

JOB REFERENCE: Industrial

# COMMERCIAL BUILDING SURVEY

OF

## Industrial Unit, Warwickshire



FOR

**Mr Industrial**

Prepared by:

***GEM Associates Limited***

INDEPENDENT CHARTERED SURVEYORS

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# **INTRODUCTION**

Firstly, may we thank you for your instructions of xxxxxxxx; we have now undertaken a Building Survey (formerly known as a Structural Survey) of the aforementioned property. This Survey was carried out on xxxxxxxx.

The Building Survey takes the following format; there is an introductory section (which you are currently reading), which includes a synopsis of the building, and a summary of our findings.

We then go through a detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the building's services. We conclude with the section for your Legal Advisor.

We are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. We would stress that the purchase of a property is usually one of the largest financial outlays made (particularly when you consider the interest you pay as well).

We recommend that you set aside time to read the report in full, consider the comments, make notes of any areas which you wish to discuss further and phone us.

We obviously expect you to read the entire report but we would suggest that you initially look at the summary, which refers to various sections in the report, which we recommend you read first so that you get a general feel for the way the report is written.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the property is yours but we will do our best to offer advice to make the decision as easy as possible.

# **REPORT FORMAT**

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

## ***GENERAL/HISTORICAL INFORMATION***

*This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.*

## **TECHNICAL TERMS DEFINED**

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" type face for clarity.

## **PHOTOGRAPHS**



We utilise photographs to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area (with this property we have taken approximately one hundred photographs in total and we have enclosed a sample of these within the report).

## **ORIENTATION**

Any reference to left or right is taken from the front of the property, including observations to the rear which you may not be able to physically see from the front of the property.

## **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.

## **SYNOPSIS**

### **SITUATION AND DESCRIPTION**

This is a two-storey, 11,000 square feet (information provided by Agent – not measured) detached industrial unit. The property located within an industrial estate with a railway line behind it.

There is a car parking area and landscaped area to the front and also restricted vehicle access to the left hand side and rear of the property and a pathway to the right hand side.

The property was originally constructed in the 1960s/1970s (the Freeholder's agent does not have any further details). If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

As you are aware the property is currently Leased. The Leasehold property is being returned to the Freeholder. Dilapidations notices are being served by the Freeholder. In our experience negotiations on the dilapidations work required often can take a long time particularly where no original records are available as we believe is the case in this instance. We often find that a monetary sum is agreed rather than the works being carried out. This will affect the condition that you receive the property in and in turn affect the amount of work you will have to carry out on the property.

We would strongly recommend that a revisit is carried out once the dilapidations work has been finished or agreed. Please advise if you wish us to carry out a re-inspection.

## EXTERNAL PHOTOGRAPHS



Front Elevation



Rear View (with the railway line to the left hand side of this boundary wall)



Left Hand View – access road  
(looking towards the front of the property)



Right Hand View (taken from the rear of the Property looking towards the front of the property)



Roof photographs kindly provided by the Freeholder's Surveyor

# **FACILITIES**

## **Ground Floor**

- Entrance / Reception Area with adjoining staircase.
- Staircase right hand side.
- Three front offices and male and female toilets, lift and lift motor room (not accessible).
- Access corridors.
- Work Area (to the rear).  
Presently divided into an office area and laundry area. The whole area is to be cleared to form an open plan area with the exception of the additional male and female toilets on the right hand side together with an office.

## **First Floor**

The first floor accommodation consists of:

- Dining Room
- Kitchen
- Lift
- Access corridors and two stairways.

## **Outside Areas**

Parking to the front of the property and access road to the left hand side and rear and an access footpath to the right hand side.



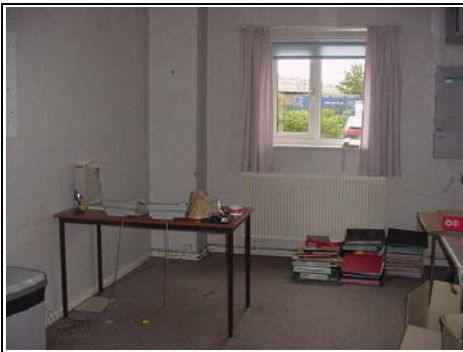
# **INTERNAL PHOTOGRAPHS**

The following photos are of the internal of the property to help you recall what it looked like and the general ambience (or lack of). We have not necessarily taken photographs of each and every room/area.

