

PROPERTY REPORT

Mitcham CR3



FOR

Mr D

Prepared by:

GEM Associates Limited

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

Introduction	page 3
Synopsis	page 3
Summary of Construction	page 4
Accommodation and Facilities	page 6
Report Format and Information	page 7
Executive Summary	page 9
Summary Upon Reflection	page 18
Detailed Part of Report	page 19
Limitations	page 43

INTRODUCTION

We have been asked to inspect and prepare a Report and Schedule of Condition for property in Mitcham, CR3.

This Report is to be read in conjunction with the Schedule of Condition.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a three storey end terraced property, forming part of a small shopping parade in what we would term as a secondary or tertiary area.

The front of the property sits directly onto the pavement. To the rear there is a small courtyard and timber store.

There have been alterations and amendments over the years, including a single storey rear extension, which has a sitting out area for the living accommodation above the fish and chip shop.

We believe the property was built in the 1950's/1960's, possibly earlier, and was once a mid-terraced property prior to the road alterations that have taken place. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

SUMMARY OF CONSTRUCTION

(all directions given as you face the property)

MAIN BUILDING

External

Chimneys:	No visible chimneys; possibly one removed. Commercial extract flue
Main Roof:	High level pitched roof, clad in a concrete tile with a valley gutter to right hand side.
High Level Roofs:	Two or possibly three high level flat roofs.
Parapet Walls:	High level and low level; both brick built.
Rear Low Level Roof:	Flat asphalt covered roof with painted slabs
Gutters and Downpipes:	Cast Iron / Plastic
Soil and Vent Pipe:	Internal
Walls:	A mixture of Flemish Bond and Stretcher Bond brickwork (assumed) and some painted render to the front and some pea shingle render to rear
External Joinery:	Double glazed plastic windows without trickle vents

Internal

Ceilings:	Lath and plaster and plasterboard (assumed)
Walls	Predominantly solid (assumed)
Floors: Ground Floor:	Concrete (assumed)
First and Second Floors:	Joist and floorboards (assumed)

Services

We believe that the property has a mains water supply, drainage, electricity and gas. The electrics are located in the middle preparation area on the ground floor and on the landing on the first floor. The boilers are located one to the rear preparation area and one to the first floor landing area and are both Ocean wall mounted boilers.

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.

GEM Associates Limited
Independent Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424

EXTERNAL PHOTOGRAPHS



Shop Unit View



Rear View



Left Hand View



Shopping Parade

ACCOMMODATION AND FACILITIES

Ground Floor – Trading Area

Front of House

- Dining Area
- WC

Back of House

- Servery Area
- Middle preparation room
- Rear preparation room

First Floor – Private Living Accommodation

- Entrance area
- Front lounge
- Kitchen
- Bathroom

Second Floor – Private Living Accommodation

- Front bedroom
- Middle bedroom
- Rear bedroom

Outside Areas

- Rear hard standing area
- Timber storage shed

There are no toilets for the less able / disabled.

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 Lease.

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. We have not seen copies of the trading figures or the accounts.

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 dangerous as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future business when we are trying to second-guess what their 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 100 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 lease (or indeed commit to purchasing the lease), 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:

When purchasing the lease on a fish and chip shop and accommodation above we believe there are three elements you need to consider, these are:

The Business

Only you can decide upon the true potential of the business and its value to you; although we do recommend taking independent advice on the value of the business and property.

The Lease

The quality of the lease needs to be discussed with your Legal Advisor and understood. You need to understand your rights, responsibilities and liabilities when you sign for a lease of this nature. We ask that your Legal Advisor brings any onerous or unusual clauses to our attention immediately. We have assumed for the purposes of this report that this is a standard full repairing and insuring Lease, if there is such a thing.

The Property

There are many aspects to look at property-wise, both from its condition at the moment, to its condition in relation to the lease (or in this case a standard full repairing and insuring lease, as we have not seen the one specifically relating to this property).

You are currently reading the Property Report which is intended to advise you on the property element of the purchase. We will also provide you with a Schedule of Condition, which will enable you to agree with the Landlord the condition of the property when you start to lease it.

Generally we found the fish and chip shop in average condition, with a few to specific issues that you will need to come to agreement on to be resolved before we would recommend a lease is taken / which need to be resolved. The usual way to do this is to either for the Landlord to do the work, or for a reduction in the cost equivalent to it, or for a rent free period.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to allow you to clarify and focus on exactly what the issues are.

