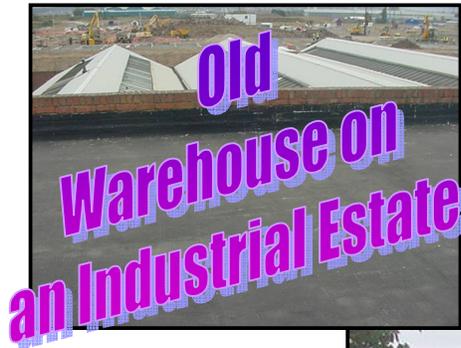


COMMERCIAL BUILDING SURVEY

**Barking,
Essex, IG11**



FOR

Mr B

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

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INTRODUCTION

We have been instructed to inspect and prepare a Commercial Building Survey for XXX Barking, Essex, IG11.

We have made numerous attempts to speak and meet with you with regard to this property, which is our normal practice. In this particular instance we feel there are issues that need to be discussed but unfortunately we have been unable to meet.

We would make the comment that we are generally concerned with the way this transaction is taking place.

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a combined office building with a warehouse behind it. The office is three storey with a two storey three bay warehouse to the rear.

The office areas to the front are within a concrete frame (possibly two different designs).

The warehouse to the rear is within a metal frame that has had amendments over the years.

Much of the building standard of the properties are below modern day specifications, standards and requirements. We feel this will limit future resale value and opportunities. We also feel that it may not make it safe for public gatherings if that is how you wish to use the building. We feel that many organisations would look at this as a demolition and re-build option considering the site on plot value only.

There is parking surrounding the property and an adjacent site to the rear being developed which is currently being stabilised (meaning the area has poor ground conditions).

The offices are typical of post war to 1970s construction with a concrete frame base. We would advise that some semi-experimental use of new techniques with concrete were used during this period of construction and now is no longer used / considered below acceptable performance levels.

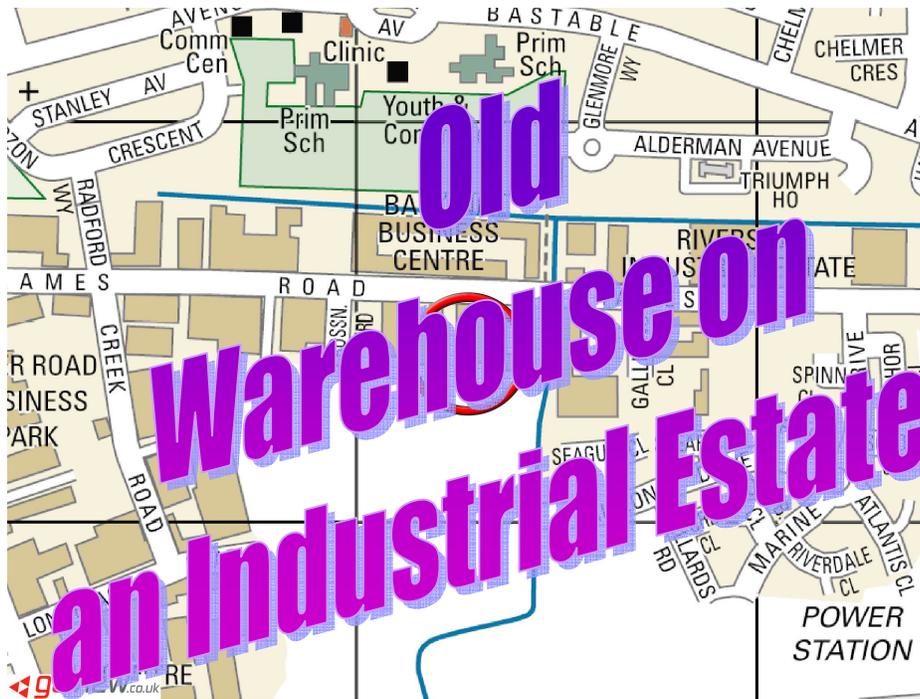
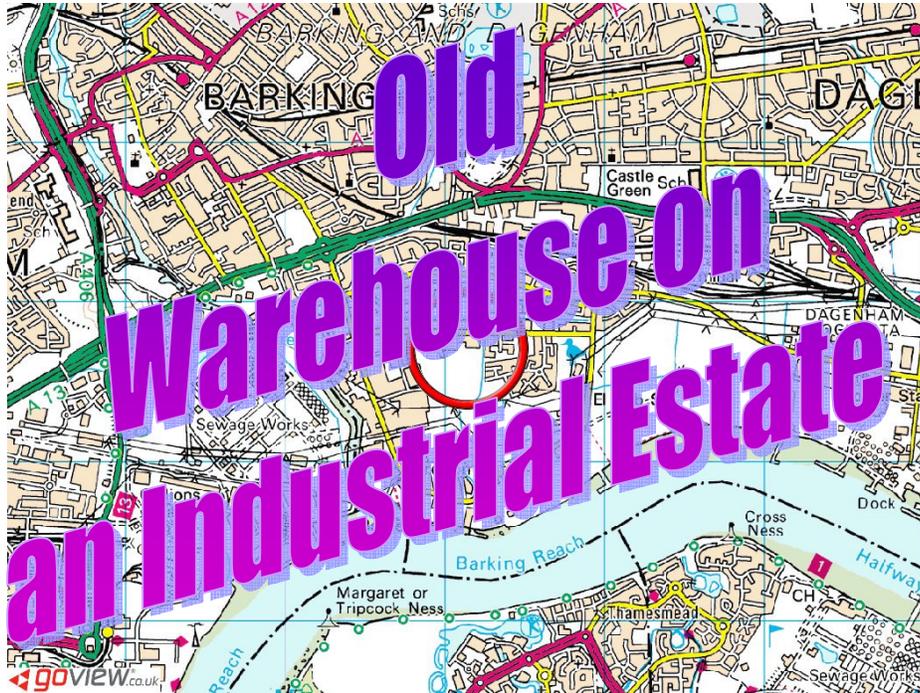
To the rear there is a metal frame for the warehouse. Which is post war era to 1980's construction. It has been amended and altered over the years, we believe from an original asbestos cladding to its present form.

In summary, we therefore have two, possibly three, different constructions that would not meet current standards.

Finally, if the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Location Plans

