Building Inspection Report

Relating to:

People Express Taxis
Unit 2, rear of 25 Somers
Rugby
CV22 7DG

Report date: 5th October 2023

ALLCOTT COMMERCIAL

Project preface

Client(s) name:	Mason Family Pension Scheme
Client(s) address:	c/o Retirement Capital 18 Soho Square London W1D 3QL

Prepared at:	Allcott Associates LLP Unit 3, The Fosse Fosse Way Radford Semele Leamington Spa CV31 1XN
Document prepared by:	**Mark Davies** MCIOB Assoc RICS

Job reference:	MD/SR/21780

Reviewed by:	Matthew Baker

View of the Front Elevation

Table of contents

1 Introduction

1.1 Instructions

In accordance with instructions received from Cathryn Mason on 14th September 2023, we have carried out a Building Survey of the property known as People Express Taxis, Unit 2, rear of 25 Somers, Rugby CV22 7DG. The inspection was carried out on 3rd October 2023.

All comments are based on visual inspection only and no opening up of areas was carried out.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

No below ground investigations have been carried out and no drainage survey has been undertaken.

1.2 Brief

We have been requested by the prospective purchaser to carry out a Building Survey of the above property.

1.3 Site inspection

Where the terms “right hand” or “left hand” are used, they assume that the reader is facing the front of the property with the main access door situated within the front elevation.

We can only make general comments on electrical circuits as detailed comments and inspections have to be carried out by an NIC EIC registered electrician. Also we can only make general comments on gas installations, as detailed comments and inspections have to be carried out by a Gas Safe Registered Engineer.

1.4 Terminology

Where the expressions immediate, short term, medium term, long term and very long term are used they generally mean the following:

Immediate: within 1 year

Short Term: within the next 1 to 3 years

Medium Term: within the next 4 to 10 years

Long Term: within 11 to 20 years

Very Long term: over 20 years

Where relating to structural damage and crack widths the expressions negligible, very slight, slight, moderate, severe and very severe are used they generally mean the following:

Category 0	"negligible"	< 0.1mm
Category 1	"very slight"	0.1 - 2mm
Category 2	"slight"	>2 but < 5mm
Category 3	"moderate"	>5 but < 15mm
Category 4	"severe"	>15 but < 25mm
Category 5	"very severe"	>25 mm

Table 1. BRE Digest 251

Classification of damage to buildings based on crack widths.

2 General Description of Property

The property is a mid-terraced commercial unit constructed from a steel portal frame with corrugated asbestos sheeting over and cladded with cavity brickwork at low level and profile metal sheeting above.

The unit has a galvanised steel roller shutter to the front elevation and a composite door leading to the reception and offices, with a solid timber door to the rear fire escape.

The floors are a combination of solid and a steel mezzanine forming the first floor offices.

The property has hardstanding to the front and rear, however we would recommend that your solicitor confirm all boundaries and your maintenance obligations in regard to these.

3 General Condition of Property

3.1 External Condition

Front Elevation

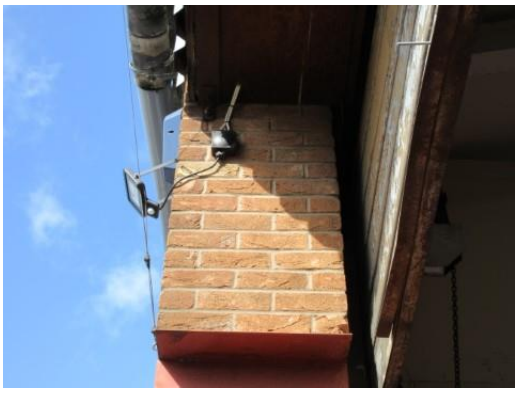
We note that the guttering is a combination of asbestos and PVCu. The PVCu is in poor condition and heavily out of alignment. The asbestos is noted to be stained at the joints therefore we recommend that when funds allow all areas are replaced to prevent any overspill or damage to the fascia and adjacent brickwork.

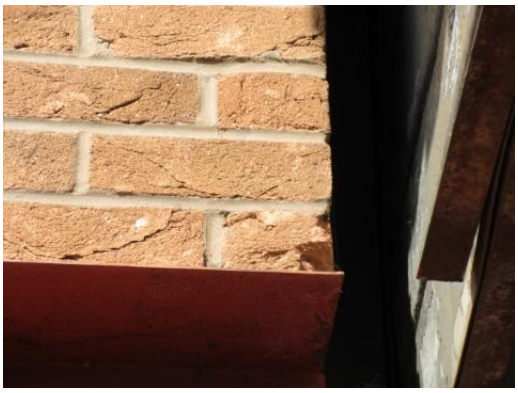
The timber fascia is in poor decorative order and we recommend this is prepared and redecorated in the short term to prevent any further deterioration.


The metal cladding at high level and to the front wall is scuffed and marked with corrosion noted to the cut edges adjacent the door opening and at high level. Dents and marks are noted adjacent the left-hand side of the roller shutter though in general the metal cladding is in a reasonable condition, however a budget should be provided for maintenance works in the medium term.




The brickwork at high level above the head of the roller shutter is in a reasonable condition though we do note slight damage to the corner brick, however we would recommend monitoring at present and replacement as required.





The brickwork at low level is noted to be heavily stained due to the adjacent vegetation to the perimeter, therefore, we recommend this is removed in the immediate term and the walls cleaned down to prevent any dampness internally by the brickwork absorbing the moisture, though no dampness internally was noted at the time of the inspection.

We noted damage to the brickwork and we are of the opinion is due to the installation of the doorframe. We therefore recommend the brick is replaced to prevent any further deterioration of the adjacent brickwork.

The entrance door generally appears in a reasonable condition with no obvious defects noted.

The high level plywood to the underside of the head of the roller shutter generally appears in a reasonable condition. We do note a fan and we are of the opinion is not currently in use therefore if not required should be removed and all services taken back to source.

The steel cladding to the cheeks of the roller shutter is noted to be corroded in areas and would benefit from preparation and redecoration.

The roller shutter is in poor decorative order with the lower guide uneven and out of alignment therefore we recommend repairs be undertaken, preparation and redecoration and annual servicing be carried out.

No testing of the cameras or alarms was carried out therefore we recommend a suitably qualified electrician test and recommission all external items.

External Areas to Front Elevation

The paving adjacent the front entrance door is noted to be slightly out of alignment and a trip hazard which may have been caused by the installation therefore we recommend an upstand and handrail applied adjacent the lower edge. Notwithstanding this the slabs generally appeared in a reasonable condition.

The blockwork retaining wall to the adjacent property is heavily stained. We therefore recommend that this be cleaned down and all joints repointed to prevent any further deterioration.

An inspection cover was noted adjacent the front elevation which was jammed and could not be opened. Therefore as a minimum we recommend a CCTV survey be carried out to ascertain the condition of the underground drainage system and any defects rectified at this time.

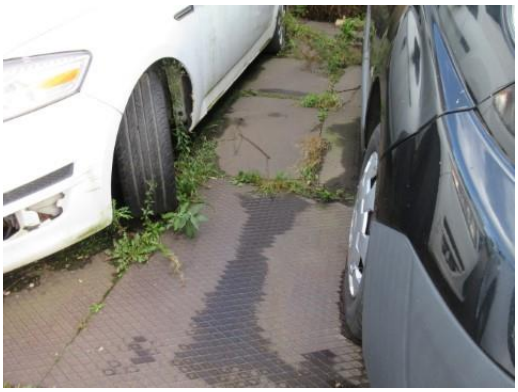
The concrete to the front section is noted to be cracked to the corners with vegetation to the joints, pitting, undulation and service ducts created. Therefore we recommend all areas are cleaned down and repaired in the short to medium term to prevent any further deterioration.




We recommend that your solicitor advises of full boundaries and any service charge for the upkeep of the adjacent fence which is noted to be in poor condition and the access road.




A number of vehicles was located adjacent the left-hand side of the front elevation therefore this area could not be surveyed. We note chequer plate sheeting which may indicate a void below however was not inspected on the day of the inspection.



Rear Elevation

A limited inspection was undertaken of the rear elevation due to no access gained through the fire exit door. We are of the opinion this is warped and may not be able to be closed if utilised, therefore we recommend repair/replacement in the immediate term as will be required in the event of an emergency.

The cladding to the rear was noted to be heavily stained, scuffed and marked with minor dents evident however was generally in a serviceable condition.

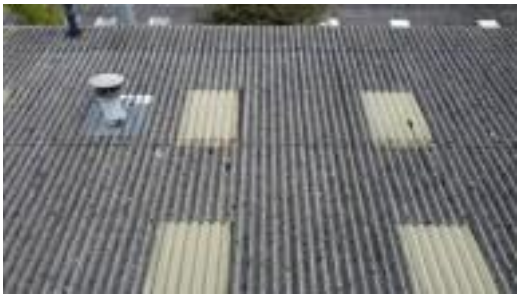
The timber window at high level to the rear elevation was in poor decorative order with some decay evident to the cill therefore we recommend in the short term the external timbers are prepared and redecorated to prevent any further deterioration.

The blockwork at low level was noted to be stained. We are of the opinion this is due to leaking gutters in addition to vegetation along the stone wall to the rear. We therefore recommend that the guttering is repaired in the immediate term to prevent any further staining or deterioration.

Roof

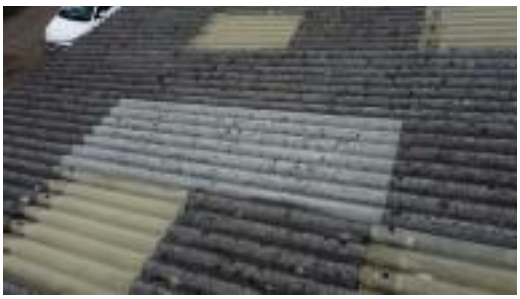
The roof was noted to be clad with asbestos corrugated sheeting. The ridge was generally straight and true with no undulations or deviations evident.

The sheeting to the front slope of the main roof was noted to be moss and lichen covered in addition to staining of the sheets, though no areas of roof covering were noted to be cracked or damaged.



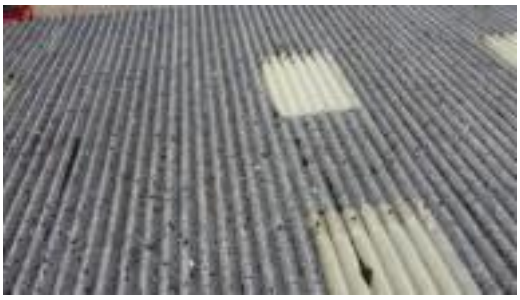

We did note debris on the surface finish of the roof covering and recommend this is removed in the immediate term.

1 no. new section of corrugated sheeting has been installed and all generally appeared to be in a reasonable condition as no leaks were noted internally.