## **Ground Floor Front Offices**



Reception Area



Office One  
Left Hand Side Adjoining Reception



Office Two



Office Three  
Locked Office



## Work Area



General View of the Laundry Area



Laundry and Office Areas



General View of Offices



General View of Entrance



View of Laundry Mezzanine Floor  
To be removed



Services Cupboard  
Locked, no access possible



Male Office Toilet



Ladies Office Toilets



Male Toilets with Shower



Female Toilets with shower



Shower in female toilets



Service Room

## First Floor



Dining Room



Kitchen



Right hand Staircase  
Photo taken from first floor



Stannah Lift  
Maximum load 630kg - eight persons

## **SUMMARY OF CONSTRUCTION**

### **EXTERNAL**

Main Roof:	A pitched roof clad with factory finished profile metal and lined internally (not viewed).
Gutters and Downpipes:	Internal
Soil and Vent Pipe:	Internal
Walls:	Cladding to the upper areas, brickwork externally to the lower areas with blockwork visible internally
External Joinery:	Plastic double glazed windows and painted timber doors

### **INTERNAL**

Office Area:	Blockwork walls with a reinforced concrete floor (assumed)  Suspended ceiling system at first floor level
Work Area:	Demountable partitions to be removed  Blockwork walling around Laundry to be removed and associated tile flooring to form a clear area

### **SERVICES**

We are advised (by the leaseholder) that the property has a mains water supply, drains, electricity and gas (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.

## **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 future business premises 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 fifty plus photographs during the course of this survey and many pages of notes, so if a comment has not been discussed that you are interested in/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:

The Executive Summary incorporates our overall recommendations. We have divided this into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

### **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!*

- The suitability of the property both in size and location for your business (based upon our discussions with yourself).
- The current Leaseholder wishes to vacate the property. When we spoke with them they said they were happy to reinstate the property, although there are elements of the dilapidations they wish to negotiate over (as one would expect).
- The renewal of the previous asbestos roof (please see our further comments).

We are sure you can think of other things to add to this 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) Buying a Property Freehold that is currently Leasehold**

One of our concerns is that properties are sold as seen and 'caveat emptor' (which is 'buyer beware'), and although in theory the dilapidations work should be carried out by the present leaseholder, to bring the property up to a good standard, often a monitory sum is agreed by the freeholder and the leaseholder, rather than the work being carried out. In this case the repercussions of this are that your company will have to bear the costs.

**ACTION REQUIRED:** Your solicitor needs to specifically request that the agreed purchase price is for a property brought up to a post lease standard. The danger/our concern is that you will receive a property that has had only part of the work carried on it, and a monitory sum agreed on the remainder, leaving you/your company to pay the remaining costs.

### **2) Typical Dilapidations Clauses**

Bearing in mind that we haven't seen a copy of the lease, we feel that there are many basic elements that have not been carried out under what we would term as 'standard' full repairing and insuring leasehold clauses, which unfortunately is often the case in our experience. For example these range from the external decorations, for example to the doors, which in turn has led to their deterioration and they now need repairing and replacement in some cases, but also elements such as damage to the cladding and the walling which are inevitable where a property is used, but nevertheless require repair and maintenance as set out in most lease clauses.

There is also the standard internal redecoration clause; that when a property is vacated redecoration is carried out.

We would additionally comment that usually leases have clauses in them requiring periodic redecoration; this does not look to have been carried out.



**ACTION REQUIRED:** As we have already mentioned we will need to revisit the property when the dilapidations work is 'complete' and the reinstatement work has been carried out, to ensure that it actually has been carried out, rather than a monitory agreement between the leaseholder and the freeholder.

In the next section we will look at two elements to this work, the dilapidations and the reinstatement.

### 3) **Dilapidations and Reinstatement**

The dilapidations work falls into two elements, the 'dilapidations' and 'reinstatement'. The dilapidations work itself we have discussed above.

Whilst the reinstatement works, which is the removal of areas that are being created by the present leaseholder, such as the laundry area, the office area and the mezzanine floor, are fairly straightforward, it is the standard of this work that is usually the question. However, the dilapidation work will be open to interpretation/negotiation/argument, particularly as there is no original condition report (sorry to be repetitive but this really is an important point as properties are usually sold 'as seen' and 'caveat emptor', which means the buyer has to beware).