XXXX Barking, Essex IG11

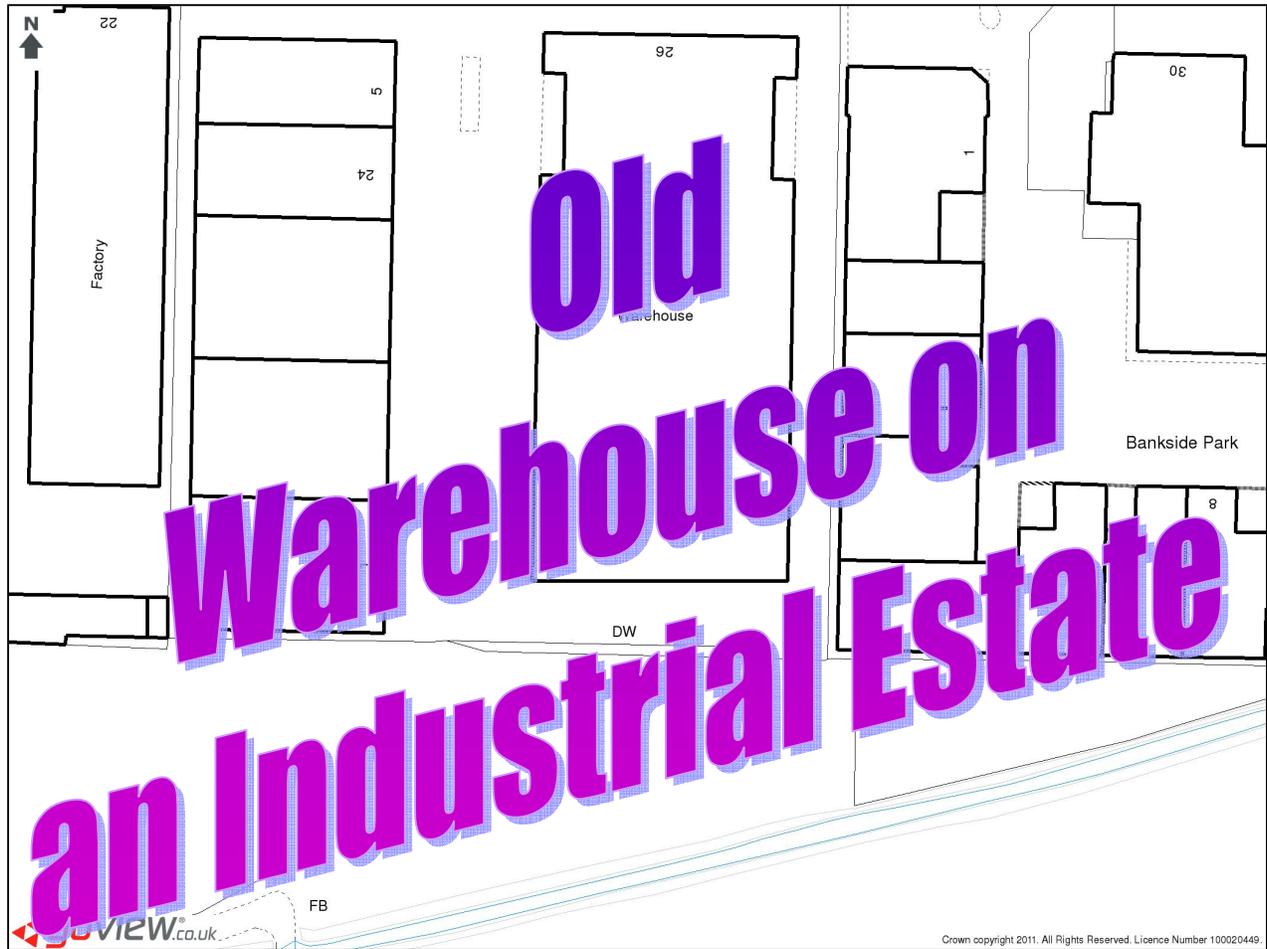


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SUMMARY OF CONSTRUCTION

OFFICE AREA - concrete frame

External

Main Roof:	Flat roof with an asphalt finish
Gutters and Downpipes:	Plastic (possibly some metal)
Soil and Vent Pipe:	Plastic (possibly some metal), mainly within central void area
Structural frame:	Reinforced concrete (assumed)
Walls:	Stretcher bond brickwork (assumed)
External Detailing:	Aluminium double glazed windows

Internal

Ceilings:	A mix of suspended ceilings, plaster and concrete (assumed)
Walls	Mixture of various types of solid and studwork walls (assumed)
Floors: Ground floor, first floor and second floor:	Reinforced concrete (assumed) Reinforced concrete (assumed) Reinforced concrete (assumed)

WAREHOUSE - metal frame building

External

Main Roof:	Pitched roof clad with metal and asbestos
Gutters and Downpipes:	Plastic (possibly some metal)
Soil and Vent Pipe:	Not identified, further investigation required
Structural frame	Metal frame
Walls:	Stretcher Bond brickwork with exposed concrete lintels in some areas and metal lintels likely to be in other areas (all assumed)
External Detailing:	Metal windows and timber doors

Internal

Ceilings:	Various; mainly an open ceiling showing the metal structure
Walls	Mixture of various types of solid and studwork walls (assumed)
Ground Floor:	Reinforced concrete (assumed)

Note we have not opened up either of the structures in any form and we would recommend that they are opened up.

Services

We have assumed that both sections of the property have mains water supply, drainage and electricity. The heating that we noted in from the boiler room front left hand side and is a Concorde gas boiler, although this is likely to be heating part of the offices only. None of these services have been tested; we recommend a specialist test.

Your legal adviser needs to check and confirm the above details; all is assumed.

The above terms are explained in full in the main body of the Report.

We have used the term 'assumed' as we have not opened up the structure.

EXTERNAL PHOTOGRAPHS

This is a sample of the external areas.



Front view



Rear view



Rear boundary wall



Left hand view



Right hand view

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FACILITIES

We have included a list of the facilities that we have viewed; there may be other areas. The following gives a general overview.

Ground Floor - Office and Warehouse

- 1 Offices to the left and right hand side. Some of the office areas sub-divided into further offices, including internal only office space
- 2 Central staircase to office area
- 3 Male toilets, off central stairs
- 4 Female toilets, off central stairs
- 5 Kitchen
- 6 Canteen
- 7 Warehouse area
- 8 Male toilets in warehouse area
- 9 Female toilets in warehouse area
- 10 Services room
- 11 Security Room
- 12 Various ancillary storage/office rooms to the rear

First Floor

- 1 Front offices left and right
- 2 Central staircase to second floor
- 3 Male and Female Toilets (adjacent to staircase)
- 4 Rear work space

Second Floor

- 1 Front offices left and right
- 2 Male and Female Toilets (adjacent to staircase)
- 3 Rear work space

Central Void

There is a central void area which divides the concrete frame from the metal frame structure where there are services and also access is gained to the main flat roof of offices. Please note we did not note any safe access available to the warehouse roofs.

Outside Areas

There is a car park surrounding the property and access roads. These are tarmac and concrete areas which are deteriorating. There is no drainage noted which accelerates deterioration. There is a boundary wall with adjoining trees that are damaging the boundary wall and the car park.

INTERNAL PHOTOGRAPHS

This is a sample of the internal areas.

Ground floor office areas



Office adjacent to main entrance



Office area



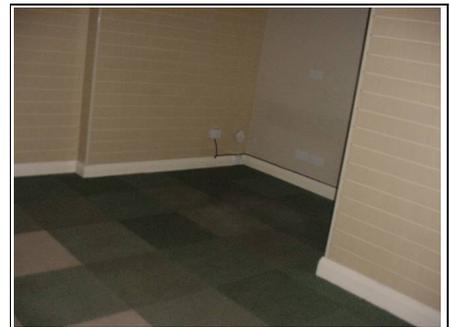
Ground floor rooms right hand side



Kitchen area on left hand side



Canteen (assumed)



Ground floor rooms right hand side



Gents WC



Ladies WC



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INTERNAL PHOTOGRAPHS

Ground floor behind office area - concrete frame area



Left hand side of concrete frame



Concrete frame area



Ground floor / Warehouse area to rear – metal frame



Left hand side looking to front



Front of left hand side taken from concrete roof of warehouse offices



Left hand side with asbestos roof



Concrete roof to the offices on left hand side



Cracking inside offices with the concrete roof on left hand side



Dividing wall between left hand and middle section where valley gutter is leaking



Right hand side



Right hand side taken from the rear of the property

INTERNAL PHOTOGRAPHS

First floor



Left hand offices



Right hand office



First floor landing area



Work space area

Additionally there are toilets on this floor, other offices/store rooms and a conveyer belt which travels from the ground floor up to the top floor.

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INTERNAL PHOTOGRAPHS

Top floor



Left hand offices



Right hand side offices



Staircase / lobby area



Example of work space to the rear



Bathroom to right hand side

Again we would add that there are toilets on this floor, offices/store rooms and a conveyer belt which travels from the ground floor up to the this top floor.

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REPORT FORMAT AND INFORMATION

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

PHOTOGRAPHS



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

MARKET VALUE

We have not been asked to comment upon the market value in this instance.