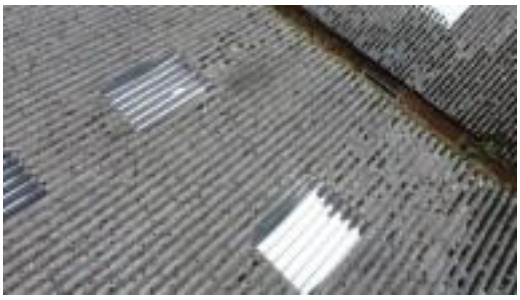


The rooflights were noted to be all UV damaged therefore if further natural light is required, we would advise that the rooflights be exchanged. We would also recommend that they be

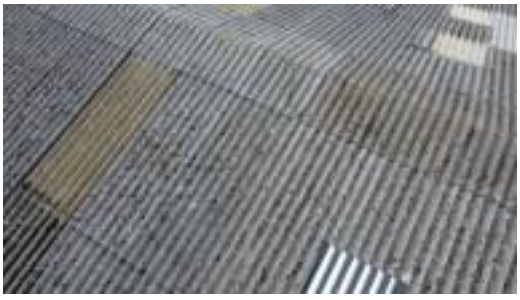
cleared and the junctions with the roof covering are resealed to prevent any possible water ingress.



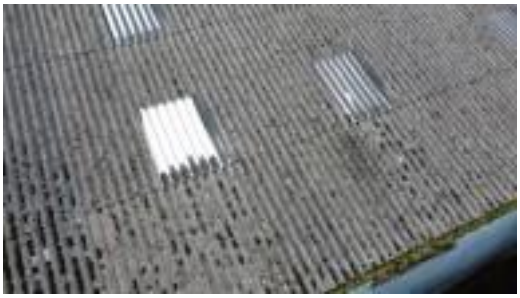
We also note that the translucent roof sheets to the rear are warped to the edges therefore causing the void internally to the junction with the roof sheets. We therefore recommend these are repaired in the immediate term to prevent any wind driven rain entering the roof space.



The roof sheet covering to the slope was heavily covered with vegetation and moss due to the overhanging tree. We also note 1 no. section of damage to the roof covering adjacent the ridge which should be sealed or replaced in the immediate to short term to prevent further cracking of the roof sheet.



The guttering to the rear elevation was noted to be in very poor condition and was heavily choked with vegetation. Therefore we recommend this be cleared and repaired in the immediate term to prevent overspill and water cascading down the external elevation which may cause dampness to the lower section of blockwork.

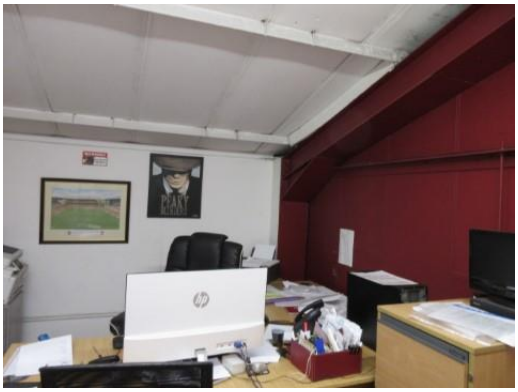


The guttering to the front elevation was noted to be heavily silted in addition to the poor condition of the adjacent PVCu guttering. We therefore recommend this is cleared, repaired or replaced within the short term to prevent any further deterioration.

3.2 Internal Condition

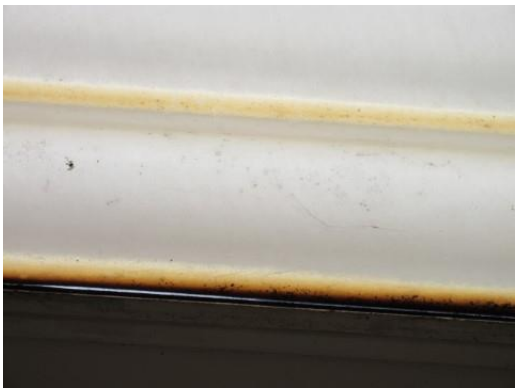
Floor Mezzanine

Office to the Rear of Property



The underside of the main roof sheets is noted to be insulated board with a painted finish. Minor soiling and impact damage is evident, though no staining noted and all generally appeared to be in a reasonable condition and fit for purpose.

A translucent corrugated rooflight is evident which is noted to be UV degraded externally. General wear and tear was also evident and a small void to the junction of the frame was apparent, however, no cracking or damage was evident.

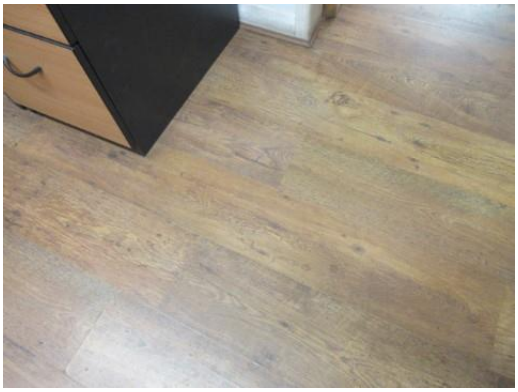

The painted steel angle purlins generally appeared to be in a reasonable condition, heavily soiled though no obvious deviation or undulations noted.


The main steelwork to the portal frame is satisfactory with a painted finish.


The internals have been overclad with boarding with a painted finish. Slight damage is noted to the junction of the joints of the boarding, heavily soiled in areas and stained though noted to be installed as a temporary partition with no further defects evident.




The mezzanine floor is overlaid with a laminate finish, heavily worn in areas with 1 no. section missing, though the floor feels firm and solid underfoot, though would benefit from replacement.




The joinery consists of gloss painted internal doors, frames, architraves and skirting. All heavily scuffed and marked and would benefit from preparation and redecoration, though generally in reasonable condition.

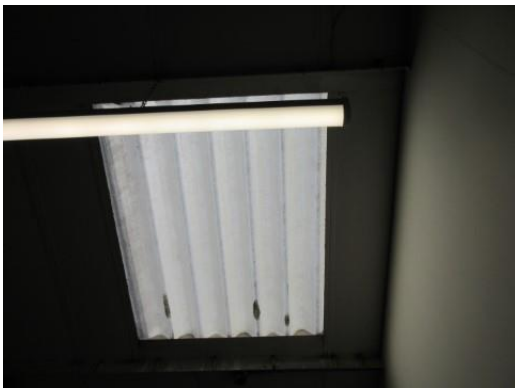
Office to the Front Right-hand Side of the Property at First Floor Level

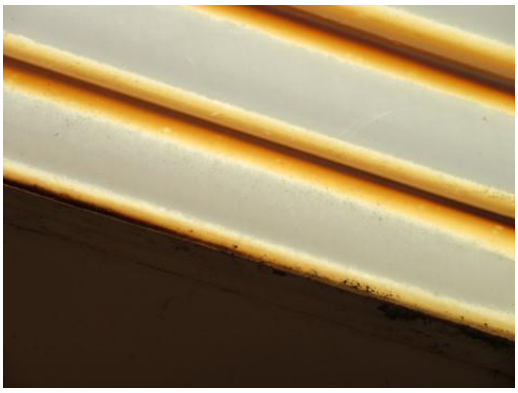
The underside of the main roof sheets is noted to be insulated board with a painted finish. Minor soiling and impact damage is evident, though no staining noted and all generally appeared to be in a reasonable condition and fit for purpose.



The painted steel angle purlins generally appeared to be in a reasonable condition, heavily soiled though no obvious deviation or undulations noted.


A translucent corrugated rooflight is evident which is UV damaged externally. General wear and tear noted and a small void evident to the junction of the frame, however, no cracking or damage was evident.



The main steelwork to the portal frame is satisfactory with a painted finish.

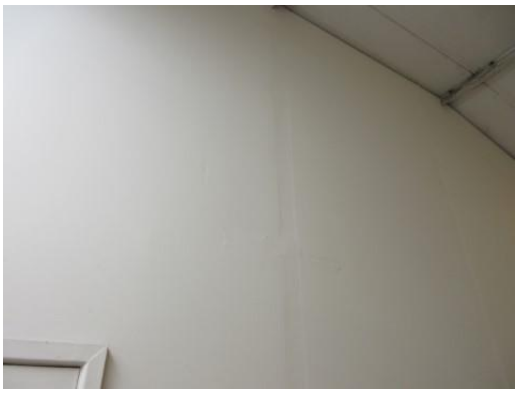


The internal walls are a combination of blockwork and stud with a panel finish, a combination of plasterboard and hardboard finishes. Joints are noted to be taped in areas and painted

throughout. Slight soiling and undulations are noted though all generally appeared solid and in a reasonable condition.







Hairline vertical cracking is noted above the head of the doorway to the toilets. This is due to slight thermal movement and usage of the door and is non-structural and should be filled and decorated as part of a general redecoration scheme when required.


The mezzanine floor is overlaid with a laminate finish, heavily worn in areas with 1 no. section missing, though the floor feels firm and solid underfoot.

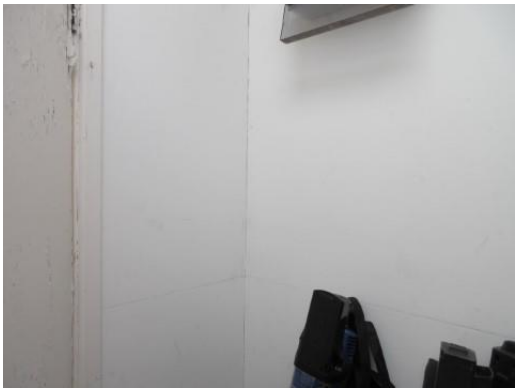
The joinery consists of gloss painted internal doors, frames, architraves and skirting. All heavily scuffed and marked and would benefit from preparation and redecoration, though generally in reasonable condition.

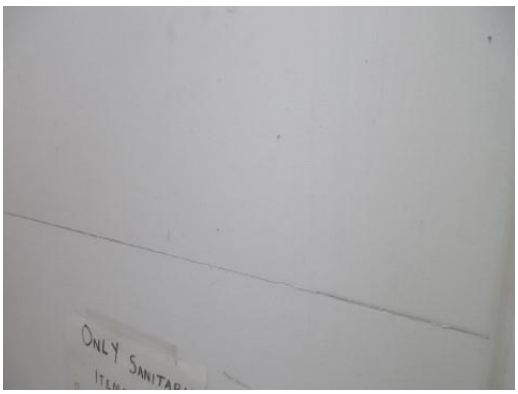
We note an intercom system and various electrical appliances and installations therefore we recommend all are serviced within the previous 12 months, in addition to a suitably qualified electrician test and identify any defects and rectify as necessary.

First Floor WC

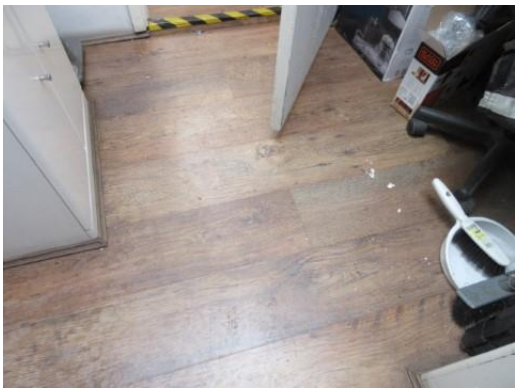
The underside of the main roof sheets is noted to be insulated board with a painted finish. Minor soiling and impact damage is evident, though no staining noted and all generally appeared to be in a reasonable condition and fit for purpose.

