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Purpose:

**Expert reports on the state of a main building, in the
Comune di Navelli, (L'Aquila), as of October 26, 2009**

Purchasers: *Mrs. Lynn and Mr. Steve Warner*

Friday, November 27, 2009

1 - INTRODUCTION

The undersigned Romolo Maria Cardinali was born in Pescara on August 5, 1965, and resides at Viale Kennedy n. 132. Since 1995, Romolo Maria Cardinali has been a registered member of the Society of Architects in the Province of Pescara, registration n. 883. The architect has been engaged by *Mrs. Lynn and Mr. Steve Warner*, resident of England, to appraise a building located the **Comune di Navelli, (L'Aquila)**.

The purpose of the assignment is to study the state of the structure and to determine whether or not there are ways to make it more comfortable and pleasant to inhabit. The undersigned, Mr. Cardinali, went to the site on October 26 to gather all the information required in order to carry out his assignment.

2 - BOUNDARY AND REGISTRY OFFICE (CADASTRE) INFORMATION

The property that is being surveyed belongs to:

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The property that is being surveyed has been registered as below:

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See attached documents.

3 - DESCRIPTION OF THE MAIN BUILDING

The property is in a valuable historical area.

The house has a wonderful view on the valley side, (photo n. 21), and one arrives at the house via a “comunale” public road for pedestrian.

The structure of the main house has been built with local stones, bricks and cement.

The roof has been built with wooden beams and wooden rafters, covered with traditional terracotta “coppi” tiles.

The roof in my opinion needs to be redone.

The building was plastered with traditional rustic plaster, at the moment the rustic plaster is in bad condition and the valuable local stone in several spots are exposed, (photo n. 1).

In some spots there is some sign of humidity coming up from the ground, especially on the hillside, this is due in my opinion the overgrow of the green and to the missing maintenance of the road.

The roof has been covered with traditional terracotta “coppi” tiles.

The “valuable traditional “coppi” tiles are in satisfactory condition and they could be reused for a new roof.

The gutters are in bad condition and they need to be replaced.

On the valley side the main wooden entrance door is located.

In front of the main wooden entrance door some rustic steps in satisfactory condition exist, (photo n. 2).

The main wooden entrance door has a valuable stone frame in satisfactory condition, the wooden door needs to be restored or replaced, (photo n. 2, 3).

The main wooden entrance door leads to the main cellar.

The main cellar measures 4.40 meters in width and 5.40 meters in length, with a surface area of 23.76 square meters.

The height of the cellar is 2.80 meters.

The floor has been built with valuable local stone and it is in satisfactory condition, (photo n. 4).

The walls are rustic, not plastered and the valuable local stone is exposed, (photo n. 10).

Concerning the ceiling it has been built with valuable traditional “voltine” made with iron bars and bricks, rustic without plaster, the iron bars and the bricks are exposed. (photo n. 10).

The “voltine” are in satisfactory condition, (photo n. 10).

The well has been made with valuable marble and it has been not well restored, in my opinion it needs to be cleaned and well restored, this well is a very valuable well, (photo n. 4).

The well has been closed for safety reasons and it needs to be closed, the iron grid needs some maintenance, (photo n. 7).

At the moment there is no water on the bottom of the well but it could be due to the season, (photo n. 8).

The wooden window needs to be replaced, (photo n. 12) along with the wooden French door that leads to the garden, (photo n. 3).

On the floor, on the right side of the entrance door it is possible to see the basin for the grape and the tank for the storage of the wine under the level of the floor, (photo n. 8).

The tank needs to be closed with an iron grid for safety rules.

Adjacent this main cellar a natural cave exists.

This **natural cave** measures 4.50 meters in width and 4.40 meters in length, with an approx surface area of 19.80 square meters.

The height of this natural cave is 2.60 meters.

The wooden entrance door needs to be restored or replaced, (photo n. 11).

The rustic floor in good condition, (photo n. 4).

The walls are rustic, not plastered, (photo n. 13).

On the floor, on the right side of the entrance door it is possible to see the basin for the grape and the tank for the storage of the wine under the level of the floor, (photo n. 13).

The tank needs to be closed with an iron grid for safety rules, (photo n. 15).

It is possible some water in the tank, (photo n. 15).