EVERY BUSINESS TRANSACTION HAS A RISK

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances.

AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?

It is important to remember that the agents are acting for their client and not the purchaser. We, as your employed Independent Chartered Surveyor, represent your interests only.

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement, as agreed to and signed by you. If you have not seen and signed a copy of our terms of engagement please phone immediately.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible - just phone us.

EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about a future property such as this, when we have not had the benefit of meeting with you we are to some extent trying to second-guess what your priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the ‘character’ of this property you may think are very important. We have taken in the region of 500 photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

We have divided the Executive Summary into ‘Plus Points, ‘High Priority and ‘Medium Priority, to allow you to clarify and focus on exactly what the issues are.

Plus Points

Survey reports often are full of only the faults and general ‘doom and gloom’, so we thought we would start with some positive comments on the property!

- 1) The property has vacant possession. If this is combined with the adjoining properties it gives a substantial area to utilise albeit that work is required and we consider this a high risk purchase.
- 2) This is a substantial property with car parking, although it does not meet current standards or institutional funding requirements.
- 3) We are advised that the D1 User Class for Non-Residential Institutions is pending and is a condition of the sale.

High Priority

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

1.0) We would not recommend purchase

We feel that further investigation must be carried out before you purchase this property. We consider the property to have major defects and would not recommend purchasing it.

We are aware from what we understand you are being driven by the fact that this may achieve D1 use but we still cannot recommend this purchase from a structural point of view.

2.0) Meeting recommended

We have not had the benefit of meeting you to discuss this property (which is very unusual) or a detailed phone discussion with you. It is therefore very difficult for us to comment specifically on this property other than to say we are aware you are a Church and if you do intend to have gatherings within this property we would not recommend it.

We have no way of knowing what weight loading it will take, other than we can see there have been historic problems.

3.0) Historic problems - office

There are historic problems with the structure, including deflection in the floors. We can see there have been concrete repairs to the concrete frame to the front of the property. We have mentioned that as this is post-war construction it was built during an era when there was semi-experimental work carried out with concrete structures and frame and as such accelerators or additives may have been used that will warrant the building as defective.

4.0) Historic problems – warehouse

With regards to the warehouse, we can see cracking to the brickwork walls on the right hand side and subsidence to the walls on the left hand side. We have mentioned within this report that we believe this is an area of unstable soil (due in part to the ground stabilising taking place and our general knowledge). Again we cannot recommend that this warehouse is used without further investigation.

5.0) Asbestos

We therefore cannot recommend that you purchase this property to use. We would say that the buildings on the site could be demolished and an appropriate structure built. You have to consider that there is likely to be asbestos within the structure and the costs associated with this work.

Medium Priority

Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1) Leaking office area – building roof

The flat asphalt roofs to the concrete frame building are flat (as opposed to having a fall) and are allowing water to pond and damage the roof structure and building.



Ponding to flat roof, which is not falling towards outlets and coming through roof.



Water coming through roof.



ACTION REQUIRED: To make the roof 100% watertight we recommend an insulation cut to falls laid over the roof, finished in a high performance felt if you intend to use the building in the medium to long term. In the short term patch repair may be an option, depending upon how you wish to use the building.

ANTICIPATED COST: Re-roofing would cost in the region of £50,000 to 100,000, depending upon the exact specification. Patch repair in the region of £5,000 - £10,000 over a period of time with major works being carried out in the summer of 2012. Please see comments on overall structure.

We recommend quotes are obtained before you commit to purchase the property.

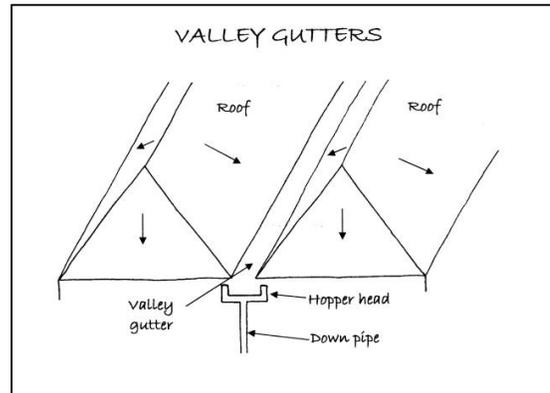
Please see the Roof coverings Section of this Report.

2) Leaking warehouse roof

The rear warehouse is formed from three pitched roofs and two valley gutters. The roof leaks in several key areas and overall it needs attention as it is affecting the metal structure of the building.

2.1 The valley gutters

Rainwater/dampness is coming through the valley gutters. This can be seen internally on the dividing walls and also causing deterioration to the metal structural frame and fixtures and fittings.



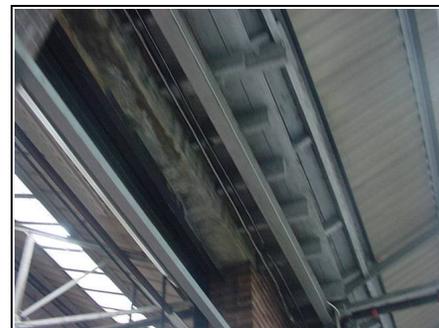
Left hand valley gutter



Right hand valley gutter



Valley gutters from the rear of the property



Leaking valley gutter

It is most important to understand how long term deterioration can affect a metal frame structure with rusting and corrosion. This can be unseen to the human eye so needs specialist testing to ensure that there are no major defects in the frame. It will be an unacceptable risk to use this area without carrying out such testing. Failure/collapse can be sudden and without warning in this type of structure.

2.2 The drainage is not adequate and is leaking. The hopper heads and downpipes are leaking and are not fit for purpose.



Rear hopper head



Rear hopper head not large enough to take main water from roof



Internal leaking downpipe from the valley gutter



Leaking external gutters

ACTION REQUIRED: The rear part of the property needs to be made watertight to stop damage and deterioration being caused to the metal structural frame.

Valley Gutters

It is likely that the entirety of the valley gutter needs water proofing. There are various ways of carrying out this, from temporary fixes to permanent long term. It needs to be carried out to limit the damage that can be caused to the structural metal frame.

Hopper heads, gutters and downpipes

Re-sizing of the hopper heads and checking that all gutters and downpipes are watertight and capable of taking the amount of water. We generally recommend over-sizing of the gutters and downpipes as this will reduce the need to maintain the gutters at high level.

We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

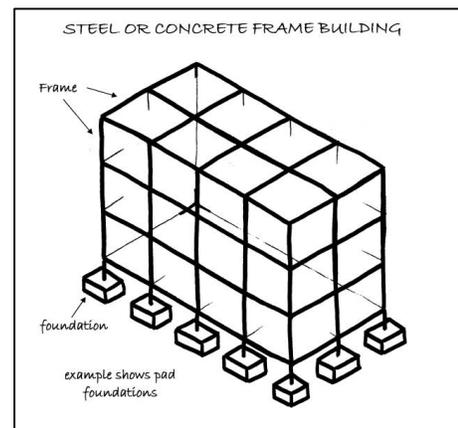
ANTICIPATED COST: In the region of £20,000 - £40,000, depending on what is found on the valleys when they are accessed; we have not accessed the valley gutters. This is essential work and you should obtain quotes before you purchase the property. Again, patch repairing may be acceptable for a short period of time but we would expect major works to be carried out in the summer of 2012.

Please see the Roof Coverings Section of this Report.

3) Office area structural concrete frame

3.1 The front of the property has a concrete structural frame. This we believe has several problems:

3.1.1. Deflection at first and top floor level.



3.1.2. Reinforcement visible and deteriorating.

3.1.3 The exact mix and make up of the concrete used is unknown.

3.2 Repairs have been carried out on this concrete frame previously, whether these are cosmetic or structural is unknown.



