, to east.	Reasonable				
Floor	Vinyl on concrete.	Reasonable				
Fittings	Units. Electric hob and oven. Hatch to Foyer. Extract fan		Verify operation of kitchen extract fan	N		

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £			
				PRIORITY	URGENT	NECESSARY	DESIRABLE
	(operating?). 2 x sinks. HW boiler.						
Lighting	Fluorescent fittings x 2.						
Fire Equipment	CO ₂ extinguisher. Fire blanket. Wall mounted.						
SMALL GROUP ROOM							
Ceiling	Varnished timber lining.	Reasonable					
Walls	Painted plaster.	Good					
Doors	Flush to Foyer/corridor.	Reasonable					
Windows	Two, painted timber framed, to East.	Reasonable					
Floor	Carpet on timber.	Reasonable					
Heating	Column radiator.						
TOY CUPBOARD							
Ceiling	Varnished timber lining.	Reasonable					
Walls	Painted plaster.	Reasonable					
Doors	Flush to foyer/corridor.	Reasonable					
Window	One, painted timber framed, to West.	Boarded up.					
Floor	Hardwood	Appears reasonable.					
Lighting	Fluorescent						

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £			
				PRIORITY	URGENT	NECESSARY	DESIRABLE
Fittings	Shelves						
MAIN HALL							
Ceiling	Varnished timber lining with three skylights.	Reasonable					
Walls	Painted brick.	Reasonable					
Doors	To Corridor, emergency exit to West, to storage room at North West.	Reasonable					
Windows	Twelve part clerestorey windows to North. Painted timber. Double glazed.	Reasonable					
Floor	Hardwood	Reasonable. History of lifting.					
Fittings	Notice boards.						
Lighting	Fluorescent x 10.						
Heating	Radiators						
MAIN HALL STORAGE ROOM							
Ceiling	Varnished timber lining.	Reasonable					
Walls	Painted brick.	Reasonable					
Doors	To Hall.						
Window	One, painted timber framed, to west.	Boarded externally.					

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £		
				PRIORITY	URGENT	NECESSARY
Floor	Vinyl on concrete.	Poor				
Lighting	2 x bulkhead.					
OLD VESTRY PASSAGE						
Ceiling	Painted plaster.	Reasonable				
Walls	Painted plaster.	Good				
Doors	Flush to Office, lobby, glazed double entrance doors.	Reasonable				
Floor	Vinyl tiles on concrete.	Poor				
	Hardwood steps to Church.					
Lighting	Pendant fittings x 2.					
Heating	Electric ceiling panels and column radiator.					
OFFICE						
Ceiling	Painted plaster.	Good				
Walls	Painted plaster.	Good				
Doors	Flush to passage and flush with glazed panels to fitted cupboards.	Reasonable				
Windows	8 x painted, metal framed at high level.	Reasonable				

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £		
				PRIORITY	URGENT	NECESSARY
Floor	Carpet on concrete.	Good				
Fittings	Fitted cupboards at west.					
Lighting	Fluorescent fittings x 2.					
Heating	Electric heaters.					
SHOE BOX ROOM						
Ceiling	Painted plaster.	Good				
Walls	Painted plaster.	Good				
Doors	Flush door and pair to cupboard.					
Windows	Metal window to North and West.	Reasonable				
Floor	Carpet on concrete.	Reasonable				
Fittings						
Lighting	Pendant					
Heating	Electric heater.					
WC.	Off lobby. Painted plaster walls & ceiling. Carpet floor. WHB. W.C. Painted, metal framed window to North. Door to lobby. Pendant fittings.	Generally reasonable.				
LOBBY	Off Old Vestry passage. Giving access to WC, Shoe Box Room	Reasonable. Crack at lintel over Shoe Box Room door.				

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	PRIORITY	INDICATIVE COSTS £		
					URGENT	NECESSARY	DESIRABLE
FLOWER CUPBOARD	and cupboard. Vinyl tiles on concrete. CO ₂ fire extinguisher. Pendant light. As Lobby. Metal window to N.	Cracks to walls. Considerable damp staining on ceiling over window.	See above, external comments. Confirm if this is old staining.	Note			
BOILER ROOM	External access at North of Church. Originally coal, changed to oil and then to gas. Two Ideal Concord CX boilers installed with new control panel 1990 Concrete floor. Brick/render walls. Bulkhead light.	Not seen, no problems known.					
FORMER OIL TANK ROOM	External access adjacent Boiler Room. Concrete floor. Now used as store. Brick walls. Bulkhead light.	Not seen, no problems known.					
PAINT STORE	External access at North of Church. Concrete floor Hatch to roof void.	Not seen, no problems known					