Concerning the floor and on the wall, it is possible to some superficial signs of humidity coming up from the ground, this is quite normal considering that the cave is under the level of the road on the hill side.

In old Italian stone house there will always be some slight dampness due to the stones themselves.

Returning in the main cellar on the right one finds a wooden French door that needs to be restored or replaced, (photo n. 2, 3).

This wooden French door leads to the garden.

The wall of the garden needs some maintenance, some of the stone are detached and in some spots several stones are falling down, (photo n. 20).

In my opinion the same stones that are on the garden could be reused on the same walls with good quality cement.

On the valley side a handrail needs to be installed for safety rules, (photo n. 19).

From the garden it is possible to see a French door which has been bricked up several years ago, (photo n. 18).

On the garden it is possible to see a natural cave which has been bricked up several years ago, (photo n. 23).

Returning in the main cellar one finds a wooden flight of stairs in bad condition, (photo n. 24).

In my opinion this wooden flight of stairs needs to be replaced for safety rules.

Ascending on the first floor one finds a storage room.

This **storage room** measures 3.90 meters in width and 1.82 meters in length, with a surface area of 7.09 square meters.

The height of this storage area is 2.60 meters.

The traditional valuable tiles on the floor are in good condition, (photo n. 25).

Concerning the plaster on the walls, it is in sufficient condition, it needs to be redone next to the wooden window where it is possible to see signs of humidity and water infiltrations due to the water rain, (photo n. 27).

Concerning the wooden window it needs maintenance along with the wooden shutters, (photo n. 26).

On the wall next to the corner it is possible to see the shape of a French door which has been bricked up several years ago, this French door led to the garden, (photo n. 18, 28).

Adjacent to this storage room one finds the entrance room.

The entrance room measures 1.50 meters in width and 1.84 meters in length, with a surface area of 2.76 square meters.

The height of the entrance room is 2.60 meters.

Concerning the valuable local stone frame it is in satisfactory condition.

The wooden entrance door of the entrance room facing the road on the hill side needs to be restored or replaced, (photo n. 30).

The iron grid on top of the wooden entrance door could be restored, (photo n. 30).

Concerning the valuable local stone frame it is in satisfactory condition, it needs only to be cleaned, (photo n. 30).

The traditional valuable tiles on the floor are in satisfactory condition, they only need to be cleaned along with the two marble steps, (photo n. 32).

The window on the entrance door is missing and it is possible to see the structure of the roof which has been built with wooden beams, wooden rafters covered with traditional terracotta “coppi” tiles.

It is possible to see several signs of water infiltrations and several signs of wood worms, (photo n. 31).

In my opinion the roof needs to be entirely redone to avoid further damages to the structure.

In front of the main wooden door one finds a bedroom.

This bedroom measuring 4.60 meters in width and 4.40 in length has a surface area of 20.24 square meters.

The height of the ceiling is 2.65 meters.

The valuable tiles on the floor are satisfactory condition, (photo n. 34).

On the ceiling and on the walls it is possible to see several signs of water infiltrations from the roof, (photo n. 33, 35).

The wooden French door facing the valley side needs to be restored or replaced, (photo n. 36).

Concerning the valuable iron handrail of the balcony it needs to be restored, (photo n. 36).

The balcony needs to be reinforced, (photo n. 36).

From this balcony it is possible to see the border line of the roof and the gutters that needs to be replaced, (photo n. 37, 38).

The valuable local stone frame of the wooden French window is in satisfactory condition, (photo n. 39).

Returning at the entrance room, on the right one finds the kitchen.

This kitchen measuring 5.80 meters in width and 3.20 in length has a surface area of 18.56 square meters.

The height of the ceiling is 2.80 meters.

The valuable tiles on the floor are in bad condition and it will be difficult to restore them, (photo n. 41).

In my opinion the floor needs to be reinforced after replace the old restored tiles. Concerning the traditional valuable kitchen, (photo n. 42, 43), it could be restored. One of the tiles next to the kitchen is broken, (photo n. 42).

Concerning the sink on the right of the entrance door is needs to be removed, (photo n. 40), the water system of the house, in my opinion needs to be redone. The plaster on the walls shows several signs of humidity coming up from the ground, (photo n. 40, 43).