View of front structural concrete frame



Problem with concrete frame structure – reinforcement visible and deteriorating



Rear roof of office - concrete the side (left hand) and to the rear no repairs



Close up of concrete repairs

3.3 The above on its own would put many people/organisations/businesses off purchasing this property. This structure needs to be opened up before you commit to purchase.

3.4 There is a general bounce in the floors particularly at first and top floor level, which was quite disconcerting and unusual for this age of property.

3.5 During the period when this building was built there were some semi-experimental systems used of different concrete accelerators and aggregates and various other things and there may be fundamental problems with this concrete structure.

ACTION REQUIRED: The above needs to be understood before you proceed to purchase this property together with:

- 3.5.1) the design life of the building
- 3.5.2) the weight loading it can carry (under no circumstances should it be used, as people are fixtures and fittings, until this being fully understood)
- 3.5.3) future anticipated life of the building, and
- 3.5.4) how you wish to use the building

before committing to purchasing the property and before using the property further investigation needs to be carried out.

Please see the Walls Section of this Report.

4) **Concrete frame front and rear**

We are specifically identifying this as there seems to be two different concrete frames to the property:

- 4.1 To the front of the property the structure deflects. To the rear there is a more rigid concrete structure, which possibly has more concrete columns or different specifications.
- 4.2 Therefore it would appear there is a different design to the rear concrete frame and floor than to the front concrete frame and floor.

We would advise that during the early years of concrete construction there were various semi-experimental phrases with regard to the concrete mixes, some of which have caused long term problems, such as aluminium cement which was an accelerator added to the concrete which resulted in many buildings being demolished or major repairs being carried out. This is one example and the concrete frame needs to be tested to establish if it falls within this category of this semi-experimental phase.

ACTION REQUIRED: Testing, as previously recommended in Section 3.

5) Metal structural frame as a whole

We believe that this type of structure will have a sudden collapse nature rather than an advanced warning. We can see that the structural frame has been built at different periods due to the different sizes and gauges of metal framework used.

There is twisting and bending and rusting visible to the metal structural frame. We feel this in part is being caused by the dampness coming in via the roof, however we cannot discount problems with the foundations bearing in mind the cracking that we can see throughout parts of the structure.

From a visual inspection this would appear minor, however from our experience if deterioration is occurring to key areas then it could be fatal for the structure as a whole.



Twist in metal frame and distortion in brickwork



Bend and twist in metal frame



Close up of visible rusting

ACTION REQUIRED: We recommend that investigations are carried out to establish the original foundation design and also the metalwork capacity, as it appears to have been affected by ground conditions and the dampness. Testing needs to be carried out to ensure the rusting has not affected the integrity of the metal frame, particularly to the bolt fixings, where rusting and corrosion can be seen.

ANTICIPATED COST: In the region of £10,000 to £20,000 for testing and associated repairs. You should obtain quotations and costings before you commit to purchase the property.

Please see the Walls Section of this Report.

6) Asbestos

Asbestos was found in the property. We noted asbestos:

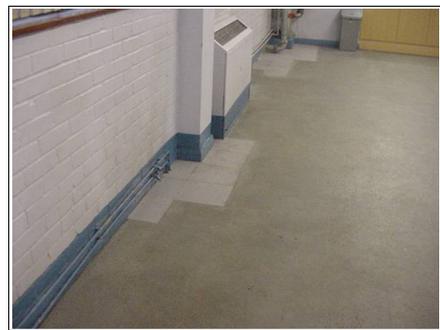
- 6.1) to the roof
- 6.2) to the gutters and downpipes
- 6.3) elements of asbestos to the floor tiles
- 6.4) to the service pipes

This needs to have an asbestos report as it is not possible by a visual inspection to be 100% certain.

We would advise that we are not asbestos surveyors and you need specialist asbestos surveyors.



Asbestos roof



Floor tiles in canteen area that could have asbestos



Possible asbestos to service pipes



Asbestos gutters

ACTION REQUIRED: The selling agent Glennys advised an asbestos report is available. We have not seen this but we are aware that there are different levels and qualities of asbestos reports. You need to obtain a copy of this and understand the report and the cost implications of the recommendations with regard to asbestos.

We believe that in the majority of cases asbestos removal is the best way forward as it can only deteriorate further over the long term. You will of course have a liability for any people that use this property if you are knowingly aware of a danger to their health via asbestos.

ANTICIPATED COST: We would normally give an estimate, however this is specialist work and whilst we feel it is likely to be in the tens of thousands of pounds you do need to obtain quotes before you commit to purchase.

We reiterate we are not asbestos surveyors and we would recommend you have an asbestos report of your own carried out.

7) Cracking, movement and bulging

7.1 Cracking and movement:

7.1.1 The left hand side, both external and internal walls of the warehouse, particularly to the brickwork warehouse section.



Cracking to left hand side

7.1.2 Right hand side of the property, particularly around the warehouse door area.



Cracking to right hand side

Unusually thick brickwork construction may conceal problems, deterioration to lintel and brickwork in this area

7.2 We feel the cracking relates to a combination of various issues:

- 7.2.1 Movement in the ground.
- 7.2.2 Movement in the structure
- 7.2.3 The types of bricks used
- 7.2.4 Water getting into the structure

Internal Photos



Raking crack on left hand side



Vertical crack at junction of wall side

ACTION REQUIRED: Cracking movement generally makes it difficult to sell, with major reductions in price negotiable. If the structural frame is established to be stable then you will be able to rebuild the walls, although it has to be said that the way the walls are buckling, particularly on the right hand side, does indicate that the structural frame is taking excessive support off them.

ANTICIPATED COST: This is specialist work and needs further investigation and opening up of the structure. It is likely to be in the tens of thousands of pounds. We feel that repair work has been carried out before which could affect how you deal with this. Quotations are recommended before you commit to purchase.

7.3 Brickwork

We noted that there is a lack of movement joints within the brickwork generally. We would recommend that these are introduced to help cope with any movement in the area.

Modern Building Regulations require movement joints to large areas of brickwork and blockwork and it may be prudent to have above this level of movement joints.

7.4 Lintels

The lintels offer support over the doorways and walls. We can see that some of these are deteriorating, which indicates that it is water damaged and that it is now getting to the point of exposing the reinforcement and they will lose their integral strength.



Please see the Walls Section of this Report.

Example of a lintel with an exposed reinforcement bar

8) Damp proof course too low

We noted in certain areas of the office building the tarmac forming the surrounding car park has been raised so that it makes the damp proof course ineffective (too low) and dampness will ultimately get into the property.



Damp proof course too low

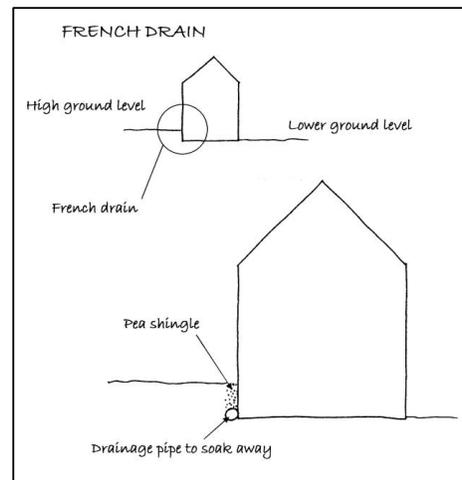


Checking for dampness

ACTION REQUIRED: Lower external ground level; 150mm is normally recommended and/or add a French drain (please see Appendices).

ANTICIPATED COST: In the region of £5,000 to £10,000 for the front of the property; obtain quotes.

Please see the Damp proof course Section of this Report.



9) Services

As a general comment on the services, service testing does not form part of this survey. You will need to ensure that all services are tested.

