

SUMMARY - TIMBERS IN VERY POOR CONDITION IN FRONT AREA - ROOF EXPOSED TO WATER INGRESS

FRONT (EAST) PARAPET GUTTER PLATE IS IN A CRITICAL CONDITION - SATURATED AND ROTTEN - IT COULD BE AT THE POINT OF COLLAPSE - LONG TERM EXPOSURE TO WET IS SUSPECTED

BEARING ENDS OF ALL MAJOR TIMBERS COULD NOT BE INSPECTED DUE TO POOR CONDITION OF ROOF MAKING CLOSE ACCESS DANGEROUS AND AN ACCUMULATION OF DEBRIS AND CLUTTER STORED THEREIN DIFFICULT TO SEE FROM THE VANTAGE POINT - BUT WATER DAMAGE SEEN

SIGNS OF PREVIOUS WATER INGRESS EVIDENCED BY BOWLS AND OTHER RECEPTICLES - A NEW ROOF MEMBRANE APPEARS TO HAVE BEEN PATCH-FITTED OVER PART OF THE ROOF - TYPE UNKNOWN SOME MEMBRANE IS LOOSE AND SOME PIECES HAVE FALLEN AWAY

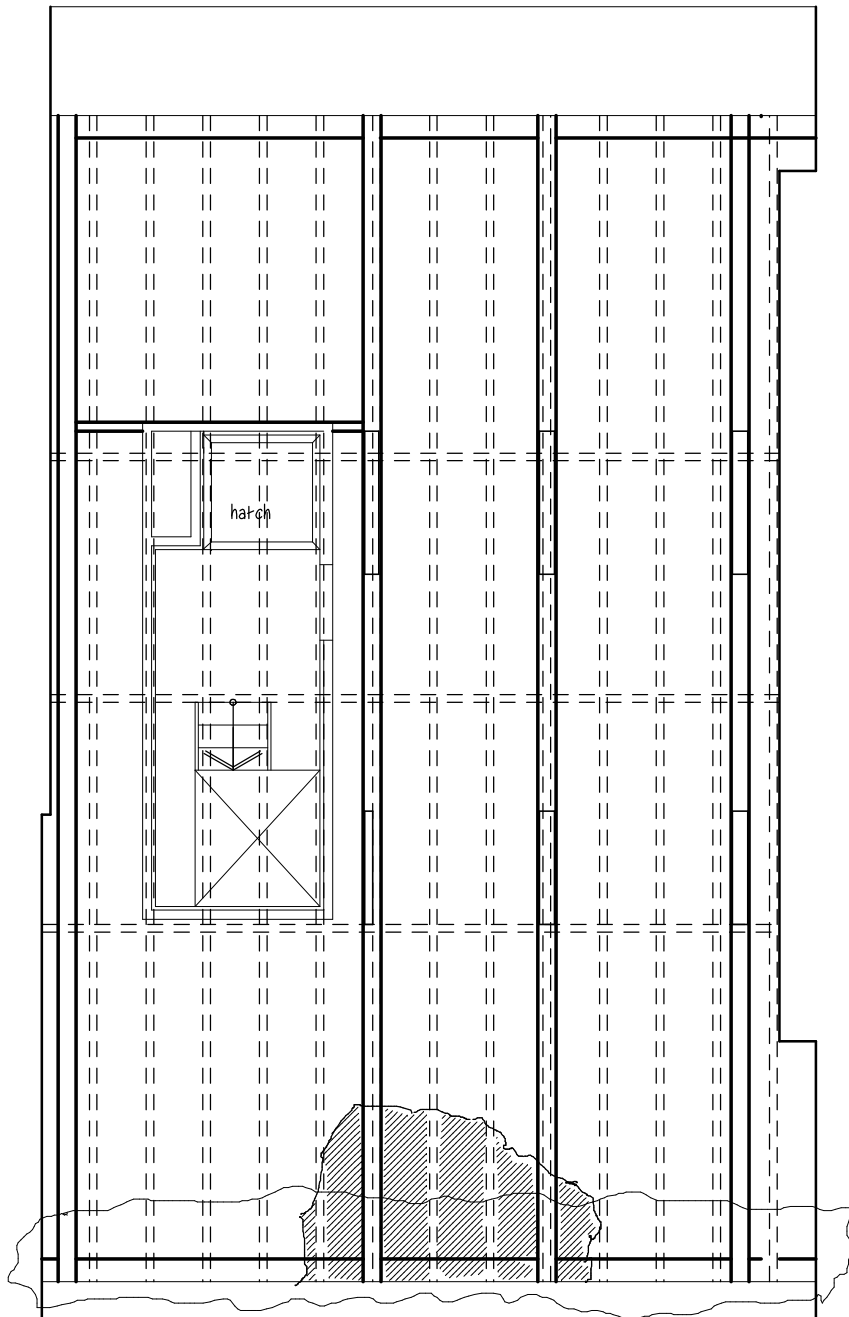
SURVIVING RAFTERS - SUFFERING FROM EXPOSURE TO WET AT EASTERN END

SEVERE DAMAGE TO CEILING JOISTS ON FRONT PART OF BUILDING (EAST) THEY APPEAR UNDERSIZED

BRACES AND TIMBER BEARER PLATES SOUND IN CENTRAL PART OF ROOF AWAY FROM THE WATER DAMAGE AND PARAPET GUTTERS

SOIL AND VENT PIPE AND OTHER ROOF PENETRATIONS HAVE NOT BE SLEEVED TO MODERN BUILDING STANDARDS

OVERALL CONDITION FAIR AND ATTIC DRY - BUT AREA OF SEVERE ROT AND WET HAS COMPROMISED MANY OF THE BEARING ENDS OF TIMBERS



PARAPET GUTTER BOARD IN CRITICAL CONDITION



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