There are also several detachments of the plaster and in my opinion the plaster on the walls needs to be demolished and renewed.

In old Italian stone house there will always be some slight dampness due to the stones themselves.

On the ceiling and on the walls it is possible to see several signs of water infiltrations from the roof, (photo n. 44).

The wooden French door facing the valley side needs to be restored or replaced, (photo n. 47).

Concerning the valuable iron handrail of the balcony it needs to be restored, (photo n. 47).

The balcony needs to be reinforced, (photo n. 62, 63).

From this balcony it is possible to see the border line of the roof which is in bad condition and the gutters that needs to be replaced, (photo n. 48).

The valuable local stone frame of the wooden French window is in satisfactory condition, (photo n. 50).

The wooden entrance door needs to be restored or replaced, (photo n. 45, 46).

The valuable local stone frame of the wooden window is in satisfactory condition, (photo n. 46).

Adjacent the kitchen one finds a bedroom.

This bedroom with a rounded wall measures 4.80 meters in width and 2.80 meters in length, with an approx surface area of 13.44 square meters.

The height of this bedroom is 2.80 meters.

The tiles on the floor are in satisfactory condition they only needs to be cleaned, (photo n. 51).

The plaster on the walls shows some signs of humidity coming up from the ground.

There are also several signs of humidity and infiltrations coming down from the roof.

In my opinion the plaster on the ceiling which has been built with valuable traditional “voltine” needs to be demolished and renewed (photo n. 52).

The wooden window facing the valley side needs to be restored or replaced, (photo n. 53).

Adjacent this bedroom one finds another bedroom.

This bedroom measures 2.00 meters in width and 2.50 meters in length, with an approx surface area of 5.00 square meters.

The valuable tiles on the floor are in satisfactory condition they only needs to be cleaned, (photo n. 54).

There are some signs of humidity and infiltrations coming down from the roof. In my opinion the plaster could be demolished to expose the valuable traditional bricks of the vaulted ceiling.

The wooden window facing the valley side needs to be restored or replaced, (photo n. 55).

On the ceiling a trap door exists, (photo n. 56).

Ascending with a ladder in the attic it is possible to see the structure of the roof Which has been built with wooden beams, wooden rafters and wooden boarding covered with traditional terracotta “coppi” tiles.

It is possible to see several signs of water infiltrations and several signs of wood worms, (photo n. 57, 59).

The walls in the attic are rustic without plaster, (photo n. 59, 60).

The valuable vaulted ceiling is in satisfactory condition, (photo n. 60).

Descending at the ground floor on the valley side one finds a wooden door.

Concerning the valuable local stone frame it is in satisfactory condition, (photo n. 64).

The wooden entrance door of the stable facing the road on the hill side needs to be restored or replaced, (photo n. 64).

This wooden entrance door leads to a stable.

This stable measuring 6.50 meters in width and 5.50 meters in length has a surface area of 35.75 square meters.

The height of the valuable vaulted ceiling is 3.50 meters.

The rustic floor is in sufficient condition, (photo n. 65).

Concerning the floor and plaster on the wall, it is possible to see several detachments and several signs of humidity coming up from the ground, (photo n. 66, 67).

In old Italian stone house there will always be some slight dampness due to the stones themselves.

The crib to feed the animals could be restored.

In my opinion the plaster needs to be renewed.

The valuable stone frame of the two windows is in satisfactory condition, (photo n. 61).

The two wooden windows need to be restored or replaced, (photo n. 68).

The valuable vaulted ceiling is solid without any structural cracks.

On the left one finds some stone step in sufficient condition, (photo n. 70).

These steps lead to a cellar.

This cellar measures 2.50 meters in width and 2.50 meters in length, with a surface area of 2.25 square meters.

The height of the valuable vaulted ceiling is 2.40 meters.

The valuable tiles on the floor are in satisfactory condition, (photo n. 71).

Concerning the plaster on the walls and on the valuable vaulted ceiling it needs to be renewed, (photo n. 74, 75).

The structure of the valuable vaulted ceiling is solid.

The wooden window needs to be replaced, (photo n. 72).

Returning outside on the left one finds some rustic steps in bad condition, (photo n. 76).

The handrail is not safe and it needs to be replaced with a solid one for safety rules, (photo n. 77).