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	PRIORITY	INDICATIVE COSTS £			
					URGENT	NECESSARY	DESIRABLE	
GROUND & BOUNDARIES	Timber fencing to North.	Generally good.						
	Metal railings to west.	Generally reasonable.						
	Rendered brick dwarf wall with concrete copes to East and South. Painted metal railings to top with pedestrian gate to East, two to South and vehicular gates to South.	Subject to programme of repairs, now sound.						
	GROUNDS	Mostly to grass. Concrete slab footpaths and slabbed area at main entrance. Secluded garden area to N.	All generally reasonable.					
		Tarmac footpaths from E. gate to office & to main entrance	Path from E gate to office heavily distorted. <i>SEE PHOTO 20</i>	Beware trip hazard to public. Consider relaying	D			1000
		Footpaths at South side, to North and to entrance.	Reasonable. Movement in flight of concrete steps to exit gate at S. <i>SEE PHOTO 21</i>	Monitor to ensure movement has stopped	Note			
		Paved car park to West.						
Gas governor in small brick housing at North East corner.	Reasonable							
TOTALS						105	1495	1620

Figures are intended to give a broad indication of the magnitude of the cost. They exclude any associated professional fees and expenses and also exclude VAT.

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	PRIORITY	INDICATIVE COSTS £		
					URGENT	NECESSARY	DESIRABLE
<u>MANSE</u>							
GENERAL							
	Two storey, detached bungalow. Gardens to front and rear. Garage. Conservatory						
Main Roof	Hipped, with hipped extension over front bay window. Plain clay tiles, clay ridges. Box dormer to front and rear each with tiled cheeks and felted roof. Flashband over stair rooflight.	Reasonable. Some movement in tiles and ridges/hips. Some hip tiles breaking up.	Carry out repairs to roof coverings generally incl. hip & ridge tiles	U	1500		
		Some damage to vertical tiling on rear dormer at N side	Replace damaged tiles	N		150	
Flashings	Lead to chimneys, lead/zinc to dormers, zinc valleys.	Reasonable. Inspected from ground only.					
Gutters	Cast iron half-round.	Generally reasonable. Corroded length to S side of garage roof causing leaks into garage, appears to have been repaired with roofing felt? <i>SEE PHOTO 22</i>	Replace length at garage	U	125		
Downpipes	Cast iron.	Reasonable					
Garage Roof	Flat, felted. Solar paint.	Reasonable					
Conservatory Roof	Flat, felted with integral gutter.	Good	Keep outlet clear, fit wire balloon	U	10		
Chimneys	Four, dry dash rendered with concrete copes and tiled shoulders. Two of which with brick band course and terracotta cans, two (rear)	NE chimney, pointing below concrete cope poor. Render heavily cracked above tiled shoulders. <i>SEE PHOTO 23</i>	Repair	N		250	

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ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	PRIORITY	INDICATIVE COSTS £		
					URGENT	NECESSARY	DESIRABLE
Walls	lowered with metal caps	NW chimney, some render cracking, pointing poor to 4 course brick band, can frost damaged. <i>SEE PHOTO 24</i>	Repair	N		200	
		SW chimney, some render cracking, pointing poor to 4 course brick band. <i>SEE PHOTO 25</i>	Repair	N		150	
		SE chimney appears generally reasonable.					
	To all sides of house and garage dry dash render with brick base courses, front door surround and cills.	Reasonable. Old crack over rear garage door, at window adj. to front garage door & generally to areas around front bay windows. <i>SEE PHOTO 26</i>	Cracks should be filled as a minimum to prevent water ingress & frost action or Cut out & repair incorporating steel mesh backing.	U D	200		1500
Windows	Glazed and pvc-clad conservatory to rear, on brick base. Stained, vertical timber boarding to one side and below full width glazing to rear and other side. Horizontal plastic boarded fascia.	Functional rather than attractive. Cannot be closed off from adjacent dining room, considerable source of heat loss. Small opening timber windows, paint poor. Lower edge of plastic fascia loose on W side.	Repaint windows. Refix fascia	N		50	
	Horizontal boarded timber porch to side door, accessed from kitchen, small window to E, door to W.	Generally reasonable					
	With exception of small, stained glass window to side, all replacement PVC d/g	Reasonable. Pointing below front dormer cill poor. <i>SEE PHOTO 27</i>	Point below front dormer cill.	N		30	