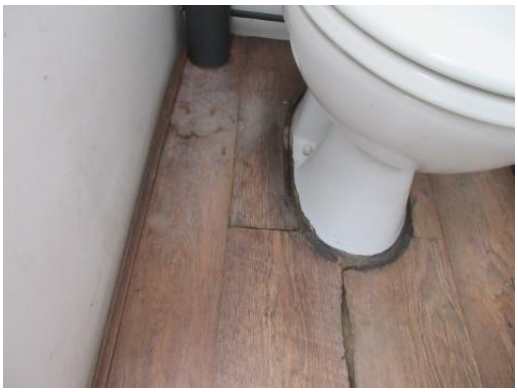
The internal walls are a combination of blockwork and stud with a panel finish, a combination of plasterboard and hardboard finishes. Joints are noted to be taped in areas and painted throughout. Slight soiling and undulations are noted though all generally appeared solid and in a reasonable condition.





The laminate floor is heavily stained with water damage noted adjacent the WC and would benefit from replacement as required.

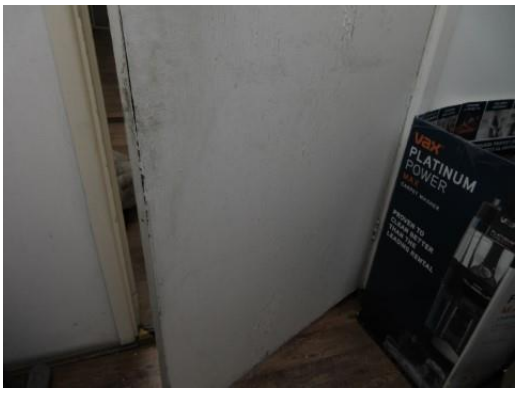


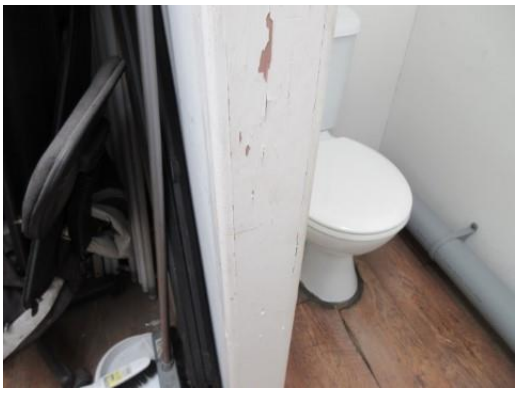


A small vanity unit was evident. The flow at the taps was satisfactory and drained away sufficiently with no obvious leaks noted. However, no splashback was provided therefore water damage may occur to the rear though was only stained at the time of the inspection.

The low level WC was generally in a reasonable condition and in operative order.

The internal painted flush door was in poor decorative order internally and would benefit from preparation and redecoration including all doorframes and architraves.

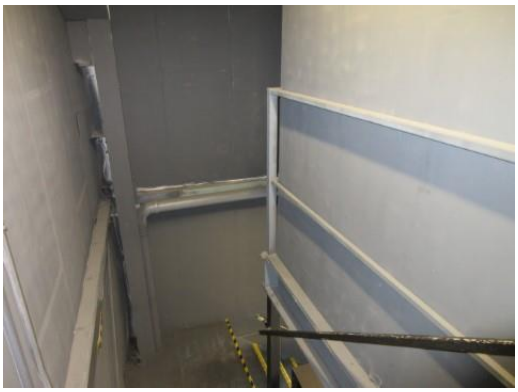




A distribution board was noted within the toilet area. RCD's were evident though no label indicating the last inspection date therefore we recommend a suitably qualified electrician test and inspect the distribution board and all associated circuits.

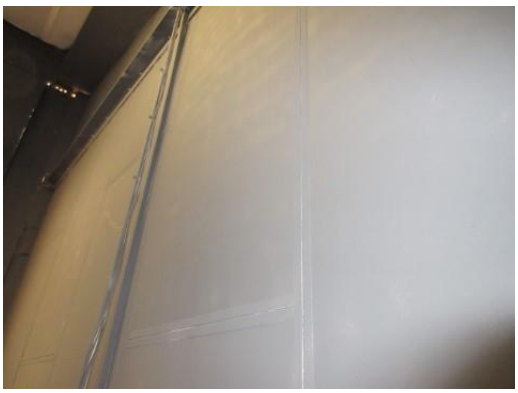
We note the handle to the door was slightly loose and would benefit from replacement.

Staircase leading from Ground to First Floor Offices

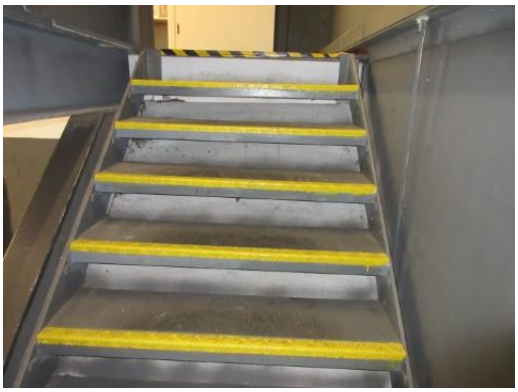


The underside of the main roof sheets is noted to be insulated board with a painted finish. Minor soiling and impact damage is evident, though no staining noted and all generally appeared to be in a reasonable condition.

The internal walls are a combination of blockwork and stud with a panel finish, a combination of plasterboard and hardboard finishes. Joints are noted to be taped in areas and painted throughout. Slight soiling and undulations are noted though all generally appeared solid and in a reasonable condition.



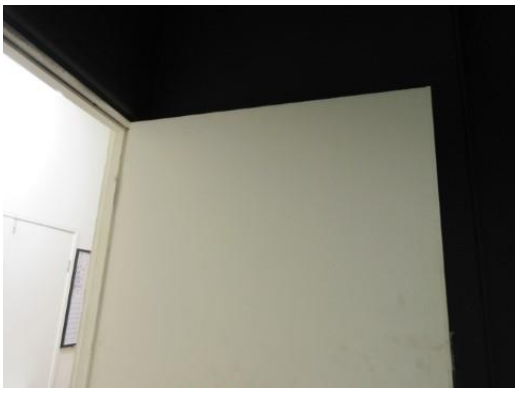
The steel staircase has been overboarded with painted plywood to the treads. General wear and tear is evident though all in a reasonable condition and feels solid underfoot.



The structural steelwork forming the mezzanine and staircase generally appears in a reasonable condition with no obvious deviation evident.

The internal door leading to the offices is noted to be an internal flush door which was in operative order, though was heavily scuffed, soiled and marked.

We also note that all internal doors and partitioning are not fireproof or do not conform to current Fire Regulations, as the general office is at first floor level. You may wish to consider a secondary means of escape be installed as may be required in the event of a fire.



The internal drainage to the first floor toilet generally appeared to be in a reasonable condition, though we would recommend that a suitably qualified plumber ensures all in good operative condition with no obvious leaks.

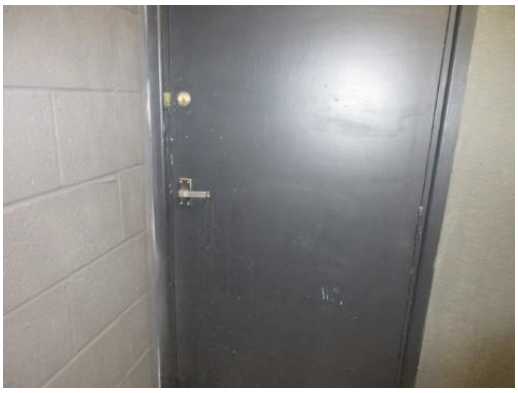
Ground Floor Lobby to Staircase

The ceiling is noted to be a plywood with a veneer. Minor areas of fixing holes and damage are evident though in general the ceiling appears to be in a reasonable condition.

The walls are a combination of solid and stud partitioning painted finish. Minor areas of damaged pointing are noted to the internal blockwork adjacent the staircase with an area of impact damage adjacent the entrance door and when tested with a moisture meter no damp was evident.

The floor was a solid concrete floor with a painted finish, heavily worn, scuffed and marked though solid and no cracks or unevenness is evident.

The internal doors are noted to be solid timber with the reception door noted to have a vision panel. All doors are chipped, scuffed and marked though all in operative order.



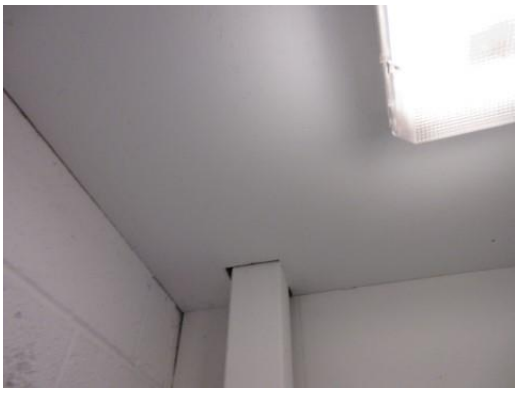
The external door is noted to be composite. We note the seal to the threshold is damaged and requires replacement. A small void is noted above the head of the doorway which should be infilled to prevent any water ingress which may cause dampness. Generally the door was in a good usable condition.

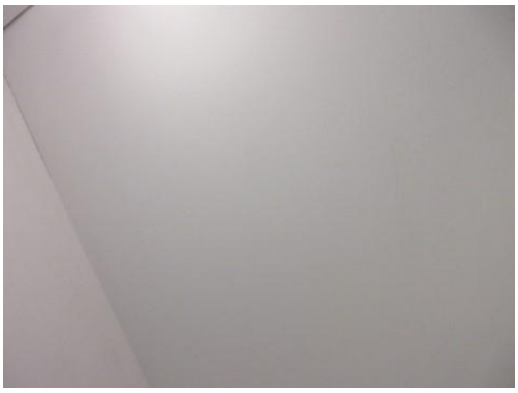
We note a burglar alarm was powered though was untested therefore we recommend all service and maintenance be provided to confirm all in good condition.

The emergency lighting system was untested. We recommend this is tested as part of general fire procedures and all confirmed in good working condition.

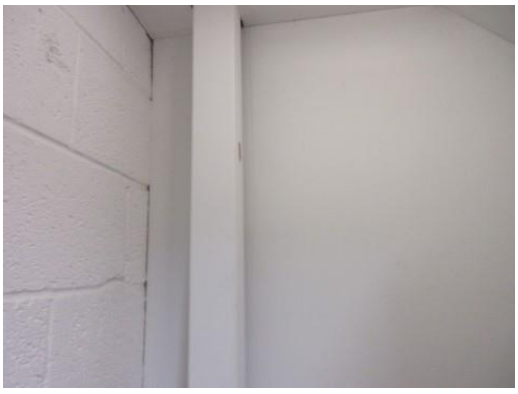
Toilet beneath the Staircase to Ground Floor Level

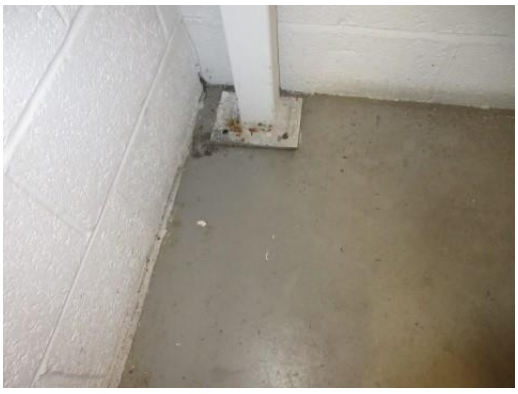
The ceiling is noted to be painted plywood boarding and generally appears in a reasonable condition with no obvious defects noted.