The Good

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!

- We are advised this is an established trading unit; the present owner having been there for sixteen years.
- The heating services to the fish and chip shop and to the accommodation look to be separate (we have not tested this), but they do have different fuse boards.
- The property has self-contained living accommodation with its own access.

We are sure you can think of other things to add to the list.

The Bad

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.

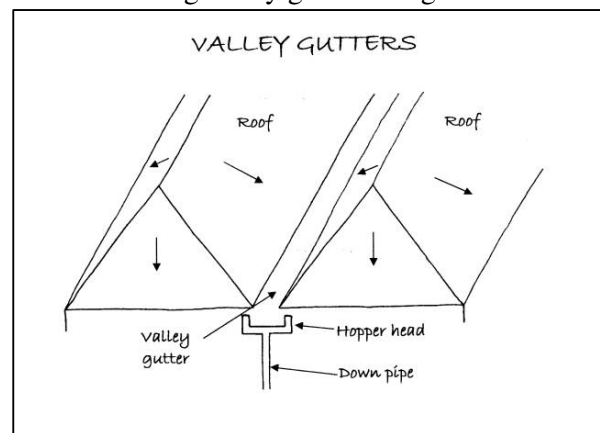
1) Leaking Valley Gutter

The main roof to the front of the property has a leaking valley gutter to the right hand side. We spoke to the owner about this who advised it was a problem with the outlet. Unfortunately, we were unable to see this area, however it is a fairly typical problem and we would recommend the following.



Leaking valley gutter on right hand side

ACTION REQUIRED: Supply and fit a roof light to the pitch of the roof to ensure that you can access the area without scaffolding, or a cherry picker. Next, we would recommend making a larger opening and also regularly checking the valley gutter for build up or back up of vegetation and debris.

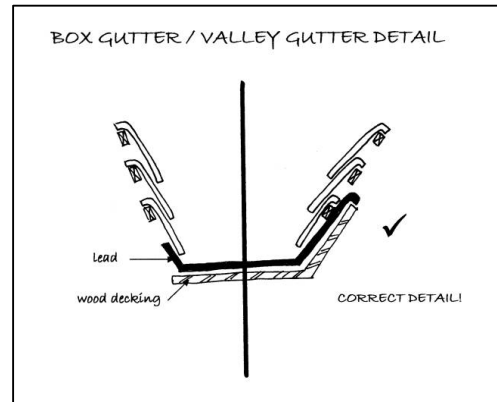


Remember, we cannot see the condition of this roof as it is hidden from us and there may be some work required to this to stop tiles, etc, falling into the valley gutter.

ANTICIPATED COST: With the roof light giving a view of the valley gutter it would be best to then estimate costs. However, we would suggest, as this requires scaffolding or a cherry picker lifting device, and in addition we would recommend a sky light to be added, we would estimate the sum of £2,500 to £5,000, plus redecoration internally once the plaster has dried out; some re-plastering may be needed. Please obtain quotations.

2) Box Gutter Detail

To the left hand side there is a box gutter. This appears to be blocked. It was difficult to see what the problems are in the box gutter, but we can see there looks to have been re-pointing of the brickwork, indicating that problems have occurred.



Box gutter on left hand side



Close up of box gutter

ACTION REQUIRED: The box gutter needs checking. Again, if possible we would add a sky light so you can view the box gutter and check its condition, and fit a lead detailing if one is not present. You need to be clearing any debris and ensuring there is a good fall on it. Typically, the box gutter and valley gutter would have been lead lined; in our opinion this is the best way forward.

ANTICIPATED COST: We would estimate costs of between £2,500 and £5,000, again because you are likely to need scaffolding. Please obtain quotations.

3) High Level Parapet Wall

The lead capping to the high level parapet wall has come away. This needs to be re-secured and the whole parapet wall needs to be checked.



Parapet walls

ACTION REQUIRED: It is likely that you will need to put a replacement lead capping to the parapet wall, plus repair any damage.

ANTICIPATED COST: Again, assuming that the scaffolding to the rear of the property can be utilised to carry out this work, expect costs to be in the region of £2,000 to £3,000. Please obtain quotations.

4) Flat Roofs Leaking

There is a flat roof above the top part of this property. From the edge detailing it looks as if the flat roof has a mineral felt. A stain is visible to the rear of the upper floor and the flat roof area is leaking. Again, unfortunately, we were unable to see this area so we have made the following assumptions. In our experience it is likely to be a defective flat roof and judging by the staining it has been taking place for some time. It is likely that the decking beneath also needs to be repaired.