ACTION REQUIRED: Without an independent test on the services we recommend it is assumed that all services do not work unless these can be proved otherwise and certificates shown.

Services include the water supply, water drainage, electricity and heating system.

Electricity

The Institute of Electrical Engineers (IEE) recommend an NICEIC registered and approved electrical contractor carry out an inspection, test and report.

Heating

We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Drainage

We would recommend a closed camera TV camera report of the drains as these can cause problems or help show where the problems are.

Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for any remaining lead pipes.

Lighting

The lighting may not be to current standards for office or warehouse work depending upon how you wish to use the areas.

Services in General

We would always recommend with regard to all services that you have an independent check by a specialist contractor.

Disability Discrimination Act

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. It is a condition of all the leases that we have seen to meet this requirement.

ACTION REQUIRED: You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

Please see the Services Section of this Report.

10) **Fire requirements**

You will need to upgrade the fire requirements based upon how you wish to use the building.

ACTION REQUIRED: You need to seek specialist advice with regard to fire alarm systems, fire alarm signage and fire escape procedures prior to legally committing to purchase the building.

11) **Thermal efficiency**

In a property that is dated such as this the thermal efficiency requirements are far below what is currently being built and in turn your energy bills will be far above what would be likely in a newer specified property. There will be cold bridging even though there is aluminium double glazing (some of which has failed); it is likely to be quite a difficult place to heat.

We would comment further that there is a school of thought within surveying those properties that do not meet modern thermal energy efficiency standards will be more difficult/impossible to rent.

Cold bridging defined

This is where a colder element within a structure such as a lintel or an aluminium window allows the transfer of coldness which results in condensation.

12) **Stabilising work**

To the rear of the property at the time of our inspection stabilising work was taking place with, from what we could hear, the sounds of deep piles being driven. Given the age of this property it is unlikely to have had similar piles and therefore will not meet institutional/financial requirements with regard to investment and will effectively be unmortgageable.

ACTION REQUIRED: Your solicitor to have discussions with the owners/developers of the site to the rear of the property to establish what work they are carrying out to stabilise the site and advise us of this.

They would normally also require an environmental plan. This would be of interest to establish all the hazards on the site.

Other Items

Moving on to more general information.

Services

We have carried out a visual inspection of the services and no tests have been carried out.

Maintenance

As with all properties of this age you will need to carry out ongoing maintenance, particularly where there are large areas of flat roofs or large valley gutters, as we can see in this instance.

Estimates of Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would usually be best to have work supervised if it is complex, both of which we can do if so required.

SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

Very high risk

For most of our clients this would be far too high a risk for them to take on as there are visible and hidden defects in the property. It speaks volumes that there is an option to demolish and redevelop this site. To some extent it could be looked on as you are purchasing a site and the building is a bonus.

We are very concerned if you intend to hold church gatherings within the building due to the asbestos and the unknown stability of the property and unknown hidden construction defects. We would refer you to our High Priority section where we look at the pros and cons.

There is also a large amount of work required to the building to make it watertight and other areas where you could literally be pouring your money into a building that only has a short to medium term life and is not suitable/safe for you to use.

Further testing required before you do anything

The deflection in the structural frame; both the concrete frame and the metal frame needs further specialist testing which we can advise on if instructed to do so. This testing needs to be carried out before you commit to purchase the property.

Meeting required

We reiterate our comments that we need a detailed phone discussion with you and a meeting.

It should be remembered that our costings are estimates and for any work required we would always recommend that for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to committing to legally purchase this property.

We would ask that you read the Report and contact us on any issues that you require further clarification on.

**THE DETAILED PART OF THE REPORT
FOLLOWS, WORKING FROM THE TOP
OF THE PROPERTY DOWNWARDS**



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ROOF COVERINGS AND UNDERLAYERS

The Roof Coverings and Underlayers section considers the condition of the outer covering of the roof. Such coverings usually endure the extremes of climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.

Dependent upon the age of your property and the type of construction it may or may not be present, please read on:

We will consider the roofs in two areas; asphalt flat roof to the concrete frame part of the building, pitched roof of metal cladding and asbestos to the rear metal frame building.

Asphalt flat roof - concrete frame building

Whilst these roofs are called "flat", present building regulations and good building practice presently requires a minimum fall of 12 degrees.

Flat roofs are formed in a variety of materials. Difficulties can arise when the water is not discharged from the roof but sits upon it, as this can soon lead to deterioration which flat roofs are renowned for.

The concrete frame building has an asphalt flat roof. The roof is flat and deterioration is being caused by the ponding.

ACTION REQUIRED: Please see our comments in the Executive Summary.

The latest Building Regulations require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided. This will stop the possibility of fungal growth above the ceiling in the flat roof area.

Also it could not be established if there is insulation within the roof or a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot.

Rear pitched roof over metal frame building

The rear metal frame building has a pitched roof clad with proprietary metal sheeting and asbestos sheeting. This roof is leaking.

Asbestos

Asbestos is generally best removed from the property.

ACTION REQUIRED: Please see our comments in the Executive Summary.

Roof Lights

We found with older types of roofs that these tend to leak.

ACTION REQUIRED: Make the roofs watertight, have your own asbestos report carried out and please see our comments in the Executive Summary.

Internal concrete roof

There is an internal concrete roof on the left hand side which is adding weight to the structure below but it could also be adding structural stability. It needs to be understood whether this has been added at a later date to help restrain the structure or has been added as a purely functional requirement of heavy weight storage.



Internal concrete roof

ACTION REQUIRED: This is part of the further investigation needed.

Finally, that flat roofs were inspected from the roofs themselves and the rear pitched roofs were inspected from the flat roofs.

We were only able to see eighty per cent of the roofs with particular exceptions being at the junction of the flat roof and the rear roof. We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

For further comments with regard to ventilation please see the Roof Structure and Loft Section.

ROOF STRUCTURE

The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.

Main Roof

Roof Access

Due to the way the property has been constructed the flat roof does not have any access internally and the pitched rear roof has an open roof structure showing the metal framework.

We have commented elsewhere within this report about the damage that has been caused by the roofs leaking.

ACTION REQUIRED: Please see our comments in the Executive Summary.

Finally, we would ask you to note that this is a general inspection of the roof, structure to the rear. We have not examined every single piece of the roof. We have offered a general overview of the condition and structural integrity of the roof areas as viewed from the top floor through the suspended ceiling or as viewed from ground level within the rear warehouse.

GUTTERS AND DOWNPIPES



The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.

Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Flat Roof

The hopper heads and downpipes are plastic and externally fitted. We do not feel that the hopper heads will be able to take the amount of flow from the roof. We have not had the benefit of seeing the roof when it was raining.



Plastic downpipe

Rear Pitched Roofs

The gutter, hopper head and downpipe systems in this area need work. We noted also that part of the gutters and downpipes are asbestos which need replacement.

ACTION REQUIRED: The hopper heads are generally considered too small, the gutters are leaking and the asbestos gutters and downpipes and hopper heads need replacing.

We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

ANTICIPATED COST: Please see our comments in the Executive Summary.

Valley Gutter

This could also be classified as a gutter. This is leaking and causing deterioration to the metal structure.

ACTION REQUIRED: Please see our comments in the Executive Summary.

Soil and Vent Pipe

These are set within the void of the concrete frame section of the property. We have not tested if they are working or not.

ACTION REQUIRED: You need a full test on the water supply and the drainage within the property. You will have to also accept that you will have on-going maintenance issues when you occupy the property.



Leaking soil and vent pipes in internal roof void

Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

WALLS

External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

Structural Frame

Office - Concrete Frame

The front part of the property is formed from a concrete frame. The front and the rear have different characteristics, with deflection occurring to the front. The infill panels are formed in Stretcher Bond brickwork with the windows.