These rustic steps lead to **a storage area.**

The valuable local stone frame is in satisfactory condition, the wooden door needs to be replaced, (photo n. 74)

At the moment the key of the lock of this little storage area seems to be lost.

On the valley side on the left of this storage area next to the old tower, (photo n. 82), another stable exists.

The valuable stone frame of the entrance door is in satisfactory condition, (photo n. 81).

The wooden door needs to be restored, (photo n. 81).

This stable measures 8.30 meters in width and 3.50 meters in length, with an approx surface area of 29.05 square meters.

The height of the valuable vaulted ceiling is 2.60 meters.

The rustic floor is in sufficient condition, (photo n. 83).

The stable is a natural cave and the rock is solid without cracks or detachments, (photo n. 84, 85).

The valuable crib to fee the animals could be restored, (photo n. 84).

Adjacent the main stable another little stable exists.

This stable measures 2.00 meters in width and 1.00 meters in length, with an approx surface of 2.00 square meters.

With reference to the house supplies, the house is connected to water and electricity.

The electric system needs to be entirely redone

The house is not connected to the sewer.

4 – CONCLUSIONS

In conclusion, according to the survey undertaken on the house, the work includes repairing as follows:

ESSENTIAL WORKS

■ **The roof** in my opinion needs to be redone.

■ The main wooden entrance door needs to be restored or replaced, (photo n. 2, 3).

■ **In the main cellar** the well has been made with valuable marble and it has been not well restored, in my opinion it needs to be cleaned and well restored, this well is a very valuable well, (photo n. 4).

The tank needs to be closed with an iron grid for safety rules.

■ The wooden entrance door of the **natural cave** needs to be restored or replaced, (photo n. 11).

The tank needs to be closed with an iron grid for safety rules, (photo n. 15).

■ **In the main cellar** on the right the wooden French door that needs to be restored or replaced, (photo n. 2, 3).

This wooden French door leads to the garden.

The wall of the garden needs some maintenance, some of the stone are detached and in some spots several stones are falling down, (photo n. 20).

In my opinion the same stones that are on the garden could be reused on the same walls with good quality cement.

On the valley side a handrail needs to be installed for safety rules, (photo n. 19).

■ Returning in the main cellar one finds a wooden flight of stairs in bad condition, (photo n. 24).

In my opinion this wooden flight of stairs needs to be replaced for safety rules.

■ The wooden entrance door of **the entrance room** facing the road on the hill side needs to be restored or replaced, (photo n. 30).

The window on the entrance door is missing and it is possible to see the structure of the roof which has been built with wooden beams, wooden rafters covered with traditional terracotta “coppi” tiles.

It is possible to see several signs of water infiltrations and several signs of wood worms, (photo n. 31).

In my opinion the roof needs to be entirely redone to avoid further damages to the structure.

■ **In the bedroom** adjacent the entrance room on the ceiling and on the walls it is possible to see several signs of water infiltrations from the roof, (photo n. 33, 35). The wooden French door facing the valley side needs to be restored or replaced, (photo n. 36).

Concerning the valuable iron handrail of the balcony it needs to be restored, (photo n. 36).

The balcony needs to be reinforced, (photo n. 36).

From this balcony it is possible to see the border line of the roof and the gutters that needs to be replaced, (photo n. 37, 38).

■ **In the kitchen** the valuable tiles on the floor are in bad condition and it will be difficult to restore them, (photo n. 41).

In my opinion the floor needs to be reinforced after replace the old restored tiles.

Concerning the sink on the right of the entrance door is needs to be removed, (photo n. 40), the water system of the house, in my opinion needs to be redone.

The plaster on the walls shows several signs of humidity coming up from the ground, (photo n. 40, 43).

There are also several detachments of the plaster and in my opinion the plaster on the walls needs to be demolished and renewed.

In old Italian stone house there will always be some slight dampness due to the stones themselves.

On the ceiling and on the walls it is possible to see several signs of water infiltrations from the roof, (photo n. 44).

The wooden French door facing the valley side needs to be restored or replaced, (photo n. 47).

Concerning the valuable iron handrail of the balcony it needs to be restored, (photo n. 47).

The balcony needs to be reinforced, (photo n. 62, 63).