Flat roof



Close up of flat roof

ACTION REQUIRED: Re-felting or re-asphalting, depending upon the system of roofing that has been used.

ANTICIPATED COST: Assuming that the scaffolding is in place to carry out the valley gutter (this can be taken for the rear for ease) you will also need to check the flashing, expect costs in the region of £2,000 to £4,000, although you do have to appreciate that we have not actually seen the area.

Again, you will need to consider adding a sky light to allow easy viewing of this area. Please obtain quotations for all of this work.

5) **Pebbledash Render**

The pebbledash render is old and this age of render starts to deteriorate quite rapidly. We can see that some repairs have been carried out.



ACTION REQUIRED: We would anticipate there will be a future need for repair, particularly over the next five or ten years.

Pebbledash starting to deteriorate

ANTICIPATED COST: Put aside the sum of £1,000 to £2,000 for ad hoc repairs. In addition to this, you will need scaffolding access. This work may not be an immediate requirement but it does need budgeting for.

6) Internal Work

Painting is needed where dampness is coming through from the valley gutter, the box gutter and the flat roofs to the upper floors, once this has been resolved. Also, some general cleaning is needed, particularly to the kitchen and bathroom and trading areas. Finally, we think the carpet will need cleaning and/or replacing in many areas.



Dampness coming through

ACTION REQUIRED: You need to allow for cleaning these areas. We would also recommend that the sink needs a deep clean; if this does not work then replacement and clean/replace carpets. Finally, in the trading area a general deep clean will be required to the wall tiling, quarry tiles to the floor and redecoration to the ceilings.

ANTICIPATED COST: In the region of a few hundred pounds for the cost of the sink and re-carpeting throughout. Please obtain quotes.

The Ugly

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

There is nothing which we feel falls within this category.

Other Items

Moving on to more general information.

Electrics

Whilst we have carried out a visual inspection of the electrics we also need to advise you of the following:

ACTION REQUIRED: As the property is changing occupancy the Institute of Electrical Engineers (IEE) recommend an NICEIC registered and approved electrical contractor carry out an inspection, test and report.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of the property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration. We feel that one of the best things you can do to aid future maintenance of this property is to add roof lights that will allow you to view the valley gutter, the box gutter and the rear flat roof, as these are generally considered the problem areas.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecoration and of course it depends upon how good your skills are as to whether you can carry out the rest of the work. We have detailed these and other issues within the Schedule of Condition.

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. 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 probably be best to supervise the work 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:

The problem areas in this property are the high level roof areas; the valley gutter, the box gutter and the flat roofs, none of which we could see properly. We have used our knowledge from looking at properties such as this previously.

We have highlighted the importance not only of carrying out initial repairs now but also of allowing better viewing of the problems by adding roof lights. You also need to be aware there are some poor and awkward details on the property that will need your attention, but your focus really should be with regard to the roof.

We recommend that you ask for either the Landlord to carry out the work properly, which they have not carried out, and/or obtain free rent periods for recognition of the problems. We would also suggest that the Schedule of Condition is appended to the Lease as a record of the condition you took the property on.

As a general comment 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 legal completion.

We would ask that you read this Property Report and the Schedule of Condition 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**



GEM Associates Limited
Independent Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424

EXTERNAL

FLUES, PARAPET WALLS

Flues

There is an extract flue to the rear left hand side of the property. We can see that the joints have been taped, indicating leakage in these areas. We would also comment that we could not see any access holes in it to allow cleaning.



Flue



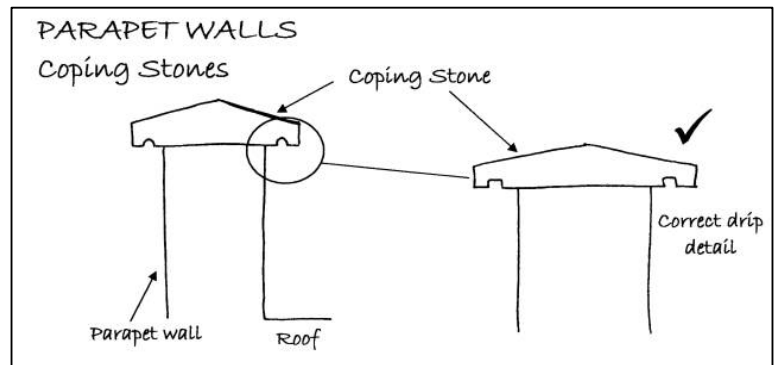
Middle of flue



Taping of the joints to the flue

Parapet Walls

The property has a parapet wall, with the lead forming the coping stone.