Repairs to concrete frame – are they cosmetic?

We can see that there have been repairs to the concrete frame. This may be hiding inherent defects.



Deteriorating concrete frame



Repairs to left hand side and non repairs to right hand side

ACTION REQUIRED: You need to ask the existing owners why and who carried out the repairs to the concrete frame and for any information in relation to this. They will help you with deciding how to carry out future repairs.

We can see to the rear of the concrete frame that the reinforcement is visible and closer to the surface than we would expect. Please also see our comments in the Executive Summary.

Walls to concrete frame

The Stretcher Bond brickwork is likely to be non-structural, although without having design details and structural drawings we cannot be certain of this.

Rear warehouse building – metal frame

There is a metal structural frame to the rear warehouse. We feel that some of the brickwork in this instance to the perimeter and interior may be providing support, meaning they are structural walls.

ACTION REQUIRED: We refer you to our comments in the Executive Summary where we note the twist in the building.

Major repair work is required to the brick walls and checks to the metal frame.



Twist in the building

Lintels

The lintels are deteriorating and reinforcement is visible.

ACTION REQUIRED: Please see our comments in the Executive Summary.



Typical concrete lintel

Cracks

There are numerous cracks to the brickwork to the rear of the property; both external and internal.

ACTION REQUIRED: Once the metal frame has been confirmed as being of an acceptable standard you will then need to carry out repairs to all the cracks. These could possibly be carried out using a tie bar system, however we would recommend that the walls are opened up to establish the condition of the metal structural frame behind these sections.

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by the structural frame / brickwork / plasterwork we cannot comment on their construction or condition. In buildings of this age concrete lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

Our comments have been based upon how the structural frame / brickwork / plaster has been finished. We have made various assumptions based upon what we could see and how we think the structural frame / brickwork / plaster would be if it were opened up for this age, style and type of construction. We are however aware that all is not always as it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

FOUNDATIONS



The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre deep foundations.

Foundations

The foundations are not known. We would comment that the adjacent site is carrying out stabilising work which, from the sound of it, also included piling. We are aware that this age of property did not typically have piling and certainly the general deflection in the floors would mean it does not meet current day institutional standards.

Piling Defined

Piling is a system of putting a deep foundation into the ground that takes support from the bed rock that can be ten metres or deeper. This then is what the building is built on. In older properties this was not common practice but is a requirement of current building regulations.

Building Insurance Policy

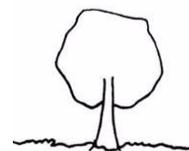
You should ensure that the Building Insurance Policy contains adequate provision against any possibility of damage arising through subsidence, landslip, heave etc.

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this. Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately this is something we are unable to comment upon from a one-off inspection - the Building Research Establishment recommend a year of monitoring of any cracking.

We would always recommend that you remain with the existing insurance company of the property. We would refer you to our comments with regard to building insurance throughout this report.

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property. As no excavation has been carried out we cannot be 100 percent

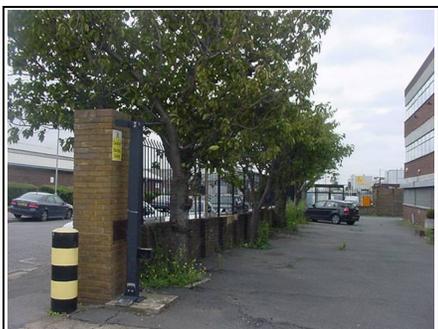
TREES



certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

The trees are damaging the front boundary wall and also the car park. You need to make a decision as to whether you wish to retain them or cut them back and carry out repairs, which in turn will mean there will be future repairs.



Trees are affecting the car park

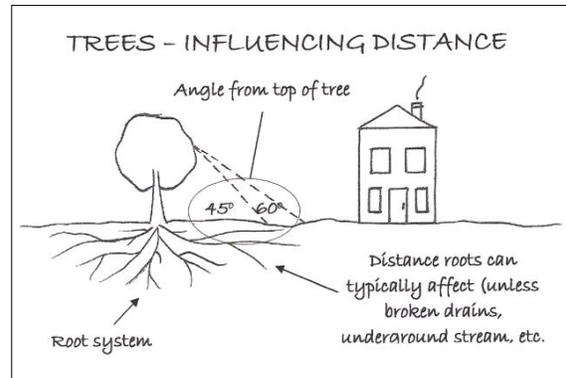
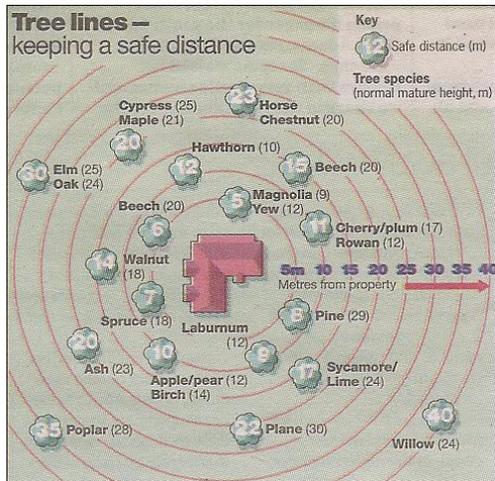


Trees causing problems to front wall and car park

ACTION REQUIRED: Reduce and maintain the trees and repair the wall and car park area.

ANTICIPATED COST: In the region of £2,000 to £5,000; please obtain quotations.

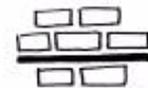
Finally, insurance requirements with regard to trees have varied over the years and in our opinion have got ever more onerous. We have seen the notifiable distance of a tree away from a property to have been reduced over the years and we reiterate our comments elsewhere within this report that you need to make enquires with regard to the insurability of your property in relation to trees and other features when you purchase the property.



Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

DAMP PROOF COURSE



Please also refer to the External Areas Section.

The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, although this took many years for it to become standard practice.

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, the DPC was found to be too low in some areas, particularly to the front of the office area.

ACTION REQUIRED: The ground level needs reducing. Please see our comments in the Executive Summary.

Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

WINDOWS AND DOORS

This section covers windows and doors, and any detailing such as brick corbelling etc.

Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Windows and Doors

You have an older style aluminium window with double glazing. We do find that this type of window does tend to cause/have condensation. We can see this on some of the window cills. This is a characteristic of this type of window and there is very little that can be done to improve this cold bridging problem.

Cold Bridging Defined

This is where there is a colder element in the structure that allows the transfer of heat or coldness to another area.



Example of aluminium window to the office area on right hand side



Condensation being caused by aluminium windows visible on left hand side

Finally, we have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section we are aiming to give a general overview of the condition of the external joinery. Please also see the Internal Joinery section.

EXTERNAL DECORATIONS

The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

These are minimal and consist of redecoration to the entrance doors.

Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

INTERNAL

CEILING, WALLS, PARTITIONS AND FINISHES

In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.

Ceilings

Office

Within the concrete frame part of the building in the office area is a suspended ceiling. Behind it is a plaster ceiling. We had a random view behind the ceiling tiles on each floor.

We are unable to establish if there were fire breaks in the office section.



Ceiling on ground floor in office area on front right hand side

We can see that there is dampness coming through to the upper warehouse floors from the flat roof and we believe there is also some dampness coming through around the windows on the front and side elevations, such as staining we can see on the tiles.

Rear Warehouse

The warehouse has an open ceiling. We can see that the under side of the ceiling has not been lined, as is common in more modern properties, often with an insulation level, and we can in some areas exposed asbestos.

ACTION REQUIRED: Please see our comments in the Executive Summary.