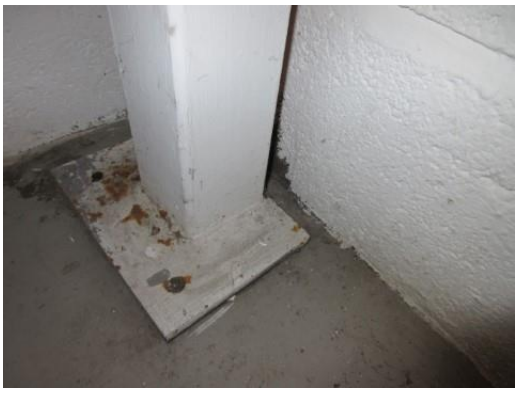




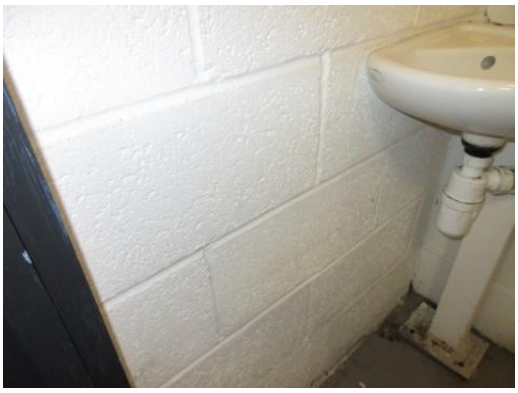
The steel support to the staircase generally appears in a reasonable condition however we did note that the base plate had been cut and the bolts not installed. However, no movement or cracking was evident to the mezzanine or adjacent structure.

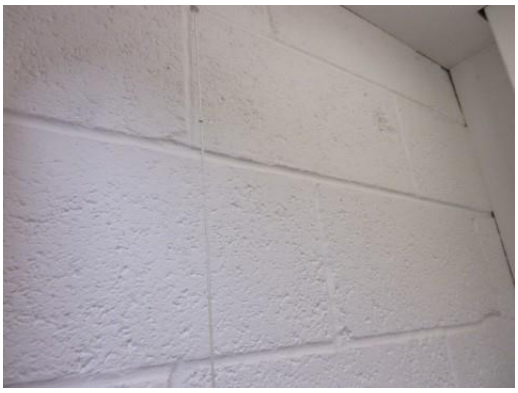






The walls were painted blockwork and generally appeared in a reasonable condition with no cracking evident.





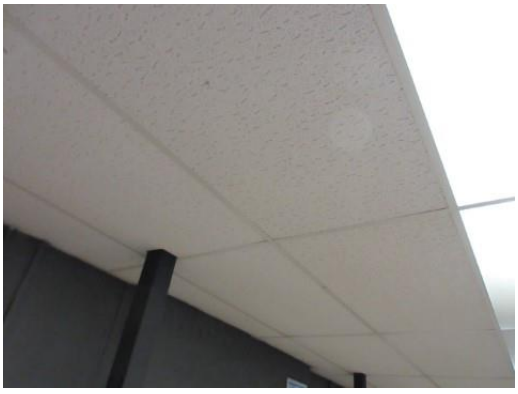
The concrete floor was over painted and score marks and scuffs were evident however the floor was solid and firm underfoot with no dampness noted.

The sanitaryware consisted of a wall mounted basin and low level WC. The flow at the taps was satisfactory and drained away sufficiently with no obvious leaks noted.

The internal flush door with painted finish was noted to be scuffed and marked though all in a reasonable condition.

Customer and Ground Floor Office Area

The ceiling is noted to be a suspended metal grid with inset mineral fibre ceiling tiles. The tiles are noted to be heavily soiled with 1 no. missing to the rear corner and an adjacent tile cracked, however is generally fit for purpose.



The diffusers were noted to be heavily soiled with 4 no. noted to be damaged.



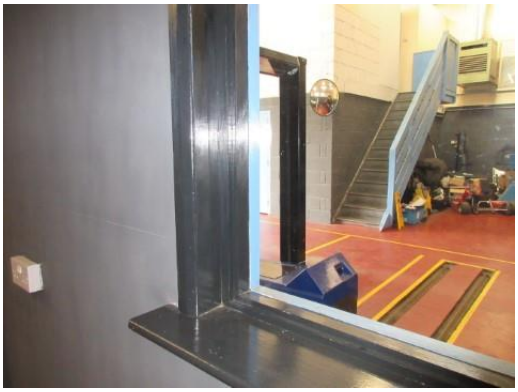

The walls are a combination of solid and stud partition with a painted finish. Slight unevenness, scuffs and marks were noted though no structural issues were evident.




The solid floor has been overlaid with laminate floor finish. Slight unevenness and general wear and tear is noted and will benefit from replacement when funds allow.




The internal single glazed painted timber window within the viewing area is generally in a satisfactory condition with no obvious defects noted.

The internal joinery consists of flush painted doors, gloss painted skirting, frames and architraves. All areas were noted to be scuffed and marked though generally in a usable condition.



The painted steel column to the portal frame and internal supports for the mezzanine were noted to be scuffed and marked. 1 no. base plate has been cut down however this does not appear to be affecting the performance of the steelwork and no movement was evident.




The hardboard covering to the front of the counter was noted to be damaged, the worktop chipped and marked though generally fit for purpose, however movement was evident and would benefit from extra diagonal bracing to prevent movement.

The electrics were untested at the time of the inspection therefore we recommend a suitably qualified electrician test and inspect the electrical circuits and rectify any defects at this time.

Tyre Bay Section

The ceiling is noted to be plasterboard and skim with a painted finish. The finish is noted to be patch painted and the rear section overboarded with no taped joints evident, however, generally in a reasonable condition.

The walls were a combination of solid and stud partitioning with a painted finish.

We note a vertical crack to the junction of the upper section of the internal face of the external wall and the wing wall to the entrance doors. We are of the opinion this is due to thermal movement and not being fully tied into the adjacent brickwork and steelwork. Therefore, we recommend raking out the joint, infilling with a flexible material and monitoring at present.

The walls were noted to be scuffed and marked with 1 no. block cracked above the head of the doorway which we recommend is pointed with a resin mortar to prevent any further movement.

We note 1 no. block adjacent the steelwork is loose and is to be repointed to prevent any further movement. Notwithstanding this the walls were generally in a reasonable condition.

The solid concrete floor had a painted finish and showed signs of general undulation, pitting and markings. No cracking was evident.

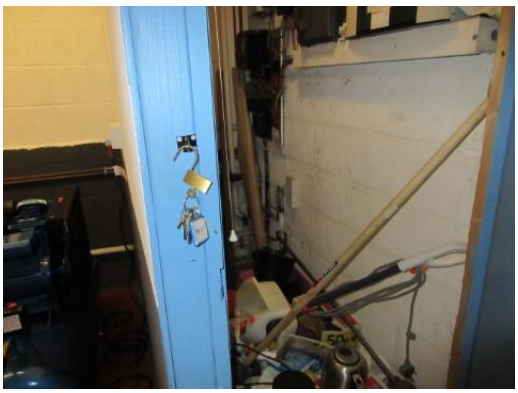
The steelwork was noted to be overclad to the front face with plasterboard. We would recommend 2 no. sheets of staggered plasterboard is required for 60 minutes fire protection between floors. We recommend this is carried out as part of a general refurbishment scheme.

The gloss painted joinery, internal doors and doorframe including a prefinished door and frame to the urinal area was scuffed and marked.

We note a large void beneath the door leading to the main garage area though in general the joinery would benefit from preparation and redecoration throughout.

The sink and base unit were generally in poor condition, though was noted to be utilised for housing paint equipment, with the flow at the taps satisfactory draining away efficiently, therefore, is generally fit for purpose however would benefit from replacement.

Storage and Electrical Cupboard

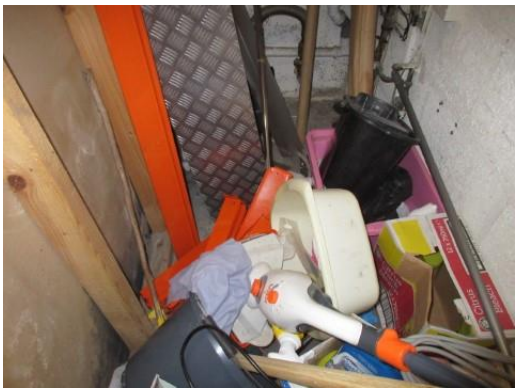


The ceiling is noted to be fair face plasterboard and generally appears to be in reasonable condition.

The walls are noted to be stud partitioning with a plasterboard finish. No finish has been applied to the stud partition board sheets with no sheeting noted internally to the left-hand side however this does not appear to be affecting the performance of the studwork wall.

The distribution board was noted to be located on the right-hand wall and all generally appeared to be in a reasonable condition. We would recommend that a suitably qualified electrician test and recommission the electrical supply to the ground floor areas, identify and rectify any defects as required.

A limited inspection of the floor was undertaken though we are of the opinion no defects are apparent as the adjacent floors are all in a reasonable condition.



The painted joinery is generally in a reasonable condition and all in operable order.

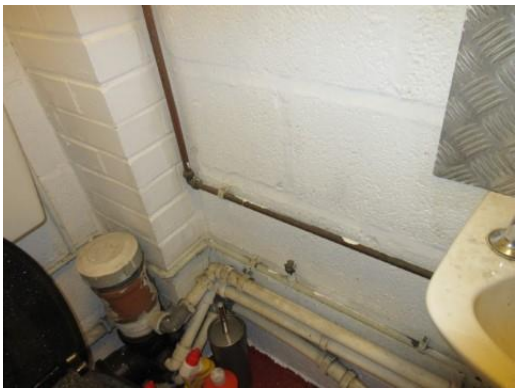
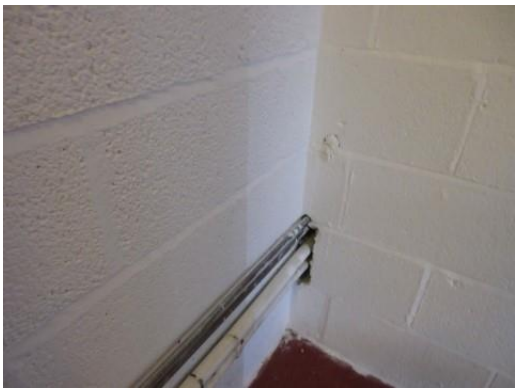
WC

The ceiling is noted to be plasterboard and skim with a painted finish. We note that the finish is patch painted with slight damage to the rear corner.



The walls are noted to be painted blockwork and generally appeared in a satisfactory condition with no obvious defects noted.