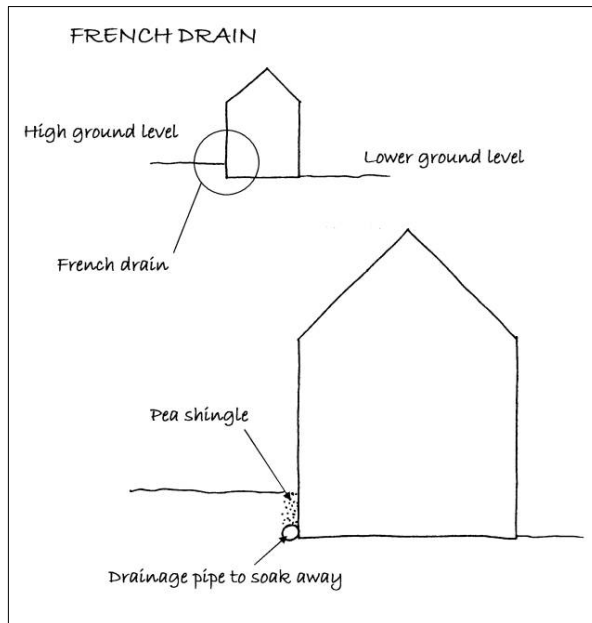
## **External**

### 4) **Levels and Dampness**

#### **Dampness**

Currently on the left hand side of the property the level of the external concrete roadway is above the damp proof course and will cause rising damp and also deterioration in the area in general.





**ACTION REQUIRED:** We would recommend a French gully is added, approximately 100mm to 150mm wide and filled with pea shingle. You need to ensure that the French gully is suitable for the traffic that you will have passing over it, such as the fork lift trucks you advised us about.

**ANTICIPATED COST:** A proper French gully which drains into nearby drains using a perforated pipe; should cost in the region of £3,000 - £5,000. Quotations should be obtained.

### Ground Levels

We are also concerned that there may be an issue with ground levels once the tiling has been removed in the laundering area.

**ACTION REQUIRED:** You need to advise us of the frequency with which the left hand side doors will be utilised. We need to re-visit once this work has been carried out.

**ANTICIPATED COSTS:** Depends upon the work required.

Please see the Damp Proof Course Section and the Dampness Section of this Report.

## 5) Double Glazed Windows

It would be fair to say the double glazed windows are from the cheaper end of the market. We make this comment based on lack of trickle vents, the thickness of the profile of the units and the misting over of some windows which are typical of cheaper quality double glazed windows.



End caps missing

### Trickle Vents Defined

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

**ACTION REQUIRED:** The dilapidation work should cover the fitting of end caps, the windows and also need a general clean and any windows that are misting should be replaced. You may wish to consider renewal as part of the presentation of the front of the property.

**ANTICIPATED COST:** In theory the above work should form part of the dilapidations work but what we are concerned about is that often a sum of money is agreed between the two parties and the work isn't carried out. In this case, of course, you would have to bear the cost unless you negotiate it otherwise.

Please see the External Joinery Section of this Report.

## 6) Specific Work that Needs to be Carried out

There are many basic elements that have not been carried out as yet under what we would term as standard full repairing and insuring leasehold clauses. These would range from repair of the roof cladding where there is impact damage, general damage and repair work damage to brickwork, where there is again impact damage and minor movement etc.



All doors require redecoration and repair.

It seems pointless to do a long list as many of these items we hope will be covered by the dilapidations work.

**ACTION REQUIRED:** As already mentioned we feel we need to re-visit when the dilapidations work has been carried out.

Please see the main body of the report.

## **Internal**

### **7) Proposed New Office Layout**

At the time of our meeting you were uncertain as to future layout of the office area. The standard items that you will require, whether the offices are on the ground floor or the first floor are:

- Modern office lighting.
- Appropriate fire deterrents.
- Suitable Security System.
- General redecoration and refurbishment to personal and corporate business designs.

### **8) Floor Lifting within the Office**

There is damp staining to the front right hand office and the floor is lifting. Further investigations needed are required. The best case scenario is that this is a poorly laid screed; the worst case scenario is that there are some problems with the foundations in this area.



**ACTION REQUIRED:** Existing owner to allow for the floor to be opened up so that we can have access to comment further.

## **Services**

### 9) **Drainage**

Further investigation required. We can see from the repairs to the concrete on the left hand side that some work has been carried out to the drainage.

**ACTION REQUIRED:** Your solicitor needs to specifically request information relating to this area, otherwise we would recommend a close circuit TV camera report on the drainage system.

**ANTICIPATED COST:** It should be at the Freeholders cost.

Please see the Main Drains Section of this Report.

### 10) **Electrics**

Please note we have not tested any electrics in the property, however we 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. Of course it would only be sensible that this property is suitable electrically for your required uses which unfortunately we don't have specialist knowledge of.

**ANTICIPATED COST:** Depends on the work required.

Please see the Electrics Section of this Report.