Flashing hanging off parapet wall



Missing lead coping
On left hand side



Close up

ACTION REQUIRED: The lead needs to be re-secured and/or replaced.

ROOF COVERINGS AND UNDERLAYERS

We will consider this roof in two areas; the main roof and the rear flat roof.

Main Roof

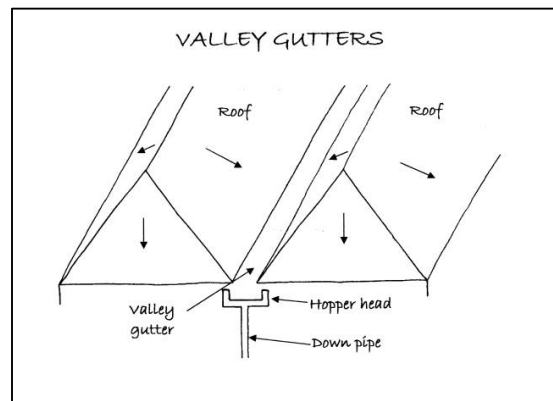
The roof is pitched and clad in a small nibbed concrete tile. From what we could see the concrete tiles are lying level and true and look in reasonable condition. Please note that we could not see the right hand side of the roof properly.



Main roof

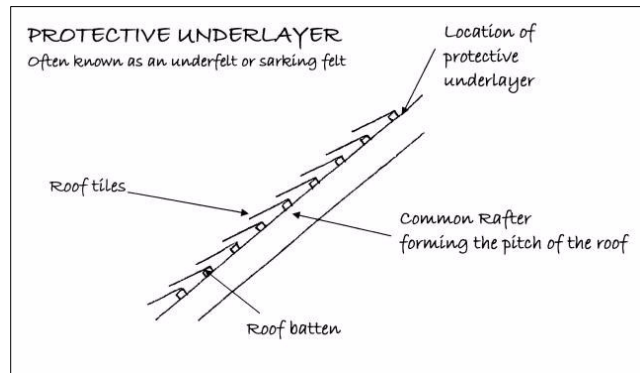
There are problems with valley gutters causing leaks within a property.

ACTION REQUIRED: Make watertight. We suggest placing a roof light on this section to allow easier visibility.



Protective Underlayer (Often known as the sarking felt or underfelt)

When we inspected the loft space we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, it is damaged in a few more places than we normally find.



This photo shows the common rafters (the ones that form the pitch of the roof) and the dark area between is the underlayer.

Rear Low Level Single Storey Flat Roof

The flat roof is formed in asphalt, probably on a timber decking. Asphalt is a good roofing material and lasts 20 years plus and can be repaired.

The asphalt has a protective pavia slab over it as well, which generally looked in reasonable condition.



Low level first floor flat roof

GENERAL INFORMATION ON ASPHALT

Asphalt is a mixture of bitumen and inert mineral matter. If laid upon a suitable base it is usual to expect a life of approximately 25 years from new.

Low Level Parapet Wall

To the left hand side of the photo below you can see the staining of the brickwork, which we believe is caused by the low level parapet wall and the detailing to it, which allows water to sit on it.



Low level first floor flat roof

If you look at the photos overleaf you can see the parapet wall with the brick coping and the tile on edge. The original parapet wall is in reasonable condition, although there is some efflorescence on it, but the lower parapet wall, which is really a secondary wall because of the properties that were taken down (if you recall we believe this was once a mid-terraced property) are allowing water to sit on it and are getting through the walls and into the render as well.



Low level first floor flat roof



Brick coping and tile on edge



Staining to brickwork indicating dampness



Dampness getting into render

ACTION REQUIRED: We would suggest a coping stone on the lower wall to throw the water away.