From this balcony it is possible to see the border line of the roof which is in bad condition and the gutters that needs to be replaced, (photo n. 48).

The wooden entrance door needs to be restored or replaced, (photo n. 45, 46).

The valuable local stone frame of the wooden window is in satisfactory condition, (photo n. 46).

■ **In the bedroom** with a rounded wall the tiles on the floor are in satisfactory condition they only needs to be cleaned, (photo n. 51).

The plaster on the walls shows some signs of humidity coming up from the ground.

There are also several signs of humidity and infiltrations coming down from the roof.

In my opinion the plaster on the ceiling which has been built with valuable traditional “voltine” needs to be demolished and renewed (photo n. 52).

The wooden window facing the valley side needs to be restored or replaced, (photo n. 53).

■ **In the second bedroom** there are some signs of humidity and infiltrations coming down from the roof.

The wooden window facing the valley side needs to be restored or replaced, (photo n. 55).

Ascending with a ladder in the attic it is possible to see the structure of the roof which has been built with wooden beams, wooden rafters and wooden boarding covered with traditional terracotta “coppi” tiles.

It is possible to see several signs of water infiltrations and several signs of wood worms, (photo n. 57, 59).

■ The wooden entrance door of the stable facing the road on the hill side needs to be restored or replaced, (photo n. 64).

Concerning the floor and plaster on the walls, it is possible to see several detachments and several signs of humidity coming up from the ground, (photo n. 66, 67).

In old Italian stone house there will always be some slight dampness due to the stones themselves.

In my opinion the plaster needs to be renewed.

The two wooden windows need to be restored or replaced, (photo n. 68).

■ The plaster on the walls and on the valuable vaulted ceiling **of the cellar adjacent the stable** it needs to be renewed, (photo n. 74, 75).

The wooden window needs to be replaced, (photo n. 72).

■ On the valley side on the left one finds some rustic steps in bad condition, (photo n. 76).

The handrail is not safe and it needs to be replaced with a solid one for safety rules, (photo n. 77).

These rustic steps lead to a **storage area**.

The valuable local stone frame is in satisfactory condition, the wooden door needs to be replaced, (photo n. 74)

At the moment the key of the lock of this little storage area seems to be lost.

- The wooden door of the stable adjacent to the old tower needs to be restored, (photo n. 81).

- With reference to the house supplies, the house was connected to water and electricity.

The electric system needs to be entirely redone

The house is not connected to the sewer.

ESSENTIAL or POTENTIAL WORKS:

- The building was plastered with traditional rustic plaster, at the moment the rustic plaster is in bad condition and the valuable local stone in several spots are exposed, (photo n. 1).

In some spots there is some sign of humidity coming up from the ground, especially on the hillside, this is due in my opinion the overgrow of the green and to the missing maintenance of the road.

- The well has been closed for safety reasons and it needs to be closed, the iron grid needs some maintenance, (photo n. 7).

- **In the natural cave adjacent to the main cellar** the floor and on the wall, it is possible to some superficial signs of humidity coming up from the ground, this is quite normal considering that the cave is under the level of the road on the hill side.

In old Italian stone house there will always be some slight dampness due to the stones themselves.

■ In the **storage room** the plaster on the walls is in sufficient condition, it needs to be redone next to the wooden window where it is possible to see signs of humidity and water infiltrations due to the water rain, (photo n. 27).

Concerning the wooden window it needs maintenance along with the wooden shutters, (photo n. 26).

■ **The iron grid on top of the wooden entrance door could be restored**, (photo n. 30).

Concerning the valuable local stone frame it is in satisfactory condition, it needs only to be cleaned, (photo n. 30).

In the entrance room the traditional valuable tiles on the floor are in satisfactory condition, they only needs to be cleaned along with the two marble steps, (photo n. 32).

■ Concerning the traditional valuable kitchen, (photo n. 42, 43), it could be restored.

One of the tiles next to the kitchen is broken, (photo n. 42).

Notes:

Although, plumbing, electricity system and appliances are in working order, liability for health and safety and compliances within EU and Italian regulations is not part of my responsibilities.

5 - ATTACHMENTS:

- Visure catastali, (..... sheets).
- N. 86 photos.

Friday, November 27, 2009

Arch. Romolo Maria Cardinali