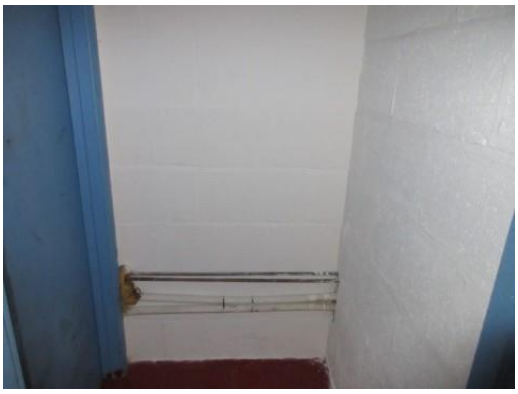



The sanitaryware consisted of WC and wall mounted basin. The flow at the taps was satisfactory and drained away sufficiently with no obvious leaks noted.

The solid concrete floor with a painted finish was scuffed and marked, slightly stained around the WC but generally in a reasonable condition.

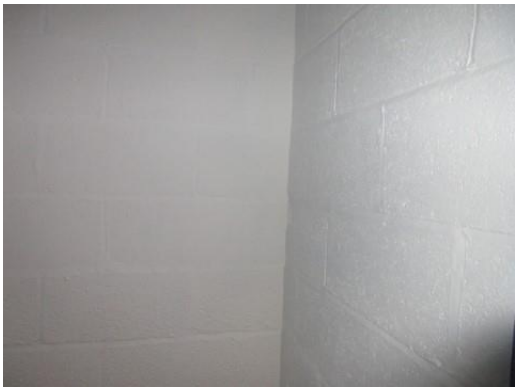
The joinery was noted to be scuffed and marked, soiled to the external face of the internal door though generally appeared in a reasonable condition and in operative order.

Lobby and Urinal Area




The ceiling is noted to be plasterboard and skim with a patch painted finish and generally appeared in a reasonable condition.


The walls are a combination of painted blockwork and blockwork with a tar finish. We note the grouting is soiled, the tiles slightly uneven though no cracked or damaged tiles are evident.




The urinal generally appeared to be in a reasonable condition with no obvious defects noted and no staining below indicating no leaks are noted.

The solid concrete floor was generally in a reasonable condition with no obvious defects noted.

The mechanical extract fan was not in operation at the time of our inspection. We would recommend that the fan be in operation to prevent any condensation issues, though no condensation was noted on the day of the inspection. However, we recommend that the fan be tested and recommissioned.

The bi-fold doors to the urinal were scuffed and marked though in operative condition.

We note that the vertical stud to the frame of the door to the urinal is split and does not continue beneath the pipework, though no obvious movement was evident on the day of the survey.

General Garage Area

The underside of the main ceiling is noted to be insulated panels. Slight undulations are evident with minor bowing of the panels however no structural movement is noted on the day of the inspection.



The purlins were slightly soiled though no deviation was evident and all was generally in a reasonable condition.


The corrugated translucent roof sheets were noted to be heavily UV degraded to the rear although generally soiled to the front slope. We are of the opinion the roof sheets to the rear are not able to be cleaned therefore if natural light is required replacement is the only option.




The main steel portal frame oversailing the unit with a painted finish is slightly corroded at high level. We are of the opinion this is possibly due to minor condensation issues though no deviations or movement were evident on the day of the inspection.



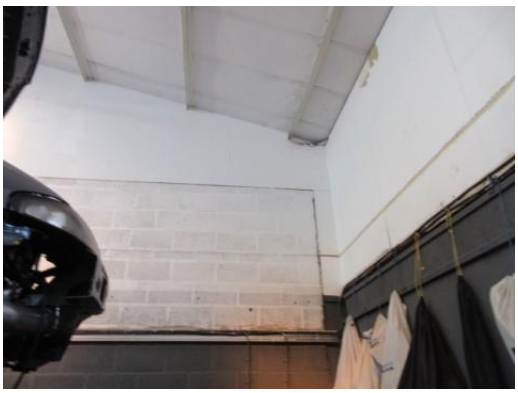

The infill sections of wall were noted to be a combination of solid painted blockwork with a hardboard and plasterboard finish.

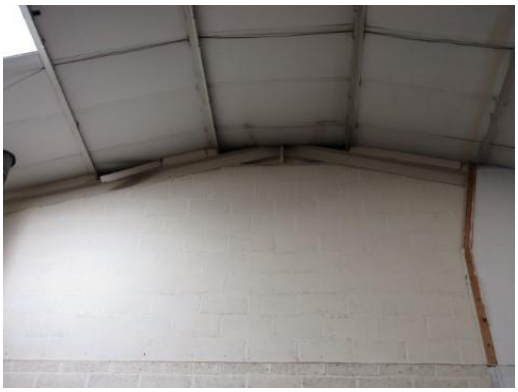
We note that the infill section at high level was in poor condition though this is to the mezzanine area and, unless required, generally appeared in structurally sound condition, however minor damage was noted to the edges of the board.

We note that a section of the blockwork partition board wall with the neighbouring property has been overboarded. We would recommend that confirmation is sought of the fire stopping to the party walls at high level to prevent any spread of smoke, fire or flame. Notwithstanding this and slight soiling and damage to the boards the walls were all in a reasonable condition.

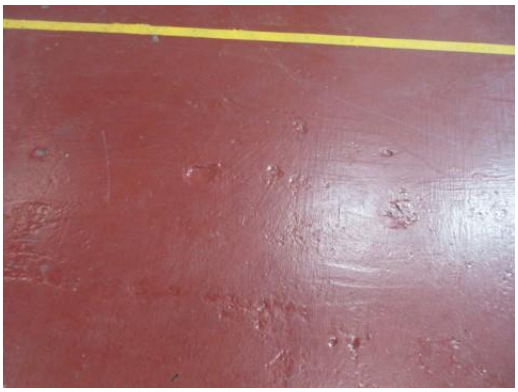






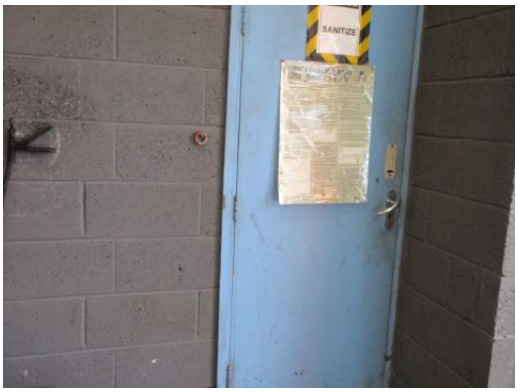
The solid concrete floor has a painted finish. Various areas of general wear and tear are noted. Scuff marks, pitting and indentations are evident though no cracks or structure issues are noted with the floor.

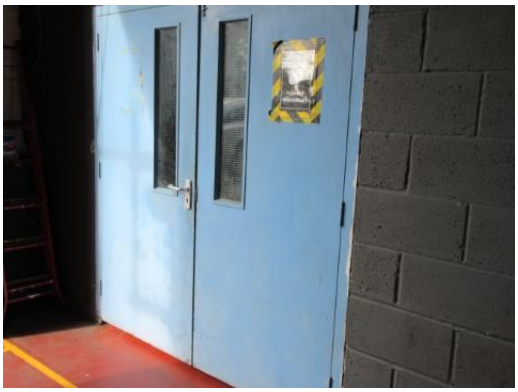


None of the appliances or installations to the MOT bay were tested therefore we recommend these are serviced annually and a suitably qualified electrician confirm all in good condition.

The high level windows to the rear of the property are noted to be single glazed in a timber frame, noted to be soiled though generally appeared to be in a reasonable condition.

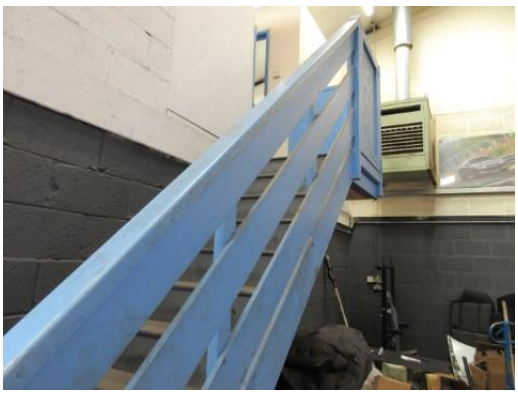
The internal joinery was noted to be scuffed and marked and would benefit from preparation and redecoration throughout.





The heating is provided by a wall air blower at high level which was untested at the time of our inspection. We would recommend this be tested and commissioned by a Gas Safe registered engineer and confirmed all in suitable condition and any defects to be rectified at this time.

The timber staircase leading to the first floor welfare facility is heavily soiled and in poor decorative order, though generally in a reasonable condition however would benefit from preparation and redecoration throughout.



No access was gained to the first floor storage cupboard to the upper section of the tyre bay.

Mezzanine Welfare Facilities

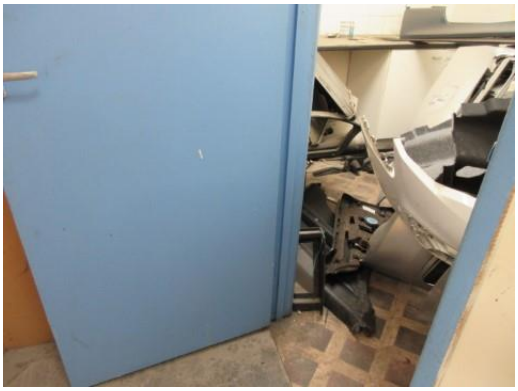
Limited access was gained due to the amount of car parts located within the area.

The internal walls were a combination of stud partitioning and blockwork, both with a painted finish and all generally appeared to be in a reasonable condition.

The timber floor was overlaid with a vinyl finish which was in poor condition and would benefit from replacement as and when required.

The worktop, base and sink unit were untested though appeared to be infrequently utilised, therefore, if required we recommend full recommission of the facilities.

The gloss painted internal door, architrave and doorframe were scuffed and marked and would benefit from preparation and redecoration as required.



The underside of the main ceiling is noted to be insulated panels. Slight undulations are evident with minor bowing of the panels however no structural movement is noted on the day of the inspection.

The purlins were generally soiled. Minor corrosion was noted and would benefit from preparation and redecoration.

The translucent roof sheets were noted to be soiled and would benefit from cleaning down although generally appeared to be in a serviceable condition.

Small Corridor leading to the External Fire Escape

The ceiling is noted to be painted plywood. Minor indentations and scuff marks are noted though generally appears to be in a reasonable condition.

The walls are noted to be clad with plasterboard at high level with blockwork at low level. All walls scuffed and marked though generally fit for purpose with no structural movement noted.

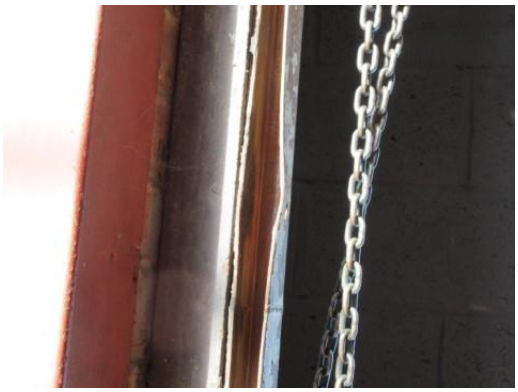
The solid concrete floor with a painted finish is generally in a satisfactory condition.