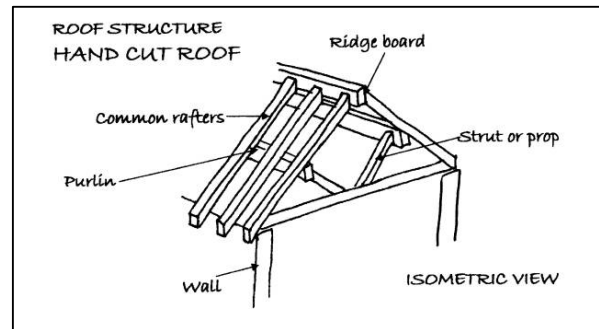
ROOF STRUCTURE AND ROOF VOIDS **(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)**

Main Roof

The main roof is accessed via the loft hatch located in the central bedroom on the top floor. There is no loft ladder, roof light or secured floorboards. We recommend that these be added, as it will make the loft space safer and easier to use. The loft has been viewed by torch light, which has limited our viewing slightly.

Roof Structure

This type of roof structure has, what is known as, a cut timber roof, which is a roof that is purpose made and hand built on site. Without the original design details we cannot categorically confirm that there are no defects; however it is in line with what we typically see.



Roof Timbers

We found the timbers in average condition considering their age. We have inspected the roof structure for:

- Serious active woodworm
- Structurally significant defects to the timbers
- Structurally significant dry rot
- Structurally significant wet rot



Our examination is restricted by the general configuration of the roof, the insulation and stored items. What we could see we found in generally average condition, with some minor condensation and damp.

ACTION REQUIRED: Ideally add ventilation

GUTTERS AND DOWNPIPES

The property has a mixture of the original cast iron gutters and downpipes and the more modern replacement plastic gutters and downpipes. What we found were in typical condition for this mixture of materials. There are some leaks, there is some corrosion of the cast iron, however we feel that most people could live with this.



Cast iron hopper head into plastic downpipes

ACTION REQUIRED: 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.

WALLS

The walls are a mixture of Flemish Bond brickwork to the original part at the front, painted render at high level, pebbledash to the rear and Stretcher Bond brickwork to the side.



Flemish Bond brickwork

Pattern staining/dampness

There is dampness in the side wall caused by the poor detailing. We suggest that a coping stone, or something similar, be positioned in this area to resolve the problem. We feel this area has to be given some thought, particularly as this could cause major problems in years to come.



Pattern staining/
dampness getting into walls

BARGEBOARDS

The bargeboards are peeling badly and there looks to be wet rot to the front left hand side as well as the front right hand side gutter area (all directions given as you face the property).

ACTION REQUIRED: We believe that the bargeboards have simply not been painted over many years. However, you do need to have a close inspection just to check the areas near the box gutter and the valley gutter will may also have been affected by the blockages in the gutter system.



Bargeboards

ANTICIPATED COST: In the region of £2,000 to £3,000 but work will have to be carried out using a cherry picker or similar lifting device and scaffolding, which may increase the costs further. Please obtain quotations.

WINDOWS AND DOORS

The property has plastic, double glazed windows, which generally look to be of an average quality for the year made. We did not see any trickle vents. Indicating the windows are pre 1990s

We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution. In this case they are in average condition.

Enquiries should be made as to the existence of any transferable guarantees. Generally it is considered that double glazed units have a life of about ten years

Trickle Vents Defined

Small vents to the windows to allow air movement inside the property to stop a build up of fumes or humidity.

FOUNDATIONS

Given the property's age originally we believe it would probably have had a stepped brick foundation, however the newer work, with the walls being added, may well have been a retaining wall that is on a piled concrete foundation.

EXTERNAL DECORATIONS

An external re-decoration is required.

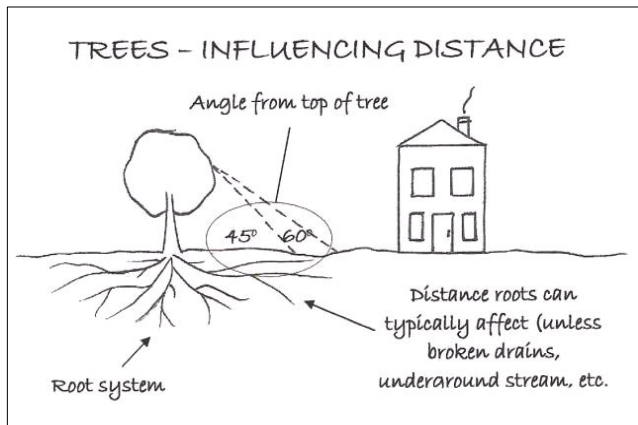
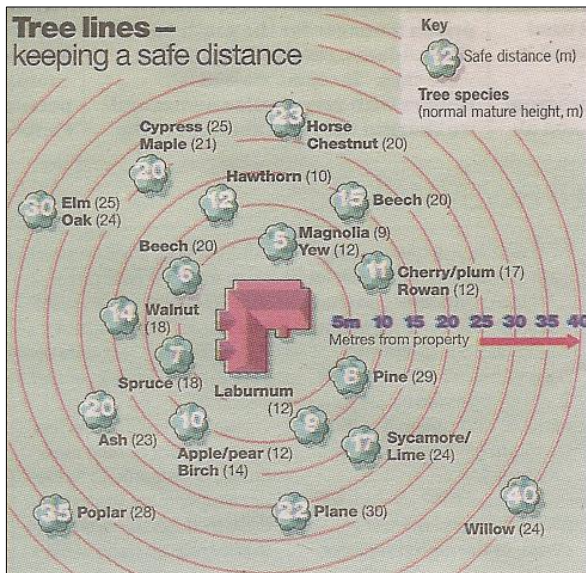
ACTION REQUIRED: The sooner redecoration is carried the better, as this will minimise repair work to such areas as the bargeboards.