SLATEFORD LONGSTONE CHURCH, KINGSKNOWE ROAD NORTH, EDINBURGH

ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £			
				PRIORITY	URGENT	NECESSARY	DESIRABLE
	windows.						
Doors	Two panel, painted timber front door with fanlight. Entrance light.	Reasonable.					
	Flush painted timber rear door from conservatory	Reasonable.					
	Painted, vertical boarded timber door at side from porch.	Good, not in use.					
	Boarded, painted timber pass door to rear of garage.	Good					
	Pair painted, vertical boarded timber garage doors. Glazed at top.	Reasonable.					

SLATEFORD LONGSTONE CHURCH, KINGSKNOWE ROAD NORTH, EDINBURGH

ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £		
				PRIORITY	URGENT	NECESSARY
<u>INTERNAL INSPECTION</u>						
LOBBY						
Ceiling	Painted woodchip.	Good				
Walls	Painted woodchip.	Reasonable				
Doors	Outer panel door.	Reasonable				
Floor	Terrazzo floor.	Reasonable				
Lighting	Pendant	Reasonable				
Fittings	Alarm/meters.					
HALL						
Ceiling	Painted woodchip.	Good. Some old cracking.				
Walls	Painted woodchip with high, painted timber dado.	Good				
Doors	Glass to porch. To study front, bedroom rear, bathroom rear, family room rear, sitting room front, kitchen side. Pair to cupboard.	Reasonable				
Floor	Carpet	Good				
Lighting	Pendant					
Heating	Radiator					

SLATEFORD LONGSTONE CHURCH, KINGSKNOWE ROAD NORTH, EDINBURGH

ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £		
				PRIORITY	URGENT	NECESSARY
Fire equipment.	Smoke detector.					
SITTING ROOM Ground Front						
Ceiling	Painted paper.	Good.				
Walls	Painted paper.	Good				
Door	Flush to Hall.	Reasonable				
Window	Three part bay, uPVC.	Good				
Floor	Carpet	Good				
Lighting	Pendant					
Heating	Two radiators. Electric fire in old hearth.					
DINING ROOM & CONSERVATORY Ground Rear						
Ceiling	Fissured tiles in exposed grid to conservatory. Painted paper to room.	Poor in conservatory. Good in room.				
Walls	Lining to conservatory, painted paper.	Reasonable				
Door	Flush to hall and to rear garden.	Reasonable				
Windows	Small, stained glass to side. Full width timber to rear and	Reasonable. Some becoming poor at conservatory. Double	Monitor			

SLATEFORD LONGSTONE CHURCH, KINGSKNOWE ROAD NORTH, EDINBURGH

ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £			
				PRIORITY	URGENT	NECESSARY	DESIRABLE
	one side of conservatory.	glazed units faulty in places.					
Floor	Carpet	Good					
Lighting	Pendant and pandrop.						
Heating	Gas fire, radiators.						
Fittings	Glazed press.						
BATHROOM							
Ground Rear							
Ceiling	Painted woodchip.	Good. Old cracking.					
Walls	Part tiled, painted woodchip.	Good					
Door	Flush to hall.	Reasonable					
Window	One uPVC to rear.	Good					
Floor	Tiles	Good					
Lighting	Pendant and wall light.						
Heating	Towel radiator.						
Fittings	WC, WHB and bath with electric shower fitting.						
BEDROOM							
Ground Rear							
Ceiling	Painted paper.	Reasonable. Old cracking.					
Walls	Painted woodchip. Old fireplace blocked up.	Good					

SLATEFORD LONGSTONE CHURCH, KINGSKNOWE ROAD NORTH, EDINBURGH

ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	PRIORITY	INDICATIVE COSTS £		
					URGENT	NECESSARY	DESIRABLE
Doors	Flush to hall, to inner room under stair and pair to press.	Reasonable					
Windows	uPVC to rear in bedroom and to side in inner room.	Good					
Floor	Carpet	Reasonable					
Lighting	Pendant						
Heating	Radiator						
INNER ROOM UNDER STAIR	Window to S. Batten and pendant lighting. Carpet. Painted plaster generally.	Reasonable. Some cracks at high level S. wall over window.		Note			
STUDY Ground Front							
Ceiling	Painted woodchip.	Reasonable. Old crack.					
Walls	Painted woodchip. Blocked up fireplace.	Reasonable					
Doors	Flush to hall and pair to press.	Reasonable					
Windows	One uPVC, to front.	Good					
Floor	Carpet	Reasonable					
Lighting	Pendant						
Heating	Radiator						
KITCHEN							