The internal joinery was noted to be scuffed, chipped and marked and would benefit from preparation and redecoration throughout.

The timber fire escape door was untested as a security bar was installed. We did note however that the low level section is heavily decayed and may not fit within the aperture once opened. We recommend that this is repaired/replaced in the immediate term and confirmed as in good working condition.

A small void was noted to the threshold. We recommend this is infilled or over plated to prevent any accidents when the door exit is utilised.

The internal roller shutter is galvanised steel and was in operative order however was in poor decorative order. We recommend servicing as we also note that the guides were out of alignment and confirmation all in good operative order.



4 Deleterious and Problematic Materials

In Appendix 2, we provide background information relating to the nature of materials and components that are regarded by the UK property and construction industry as “deleterious” or, in some way, problematic. We had regard to the presence of these materials and components during our inspection

It is suspected that the following deleterious and problematic materials/components are present at the property:

1. Asbestos – we believe a survey has been undertaken.

2. Lead based paint – given the age of the property this is perfectly possible.

Other Hazards to be Considered

We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections and tests be carried out immediately by a suitably qualified Engineer.

5 Compliance with Legislation

Consideration has been given to certain issues concerning compliance with legislation. The specific issues considered are:

- Building Regulations,
- Planning and listed building legislation,
- Conservation area status,
- Workplace safety legislation associated with artificial lighting, glazing, falling, toilet provision and asbestos.
- Fire precautions and means of escape
- Disability discrimination legislation

We have not undertaken a detailed review of the standard of compliance of the building with current legislation, nor have we undertaken specific risk assessments. However, the following matters would benefit from further investigation and possible action:

1. The fire detection system is likely inadequate to meet with modern day standards and may require upgrading.

2. Disabled access throughout the property will require further management upon occupation of the building. We would recommend that this is considered as part of any proposed refurbishment work.

3. You should obtain up to date service certificates for the gas and electrical installation.

4. You should obtain an asbestos management plan for the property (we understand that this is in hand).

5. Should fire risk assessments be available these should be updated annually. Alterations to the FRA will be required following the proposed refurbishment work.

6. Glazing to the property, should be tested to ensure that it satisfies modern day safety standards.

7. The quantity of WC accommodation may require review as part of the proposed refurbishment.

6 Environmental Hazards

Consideration has been given to certain environmental hazards in the form of:

- flooding
- tree root proximity
- radon
- electromagnetic fields and microwave exposure
- vermin (rodents, birds, insects)
- Invasive vegetation (Japanese Knotweed/Giant Hogweed)

Flooding risk

We have not undertaken detailed investigations into the potential for flooding of the land on which the property lies. However, we have consulted the website at www.environment agency.gov.uk of the Environment Agency and their information regarding the potential for flooding suggests that the area is not at risk from flooding.

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.

Based upon visual inspection and information obtained from relevant web sites, we do not believe that the property is significantly exposed to any of these hazards.

Land contamination issues are the subject of separate specialist reports and consideration of this issue is outside the scope of this report. If land contamination issues are important to you consideration should be given to the commissioning of an environmental audit.

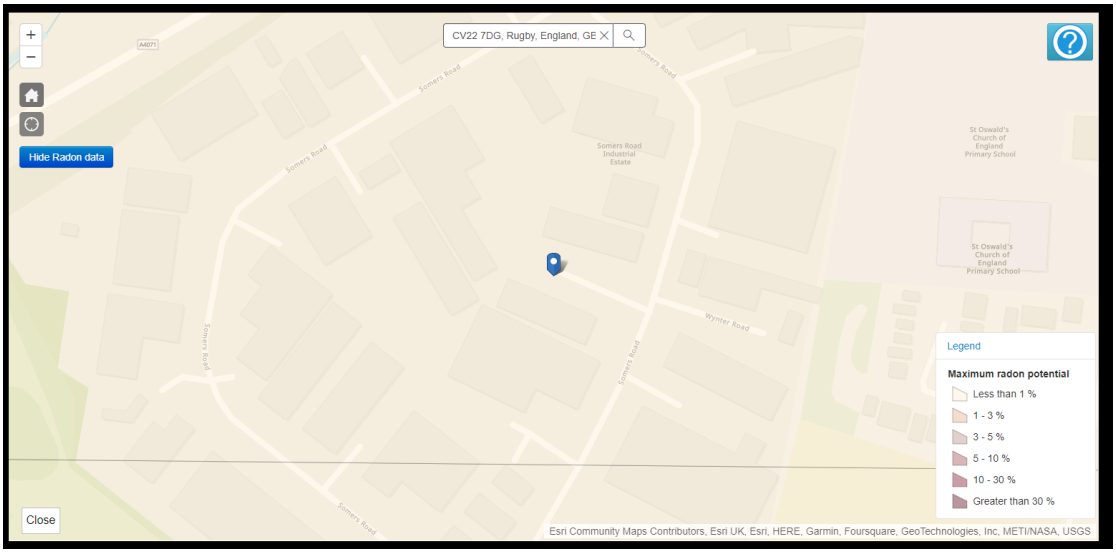
Tree proximity

The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on:

- the proximity of the tree to the building concerned
- the height, age and species of tree
- the design and depth of a building's foundations
- the type of sub-soil

There are trees in close proximity to the building. The growth of these trees should be monitored and, if necessary, controlled in due course.

Radon Risk



Low Radon Risk

Our desktop survey revealed the property to be located in an area where the likelihood of radon is at its lowest. It is not possible in the course of a building survey to determine whether radon gas is present in any given building, as the gas is invisible and odourless. Tests can be carried out to assess the level of radon in the building at a small charge. It is understood there is a testing period, possibly lasting several months, which does not appear to be required in this instance.

Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks.

Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer.

Radon is everywhere, but usually in insignificant quantities. General technical information on Radon can be obtained from Public Health England. Their website address is https://www.gov.uk/government/organisations/public-health-england

Following the legal searches, if Radon, as an environmental hazard, is something that you are particularly sensitive to, further investigations and, if necessary, testing should be considered for an assessment of the site's exposure.

Invasive Vegetation

We did not note the existence of any Knotweed or Hogweed around the property. However, we have not carried out a thorough inspection of the whole garden.

Japanese Knotweed was introduced into the UK in the 19th century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations.

Wood Boring Insects (Woodworm)

We have not undertaken a detailed investigation into the potential for Woodworm as this would cause for intrusive works to be carried out however where timbers could be tested with

a moisture meter, the timbers were found to have a moisture content below 15% and no active infestation or frass (remnants of infestation) was noted with all the timber floors feeling firm underfoot indicating that all floor timbers were free from active wood boring insects. Providing all timbers are kept dry, then the risk of an active infestation is minimal. It is therefore necessary to ensure adequate ventilation to roof and floor voids.

Keeping roof and sub floor spaces clear of rubbish and debris discourages decay. Please see https://www.spab.org.uk/advice/ for further details.

Woodworm may manifest itself in a number of varieties ranging from 3mm in size to 25mm. Eggs are laid on or in the timber and the larvae that hatch feed and bore into the timber which consequently results in weakening of timbers and a risk to the structural integrity of the property. Treatment of active woodworm involves applying insecticides to the timbers. In extreme cases where the timbers structural integrity has been compromised by the attack, replacement may be the only solution.

Fungal Decay (Dry Rot and Wet Rot)

We have not undertaken a detailed investigation into the potential for Fungal Decay, however at the time of our inspection no decay was noted to any of the inspected timbers and all timber floors felt firm underfoot indicating that all floor timbers were free from fungal decay.

Moist and damp conditions provide an ideal environment for fungal attack. In cases where the moisture content is over 20% this is classified as 'dry rot'. Fine grey strands of fungus spread through wood and other materials developing into sporophores which give off spores which in turn spread the fungus further. Timber suffering from dry rot becomes very dry and brittle and begins to fracture to such an extent that it can be broken and crumble by hand. When the moisture content is higher than 40% to 50% this is classified as 'wet rot'. The presence of wet rot in timber is recognised by a dark brown staining colour and splitting or longitudinal cracking.

Treatment of fungal decay is initially to remove the source of the dampness which is enabling the fungus to 'feed' and develop. Exposure works will then be necessary to determine the full extent of the damage caused. Following any repairs or replacement works it will be necessary to treat the timbers with an approved fungicide to safeguard against recurrence.

Damp

Tests were conducted at appropriate positions throughout the property (except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access to take readings).

Testing at low level did identify areas of low-level dampness. In a property of this type and age this is not entirely unexpected. Traditional building construction such as this, built with traditional materials, are designed to both absorb & desorb moisture naturally, the consequence of which is that there will usually be some slightly elevated moisture content at low level. This will normally disperse/dissipate naturally and properly managed this will not usually cause any significant issue or damage.

To manage the damp to an acceptable level, the following should be avoided:

- Modern insulation
- Modern paints
- Cement render
- Gypsum plaster
- Ground levels outside higher than inside
- Broken guttering or missing downpipes
- Vegetation growing near the wall.
- Trees creating shade and moist air near a wall.
- Lack of ventilation - double glazing, no vents
- Blocked chimneys - fireplace blocked up, no vents
- Furniture against walls creating cold areas
- Blocked floor vents
- Inappropriate damp treatments
- Leaking services

If left unaddressed, the damp can lead to the development of warm/humid conditions suitable for the development of insect attack and/or decay, more commonly to concealed areas. If left unaddressed significant & expensive timber floor repairs would be anticipated. Whilst the flooring generally felt firm underfoot and there were no obvious issues from our non-intrusive visual inspection, we are mindful that conditions can be significantly different to the floor structure and floor void where concealed, long before issues become evident from above. Taking all this into account, to assess the extent of any concealed issues and protect your

future financial interests we recommend intrusive inspection prior to any commitment to purchase to inspect/quantify the ground floor void construction and appraise any significant damp issues together with any significant/active insect attack and/or decay. The inspection should also establish the continuity/adequacy of any cross ventilation.

In terms of any repairs subsequently found necessary, our recommended approach is to as be required: address sources of moisture/damp; to replace any inappropriate materials where these are contributing to any significant damp, timber attack/decay; to maintain/improve the ventilation arrangements, and to carry out repairs necessary to any damaged construction/materials. This sympathetic approach to traditional building repair is considered the least damaging to the building and properly delivered should return the building to its pre-damage state, without creating any additional/alternative issues or causing unnecessary damage. We are conscious that some mortgage lenders may recommend further survey by a damp-proofing specialist, with a view to the potential installation of damp proofing measures. Where further specialist damp survey is to be completed, we recommend this is completed by a suitably qualified and experienced independent damp specialist, experienced with such issues in traditional properties of this age & construction. We are also whilst compiling this report mindful of the considerable body of evidence from both heritage & professional bodies that retrospective damp proofing and tanking treatments are not appropriate for use in addressing the issues identified in a traditionally constructed property of this age & type, and do not recommend such treatments, which rather than removing moisture will often merely divert this, often causing other problems elsewhere. Such treatments can often also be damaging to the fabric of traditional buildings.

Legionnaire's Disease

Legionnaires' disease is a type of pneumonia, caused by a bacterium called legionella pneumophila which is found naturally within the environment. Legionella bacteria require suitable temperatures and nutrients from a water source to multiply. Humans normally catch Legionnaires' disease by inhaling the bacteria contained in small droplets of water suspended in the air.