Open ceiling

Internal Walls and Partitions

There is a range of all sorts of different partitions in the different offices, from traditional studwork to metal work to plastic (all assumed). We believe there is also likely to be some solid walls as well remaining.

Typically with a concrete frame structure these will be purely non load bearing but we would recommend that you have this checked by a professional should you wish to remove any walls.

Within the metal frame building they are likely to be load bearing, particularly the warehouse offices on the left hand side of the property which have the concrete roof.

Perimeter Walls

These have a variety of finishes, from painted and papered to exposed brickwork. We have mentioned elsewhere that there is a possibility of cold bridging with regard to the lintels that have been used.

Finally, ceilings, walls and partitions have been inspected from floor level and no opening up has been undertaken (unless permission has been obtained by yourselves). In some cases the materials employed cannot be ascertained without samples being taken and damage being caused.

We cannot comment upon the condition of the structure hidden behind plaster, dry lining, other applied finishes, heavy furniture, fittings and kitchen units with fitted back panels.

FLOORS



Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Floors

We believe the ground floor, first floor and second (top) floor to be concrete. We are concerned with the deflection that we found at first and second floor level. The exact type of concrete needs to be established.

ACTION REQUIRED: We would recommend that core samples are taken of the concrete to examine its properties.

As mentioned, during the construction years semi-experimental construction was used and a variety of construction techniques that were used for the flooring, for example, which would vary considerably the amount of weight that it can adequately cope with.

Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets, floor coverings, etc. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

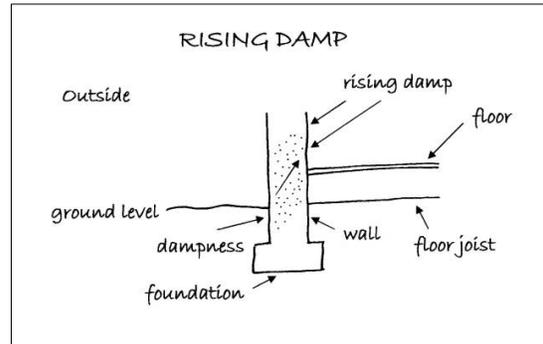
DAMPNESS



In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

Rising Damp

Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above.

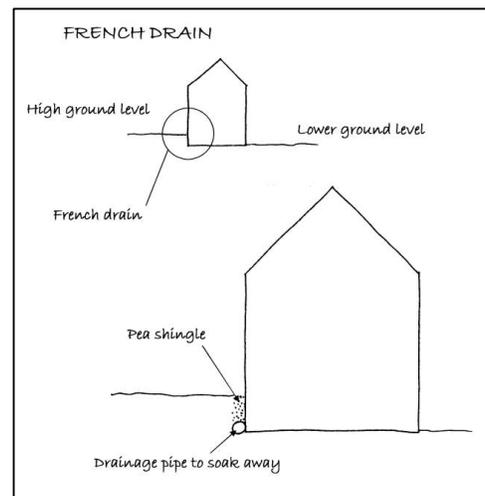


A random visual inspection and tests with a moisture meter have been taken to the perimeter walls and some internal walls and we found minor dampness.

ACTION REQUIRED: It depends how important the areas are to you to have 100% damp free. If this is the case then you will have to lower the ground levels externally. We would recommend a French drain (see Appendices at the end of the report)



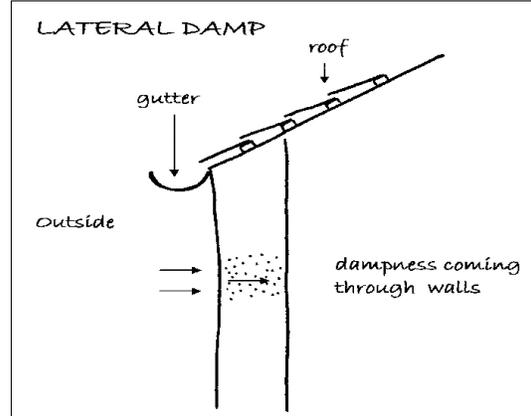
Checking for rising damp



Lateral or Penetrating Dampness

This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.

We think there may be some lateral dampness to the concrete frame part of the structure. We can see some staining around the perimeter ceiling tiles. This may well be the reason why the concrete repairs have taken place to the concrete frame.



Condensation

This is where the humidity held within the air meets a cold surface causing condensation.

Condensation typically occurs in this type of property to the aluminium window areas and also to the concrete and metal frame where cold bridging can occur.

ACTION REQUIRED: Please see our comments in the Executive Summary for further comment and the Appendices with regard to cold bridging.



Left hand side condensation occurring on aluminium windows

Finally, effective testing was prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with backboards, wall tiles and wall panelling. We have not carried out tests to BRE Digest 245, but only carried out a visual inspection.

INTERNAL JOINERY

This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

Doors

There is a mixture of a different range of doors. The doors to the stairway should be fire doors. The requirement for fire doors does depend upon how you intend to use the building. If you are using it as a place of worship with a staircase this will need to have a suitable fire rating depending upon the number of occupants you intend to have.

Staircase

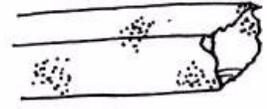
There is a front central staircase formed in concrete that gives access to the building.

Welfare Facilities

There is a kitchen and canteen area. We have not tested any of the kitchen appliances.

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general overview of the condition. Please also see the External Joinery/Detailing section.

TIMBER DEFECTS



This section considers dry rot, wet rot and woodworm. Wet and Dry rot are species of fungi, both need moisture to develop and both can be very expensive to correct. We would also add that in our experience they are also often wrongly diagnosed.

Dry Rot

*Dry rot is also sometimes known by its Latin name *Serpula lacrymans*. Dry rot requires constant dampness together with a warmish atmosphere and can lead to extensive decay in timber.*

In this type of construction it is very unusual to have what we would term as structurally significant dry rot and we have not seen any in the course of our visual inspection.

Please note we have not opened up any floors and we have not opened up the roof.

Wet Rot

*Wet rot, also known by its Latin name *Contiophora puteana*, is far more common than dry rot. Wet rot darkens and softens the wood and is most commonly seen in window and doorframes, where it can relatively easily be remedied. Where wet rot affects the structural timbers in a property, which are those in the roof and the floor areas, it is more serious.*

There is some wet rot visible to the wooden doors areas. We suspect there may be wet rot under valley gutter areas where timber boards have been used.

Please note we have not opened up any floors and we have not opened up the roof.

Woodworm



Active woodworm can cause significant damage to timber. There are a variety of woodworm that cause different levels of damage with probably the worst of the most well known being the Death Watch Beetle. Many older properties have woodworm that is no longer active, this can often be considered as part of the overall character of the property.

With this type of construction wood is not used as a main structural element. It would be unusual to find significant woodworm. In this case during the course of our visual inspection we have not seen any.

Please note we have not opened up any floors and we have not opened up the roof.

Finally, we have included this section to put your mind at rest with regard to these issues, even though this is a metal frame building.

INTERNAL DECORATIONS

With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paints (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.

There is a mixture of different decorations from the original brick finish, to fairly old decorated areas, to relatively modern papered and painted areas on the upper floors right hand side. The decoration may not be appropriate for what you intend to use the building for.

Finally, we would draw your attention to the fact that removal of existing decorative finishes may cause damage to the underlying plasterwork necessitating repairs and making good prior to redecoration.

THERMAL EFFICIENCY

Up until the mid 1940s we did not really consider insulation in properties. Post war insulation started to be introduced gradually. In the 1970s it was upgraded following the fuel crisis and in more recent years there has been an emphasis on it, as if only a consideration in fuel prices would also add with regard to the availability of continuing fossil fuels. Care has to be taken that properties are not insulated disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.