EXTERNAL AREAS

TREES

There is a tree within ten metres of the property, which will need maintenance; ownership unknown, but which we believe is owned by the Local Authority. Most Local Authorities are aware of their responsibilities, but have many pressures on a limited budget.

ACTION REQUIRED: Contact Local Authority if trees not regularly maintained.



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

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 damp proof course is not visible given the age of the property and assuming its been built to building regulation standards a damp proof course will have been built in as work progresses.

CAR PARKING

There is no parking on the premises, however there is a public car park to the rear of the property.

OUTBUILDINGS

There is a timber storage shed that is being used to the rear of the property.

BOUNDARIES

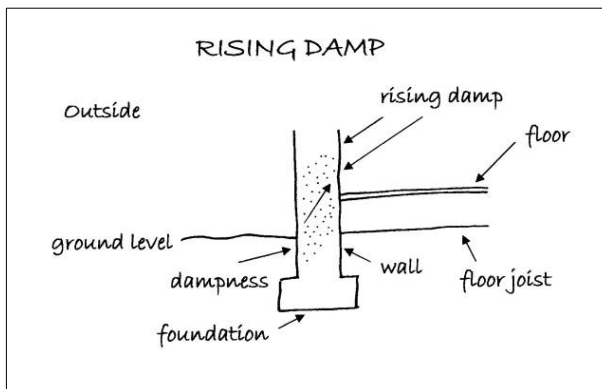
This is an end terraced property and the boundaries are slightly unusual, as mentioned previously, as we think that a property has been removed and a new wall added.

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.

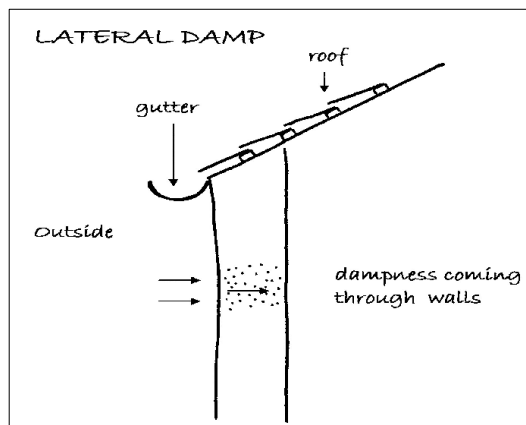


A random visual inspection and tests with a moisture meter have been taken to the perimeter walls and some internal walls. No significant rising damp was found, however our inspection was limited.

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.

Again, a random visual inspection and tests with a moisture meter have been taken to the perimeter walls and some internal walls. Dampness was found and we believe it relates to the valley gutters and box gutters and the flat roofs. Please see our earlier comments.



Condensation

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

At the time of our inspection we could see no obvious signs of condensation, however, it depends upon how you utilise the building. Common sense is needed and a balance between heating and ventilation of properties. Normally opening windows first thing in the morning resolves most condensation issues.

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.

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 the areas visually inspected no evidence was found of any significant dry rot. Please remember we have not opened up the floors or had access to the flat 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.*

Again, in the areas visually inspected no evidence was found of any significant wet rot. Please remember we have not opened up the floors or had access to the flat 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.

The roof is the main area that we look for woodworm. Within the roof we found no obvious visual signs of woodworm activity or indeed signs of past woodworm activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings.