Certain conditions increase the risk of legionella growing and spreading. These include:

- a suitable temperature for growth, between 20 and 45°C. The optimum temperature for legionella bacteria is 35°C
- lack of disinfectant in the water system or water treatment
- irregular water flows and/or long-term stagnation of the water

- a favourable substrate or biofilm. A biofilm is formed where groups of microorganisms adhere to each other on the surface of a material, which can happen on any kind of surface. Even perfectly hygienic potable water contains bacteria and the nutrients that fuel their growth, and biofilms develop in all water-conveying systems, irrespective of the material used
- the use of equipment which aerosolises (creates droplets) from the water

Particular risks at a domestic property level are associated with private water supplies, pools, water features and fountains, irrigation systems and sprinklers, water softeners, air-conditioning systems and spas. These systems should be regularly cleaned and flushed though.

The risks can be greater to those in susceptible groups of the population, such as immunosuppressed patients and those with underlying diseases or conditions.

There are some general approaches that can be taken to avoid legionella growth that we would advise. These include:

- keeping cold water cold (below 18°C) (including in pipework runs where possible)
- keeping hot water hot (above a minimum of 55°C), throughout the plumbing network during normal use
- designing and installing the drinking water system in such a way that stagnation of the water under normal use conditions is avoided
- removing sediment, which can support the growth of Legionella, on a regular basis
- minimising the formation of biofilm by ensuring cleanliness during installation and start-up and reducing scaling and corrosion as much as possible. This can be achieved through the choice of appropriate system design, materials and maintenance regime
- regular servicing and cleaning of mechanised water treatment/movement systems and points of water droplet formation (e.g. spray/shower heads).

Further information can be found by visiting:
https://www.hse.gov.uk/legionnaires/legionella-landlords-responsibilities.htm
https://www.hse.gov.uk/pUbns/priced/l8.pdf

If this is something that you are particularly sensitive to, further independent professional investigations and specific risk assessment may be completed by a suitably qualified and experienced Legionella Consultant.

Asbestos

Possible asbestos containing materials were noted in the following areas:

- Fibrous boarding
- Rainwater goods
- Roof coverings
- Roof linings (bitumen under-felt)
- Tile undercloak
- WC cisterns

We have not undertaken an asbestos survey at the property and it is important to note that any property up to the year 2000 may have within it asbestos containing materials (ACMs). We have tried to point out any obvious possible asbestos containing materials at a property, however ACMs can be covered within ducting or hidden by decorative finishes. For example, these can include roofing felt, roof sheets, plastic floor tiles, ceiling tiles, fireproof linings, eaves, soffits, gutters, drainpipes, etc. Asbestos waste has also been identified within lofts and floors, sometimes installed by owners as insulation.

Should asbestos be of a particular concern to you we would recommend that a survey is carried out by an appropriately qualified asbestos surveyor.

The HSE provides a very helpful website on asbestos, where it can be found and how to manage it http://www.hse.gov.uk/asbestos/index.htm.

7 Minimum Energy Efficient Standards (MEES)

The Energy Efficiency (Private Rented Sector) (England and Wales) Regulations 2015 will make it unlawful from April 2018 to let residential or commercial properties with an Energy Performance Certificate (EPC) rating of 'F' or 'G. The marketability of some properties will as a result become impossible unless they are upgraded to meet the minimum standards. This necessary upgrade work may have a substantial financial implication.

From 1st April 2018 the regulations will be enforced upon the granting of a new lease and the renewal of existing leases. Landlords will be required to ensure compliance before the lease is granted. From April 2023 this requirement will cover all leases including where a lease is already in place.

You should carefully consider whether the implication of the MEES will affect the purchase of the property or your intention for the property in the future.

8 Matters for Legal Advisor's Attention

The property has been subject to some notifiable works including:-

- 2No mezzanines installed

Your Legal Advisers must check:

- all the relevant local authority and/or other approved inspector notifications and approvals for the works have been issued and obtained where needed, and all statutory inspections including approved inspector inspections have been made during the course of the works.
- all works have been completed in accordance with any approved drawings, specifications, statutory approvals and any associated conditions.

If regulations or requirements have been breached or work carried out without, or not in accordance with the necessary approvals and/or requirements, then extensive and costly alteration works may well be needed to ensure compliance.

We recommend that all relevant documentation is obtained prior to any commitment to purchase, to manage your future financial risks. Where the recommended documentation is not available or where works cannot be shown carried out in accordance with the requisite requirements, we advise proceeding with caution as you may have no means of redress if any works are subsequently found inadequate, needing remedial repair, or develop latent defects. Such issues can significantly affect the property value and any future saleability. Any issues arising both from this survey and your Solicitors enquiries should be notified to any lender and/or insurer who may decline to offer their service commercially or apply additional terms/premiums.

and

The building will not satisfy a variety of contemporary standards of construction and performance criteria set out in the current Building Regulations such as, for example, thermal insulation. This statement is true of the vast majority of buildings in the UK.

The statute under which the Building Regulations are made in the UK is the Building Act 1984. Neither this Act, nor the Regulations themselves are applicable retrospectively. This avoids the need for constant improvement of properties to satisfy current standards.

Planning Permission

We have not been requested to investigate and set out in detail the planning history of this property. We have not been provided with any Planning documents on which to comment. Consequently, from our inspection, we cannot comment on the existence or otherwise of any infringements of any Planning Consents or conditions attached to such Consents. We assume that this matter will be considered by solicitors.

It is assumed that there are no public rights of way running over the property and this detail should be confirmed by your legal adviser in advance of exchange of contracts.

We are not aware of the content of any environmental audit or other environmental investigation or survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination. In undertaking this instruction, it is assumed that no contaminative or potentially contaminative use has ever been carried out on the property.

No investigation has been carried out into past or present uses on either the property, or any neighbouring land, to establish whether there is any contamination, or potential for contamination, to the subject property from these uses or sites and we have, therefore, assumed that none exists.

You should confirm that the alterations to the property have appropriate Planning Consent and Building Regulation Certification, where applicable. Please note that a lack of adequate documentation can lead to problems on resale.

Planning General

We would recommend your legal advisers make formal enquiries of the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution with the area which, if known to you at this time, would lead you to reconsider your purchase of the property.

In addition, as part of the pre-contract search enquiries, your legal advisers should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail and air) which could impinge upon your quiet enjoyment of the property.

Your legal adviser should make enquiries in regard to any special planning derogations in the locality, such as Areas of High Landscape Value, or Conservation Area status which may affect local development opportunities.

You should immediately pass a copy of this report to your legal adviser with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each and every one of the items referred to above.

Guarantees/Warranties

Where work has been carried out to the property previously, it is recommended that guarantees be obtained prior to a legal commitment to purchase. These should ideally be indemnified against eventualities such as the contractors going out of business and should cover workmanship as well as materials. Confirmation should be obtained as to the residue of the guarantee and that a transfer will occur upon change in ownership.

Legal enquiries should be made to confirm if any testing of the electrical, gas and heating appliances have been undertaken, with any testing of service records being obtained prior to a legal commitment to purchase.

9 Conclusion/Discussion

Discussion

SERVICES

We are not electrical or mechanical engineers and have not inspected or tested the service installations in any detail.

Our comments here are general in nature and intended as guidance with a recommendation further investigation and budget costings.

Lighting – Mainly surface mounted, with a small amount of inset fittings. We note the pattern of switching is not consistent. In any serious refurbishment, you should re-design the switching to make best use of the power supply available.

Power – Power distribution is via hidden and surface mounted containment. The layout suits your proposed uses, though some alterations may be required. The data cabling appears an older system and will benefit from renewal or upgrading.

Heating – The property has the benefit of a high level warm air blower. Though this is in poor condition and we recommend refurbishment and upgrading when funds allow. In addition, no heating system has been installed to the mezzanine floor noted.

As a minimum we would recommend that the gas appliances be tested and serviced by a Gas safe registered engineer prior to your acquisition of the property.

Data and telecoms – Whilst there is a very small amount of data cabling, it would appear that this is outdated. The data links in the infrastructure of the building and the connections to local data networks should be checked by appropriate specialists with knowledge of your requirements.

EA ANALYSIS

We have not undertaken any assessment of the building for Equality Act (EA formerly DDA) assessment, you should make your own arrangements to ensure the access arrangements into the building are suitable for your needs and based on your proposed use of the space. There are clearly shortcomings here:

• There are steps from the ground to the first floors

SERVICE CHARGE

The service charge is a sum collected by the managing agents to carry out specific services and repairs to the property and the external areas

You should ask specific questions of your solicitor to confirm all boundaries and responsibilities in addition to any service charge payment required.

Possible significant capital expenditure could include the following:

• Air handling and associated plant.

• Fireproofing to fire doors and between ground and upper floors.

• Roofing works.

• EA improvements.

• Expenditure on capital plant renewal.

ALTERATIONS

You would be advised to ensure that any alterations you undertake are properly licenced with all statutory approvals.

ENERGY RATING

I did not see the statutory energy rating notice for the building; this would give you an indication of how energy efficient the building is, this is a statutory requirement and must be provided by the previous owner. We are of the opinion that significant improvements could be made in regard to preserving energy.

CONCLUSIONS

The property is basically sound in construction with no obvious structural defects noted, however has been subject to wear and tear and a lack of maintenance, therefore would benefit from a proactive maintenance scheme in order to bring the property to a good state of repair.

In the short term we are of the opinion that certain items will require repair or replacement and they include the following;

Where gutters could be inspected there was evidence of vegetation, and silting choking the gutters. Therefore we would allow a budget of £900.00 for clearance and isolated repairs to gutter joints.

The roof covering is generally in a reasonable condition though minor areas of damaged tiles was noted to the edges of the translucent roof sheets. We therefore recommend that the roof is cleared and the damage repaired to prevent any water ingress.
The cost associated with these works should be in the region of £750.00 plus preliminaries and access equipment.

Ranging over windows these largely appear to be in a reasonable condition, though preparation and redecoration would be beneficial, in addition to raking out and resealing to the perimeters. Cost associated with the works to be in the region of £450.00.

Ranging over the external envelope this appeared to be in a reasonable condition with evidence of minor deterioration noted to the pointing at low level, and high level panelling. Repairs would cost in the region of £1,750.00 to include pointing of service penetrations in addition to clearing and repointing the walls at low level.

Examination of external areas identified them to be requiring works to the walls, fencing, hardstanding, and drainage You should confirm the full extent of boundaries and liability for their maintenance and repair.

The rear fire door should be replaced, costing £600.00

Internally the unit is generally in a fair condition, though we recommend a budget is set aside for maintenance and redecoration to the internal finishes, which should be completed on a five to seven yearly cycle to prevent any deterioration. You should set aside a provisional sum of £5,250.00 for general preparation and redecoration works throughout.

The floors are generally in a reasonable condition, though minor remedial works and possible upgrading of the floor finishes throughout may be considered, costing £5,500.00.