Roofs

We can see the underside of the roof to both the office concrete frame section and the warehouse metal frame section. We suspect that there is no insulation other than the material itself.

Walls

Office – concrete frame structure

There is likely to be no insulation to the office areas to the walls unless this has been added at a later date, however we could not see any signs of this.

Typically in this age of building thermal efficiency was not a high priority. As mentioned elsewhere within this report the concrete frame and concrete lintels can produce cold bridging, which in turn can produce condensation.

Warehouse – concrete walls

The walls to this area are unlikely to have insulation given the age when they were built and we could not see any external signs that insulation had been added.

Windows

The windows are double glazed although they are in aluminium frames which do tend to transfer the cold.

Services

The equipment we saw was dated. Service records should be obtained. It is essential for the services to be regularly maintained to run efficiently.

Summary

Assuming the above is correct, this property is below average compared with what we typically see. Please see our warning with regard to low thermal efficiency buildings being difficult to rent out or sell.

OTHER MATTERS

Security

We were advised the alarms were switched off and we did find a security room during the course of our survey.

ACTION REQUIRED: You need to be advised exactly what security is currently in the premises.

Services

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

Electrics

The electrics are likely to require complete renewal however we would recommend in the first instance a test by an NICEIC approved electrician or equivalent to Institute of Electrical Engineers (IEE) standard.

Fuel – Gas/Oil

The respective safety standards to be applied and most full repairing and insuring leases require a test certificate. All services to Gas Safe Standard or equivalent.

Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for any remaining lead pipes.

ACTION REQUIRED: We would always recommend with regard to all services that you have an independent check by a specialist contractor.

Fire Regulations

Normally it is a requirement of any Lease or Tenancy agreement that current fire regulations are adhered to and that a service contract is in place. This is how the property should be left.

ACTION REQUIRED: You should have a suitable Fire Safety Notice from the outgoing tenant/landlord.

Disability Discrimination Act

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. It is a condition of all the leases that we have seen to meet this requirement.

ACTION REQUIRED: You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

Asbestos Register

In a property of this age there may well be some asbestos as we have indicated to the flues. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

We are advised there is an Asbestos Report on the property. It is now a requirement for any public building to have an asbestos register, indicating

whether there is or is not asbestos and if so where it is.

ACTION REQUIRED: If there is no Asbestos Register then you need to have one carried out.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

We are not asbestos surveyors.

Drains

We have not carried out a drainage test. We would recommend that a closed circuit TV camera report is carried out.

Service Pipes

We have not checked the service pipes other than we could see that there is a mixture of different materials used and we could see that many of the service pipes have been cut away as they contain valuable metal.

Insurance

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect value. It is therefore essential to make your own enquiries with regard to insurance before committing to purchase the property and incurring fees.

ACTION REQUIRED: You need to contact an insurance company

POINTS FOR YOUR LEGAL ADVISOR

We do not recommend that you purchase the property.

If you wish to proceed with your purchase of the property a copy of this report should be forwarded to your Legal Advisor and the following points should be checked by him/her:

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Timber treatments, wet or dry rot infestations.
 - ii) Rising damp treatments.
 - iii) Cavity wall insulation and cavity wall tie repairs.
 - iv) Roof and similar renewals.
 - v) Central heating installation.
 - vi) Planning and Building Regulation Approvals.
 - vii) Any other matters pertinent to the property.
 - viii) Removal of walls and chimneys and supporting documentation
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.

- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.
- k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.
- l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.
- n) Most Legal advisors will recommend an Envirosearch or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Envirosearch or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

However, with regard to Envirosearch or similar general reports please see our article link on the www.1stAssociated.co.uk Home Page.

- o) Any other matters brought to your attention within this report.

LOCAL AUTHORITY ENQUIRIES

Your Legal Advisor should carry out Local Authority searches to ascertain whether the property is a Listed Building and whether it is situated in a Conservation Area. They should also find out any information available with regard to Planning Applications and Building Control. We have not made any formal or informal Local Authority enquiries.

Finally, your Legal Advisor should carry out any additional enquiries they feel necessary and if they find anything unusual or onerous then we ask that they contact us immediately for our further comments.

If you would like any further advice on any of the issues discussed (or indeed

any that have not been discussed!) then please do not hesitate to contact us on
0800 298 5424.

APPENDICES

Use Classes Order 2005

It is recommended that you confirm the position of each case with the Council's Planning Department
Correct Summer 2005

TCPA Use Classes Order 2005 (Effective 21 April 2005)	Use/Description of development	Permitted Change to another use class
A1 Shops	Retail sale of goods to the public – Shops, Post Offices, Travel Agencies and Ticket Agencies, Hairdressers, Funeral Director and Undertakers, Domestic Hire Shops, Dry Cleaners, Sandwich Bars – Sandwiches or other cold food purchased and consumed off the premises, Internet Cafes.	No permitted change
A2 Financial and Professional Services	Financial Services – Banks, Building Societies and Bureau de Change. Professional Services (other than Health and Medical Services) – Estate Agents and Employment Agencies. Other Services – Betting Shops. Principally where services are provided to visiting members of the public.	A1 (where there is a ground floor display window)
A3 Restaurants and Cafes	Restaurants and Cafes – Use for the sale of food for consumption on the premises. Excludes Internet Cafes (now A1)	A1 or A2
A4 Drinking Establishments	Use as a Public House, Wine Bar or other Drinking Establishment	A1, A2 or A3
A5 Hot Food Takeaway	Use for the sale of hot food for consumption off the premises	A1, A2 or A3
B1 Business	(a) Offices other than in a use within Class A2 (Financial and Professional Services) (b) Research and Development – Laboratories, Studios (c) Light Industry	B8 (where no more than 235m ²)
B2 General Industry	General Industry (Other than Classified as in B1) The former 'Special Industrial' Use Classes, B3 – B7, are all now encompassed in the B2 Use Class	B1 or B8 (B8 limited to 235m ²)
B8 Storage or Distribution	Storage or Distribution Centres – Wholesale Warehouses, Distribution Centres and Repositories	B1 (where no more than 235m ²)
C1 Hotels	Hotels, Boarding Houses and Guest Houses. Development falls within this class if 'no significant element of care is provided'	No permitted change
C2 Residential Institutions	Hospitals, Nursing Homes, Residential Education and Training Centres. Use for the provision of residential accommodation and care to people in need of care.	No permitted change
C3 Dwelling Houses	Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes - students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community.	No permitted change
D1 Non-Residential Institutions	Medical and Health Services – Clinics and Health Centres, Crèche, Day Nursery, Day Centres and Consulting Rooms (not attached to the Consultants or Doctors house), Museums, Public Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres, Places of Worship, Religious Instruction and Church Halls.	No permitted change
D2 Assembly and Leisure	Cinemas, Dance and Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls and Casinos. Other Indoor and Outdoor Sports and Leisure Uses, not involving motorised vehicle or firearms.	No permitted change
Not in any use class (Sui Generis)	For example: Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations, Taxi Businesses, Car/Vehicle Hire Businesses and the Selling and Displaying of Motor Vehicles, Nightclubs, Theatres, Hostels, Builders Yards, Garden Centres.	No permitted change

LIMITATIONS

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

ONLY HUMAN!

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

WEATHER

It was an average end of summer's day at the time of the inspection. The weather did not hamper the survey.

In recent times our weather seems to be moving towards the extremities from its usual relatively mid range. Extremes of weather can affect the property.

NOT LOCAL

It should be noted that we are not local surveyors to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

EMPTY PROPERTY

The property was empty at the time of our survey, we were therefore not able to carry out our usual question and answer session or have our questionnaire filled out.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to not having any original design details and have not had the benefit of meeting you or the owners or had the benefit of opening up the structure.

TERMS AND CONDITIONS

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.