ACTION REQUIRED: If you wish to be 100 per cent certain get the property checked when it is empty of fixtures, fittings and furniture etc.

Finally, when you move into the property, floor surfaces should be carefully examined for any signs of insect infestation when furniture and floor coverings are removed together with stored goods. Any signs that are found should be treated to prevent it spreading. However, you need to be aware that many damp and woodworm treatment companies have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they do not state if the woodworm they have found is 'active'. You should ask them specifically if the woodworm is active or not.

We would also comment that any work carried out should have an insurance backed guarantee to ensure that if the company does not exist, or for whatever reason, the guarantee is still valid. More importantly it is essential to ensure that any work carried out is carried out correctly.

THERMAL EFFICIENCY

Roofs

Some roof insulation was present although not to current Building Regulations requirements of 270mm. We found between 150mm of insulation. In theory, every commercial property is being let or sold should have a Thermal Efficiency Report however, we have not seen this.

Walls

The walls to this property range from solid, that are poor thermally, to cavity, that may have insulation. We have not been party to this information.

Windows

The windows are a mixture of double glazed and single glazed, therefore will have okay thermal performance, although the windows are the older double glazed style and the seals are starting to go.

Services

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.

Further information can be obtained with regard to energy saving via the Internet on the following pages:

[HTTP//www.est.org.uk](http://www.est.org.uk), which is by the Energy Saving Trust and includes a section on grant aid

or alternatively www.cat.org.uk

or www.ecocentre.org.uk for an alternative technological view.

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 Schedule of Condition.

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.

ACTION REQUIRED: The Landlord should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

ELECTRICITY

We would always recommend an independent electrical report on a property of this nature. The Institute of Electrical Engineers (IEE) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. We have made basic comments below based upon our visual inspection.

It is a standard Lease clause that all electrics are kept in a safe manner.

We do not carry out electrical tests. We can arrange for them to be carried out if you so require.

Fuse Board

There were several fuseboards; some were dated.

ACTION REQUIRED: We recommend an Institute of Electrical Engineers (IEE) test and inspection.



Fuseboard on first floor

Earth Test

The electrics were turned off upstairs, so we were unable to carry out our normal test..

ACTION REQUIRED: As the property is changing occupancy an IEE inspection, test and report should be carried out by a NICEIC registered and approved electrical contractor. You will also be required to carry out a Portable Appliance Test (PAT) on all portable appliances.

In addition to this your Legal Advisor is required to make full enquiries with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 1st January 2005. Any comments made within this report or verbally do not change this requirement.

GAS

We do not carry out gas tests. We can arrange for them to be carried out if you so require.

ACTION REQUIRED: All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of Gas Safe; works to gas appliances etc., by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

As a matter of course it is recommended that the entire gas installation is inspected and made good, as necessary, by a Gas Safe registered contractor. Thereafter the installation should be serviced annually.

PLUMBING AND HEATING

Again, tests have not been carried out. If you wish us to organise these we can. Please advise immediately.

MAIN DRAINS

We do not carry out drainage tests as part of a Schedule of Condition.

We believe that the property has the benefit of mains drainage and that the foul drains from the property discharge into a public sewer; this should be confirmed by your Legal Advisor prior to exchange of contracts, who should also provide information in respect of any common or shared drains including liability for the maintenance and upkeep of the same.

We have not tested or lifted any manhole covers.

It must be emphasised that the condition of the property's foul drains can only be ascertained by the carrying out of a test; such a test has not been undertaken. Should there be leaks in the vicinity of the building then problems could occur, particularly with respect to the stability of the building's foundations. Drainage repairs are inevitably costly and may result in damage being caused to those areas of the property beneath, or adjacent to, which the drains have been run.

Rainwater/Surface Water Drainage

We have not carried out a test in relation to this.

Rain/surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soak-aways has not been established although you are advised that they tend to silt up and become less effective with time.

OTHER MATTERS

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 Certificate for the property.

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. 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.

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: A minimum of a Type Two Survey should be carried out under the Control of Asbestos at Work Regulations 2002.

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.

LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise us.

We have not carried out or arranged for specialists to undertake any reports, for example an environmental report or an audit report upon the property. We are therefore unable to advise whether any contaminated or other adverse environmental issues affect the site.

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**.

For and on Behalf of
GEM Associates Limited
Independent Chartered Surveyors
Hoo View House
44 Stanley Street
Bedford
Bedfordshire
MK41 7RW