We note various inadequacies within the electrical system, therefore we recommend a suitably competent, qualified electrician is appointed to test and commission the system and

rectify any deficiencies found. For a property of this size, we estimate the cost to be in the region of £1,500.00

We note various inadequacies within the mechanical system, therefore we recommend a suitably competent, Gas Safe registered engineer is appointed to test and commission the system and rectify any deficiencies found. For a property of this size, we estimate the cost to be in the region of £2,000.00

Consideration should be given to fire protection and prevention in the form of upgrading doors and partitions to conform to current regulations.

Additional long term items as outlined in the body of the report may also be identified for budgets and they may include, but not limited to;

Upgrading the offices	£5,000.00
Upgrading the welfare facilities	£10,000.00
External redecorations to the profile metal sheeting	£8,000.00

Notwithstanding the above, the property was generally in a reasonable condition with no structural issues identified. However we would recommend confirmation and calculations for the mezzanine to confirm all conforms to current regulations.
In addition to a planned maintenance programme be drafted to keep the property to a good standard of repair.

END OF REPORT

Mark Davies MCIOB Assoc RICS
For and on behalf of **Allcott Associates LLP**

10 Allcott Commercial: Commercial Services

Allcott Commercial's structural engineers provide services across all types of commercial buildings.

If you are planning on carrying out any building works at your current or future property, our IStructE chartered structural engineers and RICS surveyors can help.

Structural Feasibility Studies

Our structural engineers are experienced at assessing existing commercial buildings and critically evaluating the structural impact of changes such as extensions, alterations and change of use.

We help clients avoid delays and unexpected costs by identifying issues and finding solutions before works are underway.

Roof Calculations and Design

Our roof structure calculations and steel structural element designs consider load capacity and structural integrity ahead of alteration works such as retro-installations of photovoltaic (PV) panels, green roofs and plant machinery.

We do more than simply calculating the increase in load and stress on the roof. Our engineers consider not only the roof itself, but also the whole building as a supporting structure.

Beam Calculations and Design

Our structural engineers conduct site visits to check loadings and always consider the removal of supporting structures and the installation of the beam in context of the entire building.

We then put together all the documentation required for submission to building control, including both structural steel calculations and element designs.

Construction Quality Assurance

Our engineers' expertise, which is drawn from reviewing multiple construction projects of a wide range of type and scale, means they are ideally placed to monitor build quality from the start of a project through to completion.

They are available at short notice and conduct regular site visits to make sure that any deviations from specification are identified and reviewed early.

Structural Design Review

We carry out independent technical design reviews of planned alterations against industry standards. Our structural engineers are experienced in a variety of alterations, from large-scale changes such as adding in mezzanine floors, to smaller projects such as installing glass screens and changing balustrades, disability works such as widening openings, lift installations and similar alterations.

Contract Administration

We can support you throughout the lifecycle of the project. From drawing up specifications to using our large pool of approved, vetted contractors in our competitive tendering process, we ensure your projects run smoothly, on time and on budget. By conducting frequent site visits we can track progress and help avoid delays. We make sure that everyone is up to date on the progress of the remedial works. If anything unexpected occurs, or if anything goes out of specification, we step in immediately to make sure that everyone is informed and in agreement on next steps.

Flood and Fire Reinstatement

In the case of an insurance claim, we get on site immediately to ensure that the property is secure and that any temporary measures to safeguard the property are put in place. Our surveyors have extensive experience of surveying damaged properties and we produce detailed, clear and comprehensive specifications of the repairs necessary to reinstate the property or properties affected. In addition, our structural engineers will assess any load bearing elements and ensure that the property is made structurally sound.

Schedules of Condition

The Allcott Commercial team appreciates the unique nature of each property and lease and subsequently the need to record schedules accurately and the need to work within often challenging time frames to deliver the information in a variety of forms. We offer ingoing schedules of condition with photographs, existing schedules of condition with photographs and film/ DVD schedules.

Dilapidations

Allcott Commercial specialises in both the enforcement and defence of commercial, industrial and retail dilapidations claims. We offer strategic advice on liabilities and are able to advise on appropriate tactics to be adopted towards the end of a tenancy. Our experience allows us

to minimise dilapidations claims when defending a tenant and maximise settlement returns when acting on behalf of landlords.

For more information visit allcottcommercial.co.uk, call us on 0333 200 7198 or email info@allcottassociates.co.uk.

Appendix 1

LIMITATIONS APPLICABLE TO PRE-ACQUISITION INSPECTIONS AND REPORTS

General Limitations

Inspection and Concealed Parts: Our report will cover all parts of the site made available to us during our visual inspection of the property, which is normally and safely accessible without the use of ladders, unless stated within the report. Where inspection of roof areas by use of access hoists is required this will be agreed with you prior to inspection. The structure and fabric will not be opened up for further investigation.

Those parts of the building and engineering services that are concealed, inaccessible or covered will not be inspected and confirmation that such parts are free from defects cannot be provided. Where we feel further investigation is merited, reference will be made in our report.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections and tests be carried out immediately by a suitably qualified Engineer and 20.4 in the event that it or any test is in connection with high alumina cement, it is carried out or prepared by a suitably qualified Engineer.

Our services survey is based on a visual inspection and comment on the condition and the quality of the installation relating to normal good standards. Internal inspection of plant will only be carried out where access is readily available and not where plant strip-down is required. We will specifically exclude tests relating to the performance of any heating, air conditioning or ventilation systems, pipe pressure tests, electrical or drainage tests. The

omission of such tests might give rise to the fact that certain problems could exist which are not reflected in our report. No Inspection or comment is made on the below ground drainage installations unless instructed otherwise.

Occupied Buildings: Where buildings ore occupied at the time of our inspection access to some areas may be restricted or denied although these areas will be noted in our report. Regardless of occupation, we will not lift fitted carpets, nor disturb any part of the fabric or fittings which are fixed or would cause damage.

Budget Costs: Where approximate budget costs are included in our report, these costs are for guidance purposes only and will not be calculated from measured quantities but will be based on knowledge and experience of similar repair or replacement situations. Costs are exclusive of contractor's preliminaries, contingencies, builders work associated with services, professional fees and VAT. They will be based on current prices and no allowance will be made for inflation. Access costs for high level works will be included.

Liability and Confidentiality: Our report will be for the attention and purposes of the instructing party only and consequently we cannot accept any third party liability for the whole or any part thereof. Neither may the whole nor any part of our report, nor any reference thereto, be published in any way nor included in any published document, circular or statement without our prior written approval of the form and context in which it may appear.

Pre Acquisition Survey

Compliance with Legislation: Our inspection will involve a general review of the state of compliance with Statutory Requirements such as the Building Regulations, Workplace Regulations, Fire Regulations, Disability Discrimination Act and other relevant matters. Please note that compliance with these Regulations often requires a more detailed study and/or the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of our report. It should be noted that the requirements under the Disability Discrimination Act are based on reasonableness, the meaning of 'reasonable adjustment' has yet to be determined by the Courts and our advice represents our Interpretation of the Act at this time.

Building Services

Design Analysis: No definitive calculations will be undertaken to determine the capacity of the plant, nor will performance tests be carried out on any of the systems or plant items. Design analysis of the systems will be undertaken using generally accepted design criteria.

White Goods and Data: Our report will not include an inspection of the white goods, catering and vending equipment telecommunication or data systems found within the property. We are unable to comment, advise or identify items that are reliant on day/date dependent embedded chips.

Deleterious and Hazardous Materials Generally: Our report and survey exclude any investigation into the unsuitable use of deleterious or hazardous materials except insofar as such matters may come to our knowledge in the normal course of inspecting the property and state of repair. We will advise you if we consider there is a significant possibility that deleterious or hazardous materials exist at the property, although we will not undertake or commission specific inspections, laboratory testing or reports unless this possibility has been identified by us as a concern and further instructions received. Similarly, where composite cladding panels maybe noted in our report we confirm that no intrusive testing will be undertaken to determine the type of insulant or whether this is approved by the Loss Prevention Certification Board unless instructed otherwise.

Asbestos: No testing or analysis of asbestos containing materials will be carried out.

Concrete: We are not able to confirm that the structure is free from structural defects to include but not exclusively the deleterious effect of HAC, chlorides and reinforcement corrosion durability.

Concealed Parts

If we observe evidence to suggest that concealed parts of the structure and fabric might be defective, we will advise you accordingly and make recommendations for further investigations. However, unless otherwise instructed by you, we will not open-up for inspection any permanently enclosed or concealed parts of the structure and fabric.

Services Installations

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any of the installations. Unless otherwise instructed, we will not commission the inspection and testing of any installations by specialist consulting engineers. If we find visual evidence to suggest that there might be significant problems with any of the installations, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigation and/or testing by specialist.

Appendix 2

Deleterious materials

Since the early 1980s the property and construction industry has evolved and adopted a list of materials, which, for one reason or another, have been labelled deleterious and/or hazardous to health and safety. Some of these materials only become deleterious and hazardous due to the particular circumstances of their use and are not inherently deleterious or hazardous in themselves.

Materials that have been branded "deleterious" have usually been so classed because they either:

(a) pose a direct risk to the health and safety of persons occupying or visiting a particular property (e.g., asbestos) or

(b) can be detrimental to the structural performance of a building (eg High Alumina Cement in concrete) or

(c) are generally perceived by the property investment market as undesirable features of a building, which can affect the liquidity of the property concerned (eg calcium silicate bricks) or, in the case of composite panels, its insurability.

Some deleterious materials might fall into more than one of the forgoing three categories above.

Few of the deleterious materials given below can be detected with the naked eye alone. Often sampling and testing of a component or element is required to confirm the presence, or absence of a material. The materials marked with an asterisk below are, in general, those materials that require sampling and testing to establish their existence with certainty.

At present, the list of deleterious and problematic materials comprises the following:

- Composite cladding panels to roofs and walls.

- Nickel sulphide inclusions in toughened glazing

- High Alumina Cement (HAC) when used in load-bearing concrete components and elements.*

- Chloride additives when used in pre-cast or in situ cast concrete.*

- Calcium silicate bricks or tiles (also known as sand/lime or flint/lime bricks).

- Mundic blocks and Mundic concrete.

- Woodwool slabs when used as permanent shuttering to in situ cast structural concrete.

- Lead-based paint used in locations that could result in the ingestion, inhalation or absorption of the material.*

- Lead used for drinking water pipework except when used as solder to pipe fittings.

- Sea dredged aggregates or other aggregates for use in reinforced concrete which do not comply with British Standard 882: 1992 and aggregates for use in concrete which do not comply with the provisions of British Standard Specification 8110: 1985.*

- Asbestos in any raw form or asbestos-based products.*

- Manmade mineral fibres in materials when these fibres are loose and have a diameter of 3 microns or less and a length of between 5 and 100 microns.*

- Urea Formaldehyde Foam in large quantities used, in particular, as cavity insulation (due to vapours released from the foam).

Birmingham Office
2 Victoria Works
Vittoria Street,
Birmingham, B1 3PE
0121 718 7008

London Office
6th Floor, First Central 200
2 Lakeside Drive, Park Royal
London, NW10 7FQ
0208 212 7967

Milton Keynes Office
494 Midsummer Boulevard
Milton Keynes
MK9 2EA
01865 479 670

Nottingham Office
15 Wheeler Gate
Nottingham
NG1 2NA
0115 901 7074

Building Integrity.