SLATEFORD LONGSTONE CHURCH, KINGSKNOWE ROAD NORTH, EDINBURGH

ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £			
				PRIORITY	URGENT	NECESSARY	DESIRABLE
Ground Side							
Ceiling	Painted woodchip.	Good					
Walls	Painted woodchip and tiled splashback.	Good					
Doors	Glazed to hall and to porch.	Reasonable					
Windows	Two uPVC, to side.	Good					
Floor	Laminate on timber.	Good					
Lighting	Fluorescent						
Fittings	Sink and units. Gas hob.	Good					
PORCH Ground Side	Small timber structure, four steps down from kitchen. Door to side of house. Concrete floor. Bulkhead light. Small window to E.	Reasonable					
STAIRS	Double flight, timber with access doors to roof void at either side of half landing. Skylight at landing.	Reasonable					
	Painted paper to walls and ceiling on stair and first floor landing. Radiator and smoke alarm at first floor landing. Hatch to loft. Pendant light.	Reasonable					

SLATEFORD LONGSTONE CHURCH, KINGSKNOWE ROAD NORTH, EDINBURGH

ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £		
				PRIORITY	URGENT	NECESSARY
BEDROOM						
First Front						
Ceiling	Painted woodchip.	Reasonable				
Walls	Painted woodchip.	Reasonable				
Doors	Flush to landing.	Reasonable				
Windows	Dormer to front, uPVC.	Good				
Floor	Timber	Good (Creaks)				
Lighting	Pendant					
Heating	Radiator					
BEDROOM						
First Rear						
Ceiling	Painted woodchip.	Good				
Walls	Painted woodchip.	Good				
Door	Flush to landing.	Reasonable				
Window	Dormer to rear, uPVC.	Good				
Floor	Carpet	Reasonable				
Lighting	Batten					
Heating	Radiator					

SLATEFORD LONGSTONE CHURCH, KINGSKNOWE ROAD NORTH, EDINBURGH

ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	INDICATIVE COSTS £			
				PRIORITY	URGENT	NECESSARY	DESIRABLE
TOILET First side	With WC and WHB. Access panels at either side to roof voids. Painted paper. uPVC window to N. Vinyl. Batten lamp.	Reasonable. Floor creaks!					
ROOF VOIDS							
S. Void at Stair Landing Hatch	Floored with lights. Used for storage.	OK. Little ventilation evident.		Note			
At. W. Accessed from Toilet Panel	With new gas boiler, pump, etc. Loose boards covering part of floor at boiler.	Little ventilation evident.		Note			
At E. Accessed from Toilet Panel	With hot water tank and galvanized header tank.	Appears reasonable.					
SERVICES	Gas fired LPHW central heating system.	New boiler.					
	Electrics.	Believed in good order.					
	Main water supply.	Believed still in lead.					

SLATEFORD LONGSTONE CHURCH, KINGSKNOWE ROAD NORTH, EDINBURGH

ELEMENT	DESCRIPTION	CONDITION	REPAIRS NEEDED	PRIORITY	INDICATIVE COSTS £			
					URGENT	NECESSARY	DESIRABLE	
BOUNDARIES	Timber fence to sides and rear of rear garden. Gate to neighbour at S.	Reasonable						
	Rendered brick dwarf wall with concrete copes to front.	Reasonable						
	Block wall to neighbour at S.	Now reduced and capped following signs of instability.						
	Dwarf wall at N. drive in recon. stone.	Good. Rebuilt 1998.						
GROUNDS	Garden to front and rear. Garden shed at rear.	Good						
	Drive-ins to front.	Cracked concrete around manhole covers at N side		Note				
	Gas meter box. to N.							
GARAGE	Brick, lean-to at S. side.	Generally reasonable. Floor cracked. Crack to brick in S. wall with old repair.	Water runs down S. wall in rain. See external report above					
BOMB SHELTER	Accessed from floor hatch in timber side porch. Now disused.	Inspection not possible.						
TOTALS						1835	830	1500

Figures are intended to give a broad indication of the magnitude of the cost. They exclude any associated professional fees and expenses and also exclude VAT.