### 11) **Lift – Manufactured by Stannah**

The lift is currently working but we were unable to gain access to the lift room so we cannot comment on this area. We would however comment that if a lift is not regularly used even if it is regularly serviced it they tend to be problematic.

**ACTION REQUIRED:** Your solicitor needs to gain information with regard to the maintenance record of this lift.

## **Outside Areas**

### 12) **Car Park Area**

The car park entrance requires resurfacing; however this may be the Local Authority's responsibility. However, you may wish to carry out this work as obviously the entrance area gets far more traffic than the remaining part of the car park. We also suggest that the redundant planter is brought back to life or removed.



We were unable to find a drain from the car park, this does mean that it will tend to deteriorate quicker

Car park to front of the property. White lines and disclaimer notices are needed.

**ACTION REQUIRED:** White lining/yellow lining should be carried out by the Freeholder. We also suggest that you add disclaimer notices at some future point in time. When you are resurfacing the car park we suggest that you add drainage to it as well as falls towards the drains!

**ANTICIPATED COST:** In the region of £2,000.

Please see the Outside Areas Section of this Report.

### 13) **Rear Retaining Wall**

From our understanding following discussions with the Freeholder's surveyor, we believe that the rear retaining wall has been added.

**ACTION REQUIRED:** As there is a sloping bank behind the wall we would suggest that weep holes are added into the wall. These are simply small holes which allow the build up of water to discharge rather than pushing the wall over.



Please see the Outside Areas Section of this Report

## **The Ugly**

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

### **14) Roof Structure – Is Asbestos still present?**

Whilst we are aware that the roof is finished with a profile metal sheet we are advised that it originally had a 'Big Six' asbestos roof. We cannot be certain whether the original asbestos roof was renewed or encapsulated.

If you look closely at the adjacent photo at the skylight and you look carefully just above the steel beam you can see the curve of what looks to be Big Six asbestos sheets.



**ACTION REQUIRED:** Your solicitor needs to specifically request information relating to the existing roof and to obtain certificates showing the asbestos has been removed; if it has not been removed then you need to obtain certificates showing the condition it is in. We are not asbestos surveyors but we would recommend that the roof is opened to confirm that there is no asbestos in it. It is a legal requirement to have an Asbestos Register.

**ANTICIPATED COST:** If this is a worst case scenario and the asbestos roof is still in place you need to establish its condition; if there are no records available then the roof needs to be opened up.

For your information removal of the asbestos will be both costly and difficult if it is encapsulated within the existing roof structure. We would also question if there is asbestos behind the cladding too.

Please see the Roof Coverings Section of this report.



## **Other Items**

Moving on to more general information.

## **Marketing and Presentation of your Company/Property**

The front elevation of your property is very important with regard to the image and presentation of your business to any visiting customers.

You will of course need to re-sign and light the property and consider the presentation of the front and associated car parking and landscaping. Works will include making good the profile metal sheeting, redecoration and general cleaning, lining of the car park, removal /renewal of the planter to the front entrance of the property and even the canopy. Some of these items will fall under the dilapidations, which we hope will be carried out by the existing leaseholders/freeholders ; please see our earlier comments.



The last remaining planter!



We have suggested some ideas for presentation below which will of course depend upon your budget and other factors; we hope they will be of use to you. If you do wish to have plants outside the property [www.impactplants.co.uk](http://www.impactplants.co.uk) or [www.boulegazon.com](http://www.boulegazon.com) can offer a good range of plants some of which are unusual. Alternatively you could use stone or sculptures [www.timecircles.co.uk](http://www.timecircles.co.uk). You could also make a feature of the entrance porch using illuminated glazed porches that can work very effectively, particularly if you have a corporate colour, and they help visitors to find the building during the dark or winter months (which we have too many of). At the very least we suggest the front entrance porch is redecorated and that drainage to the roof is provided.



## **Maintenance**

We find with this type of property that the main maintenance issues are the clearing of the gutters and general roof work and other high level work, such as lighting. As these areas are at high level they tend to be forgotten, therefore we suggest that you put a contract in place to regularly clean them. Other items which will need a maintenance contract are the lift and fire detectors; we also suggest a contract is in place for the plants at the front of the property, if you do decide to keep the planters, and the general landscaping.

We would recommend that you have a regular contractor that gets to know the property and keeps a property maintenance log of any works which have been carried out (as indeed you are required to). Also you do have a requirement to have an Asbestos Register as well giving safe access to any people that carry out work on your property. The Freeholder should provide you with a rating and maintenance manual on the building and an up to date copy of Health and Safety, and indeed we note that the Freeholder's surveyor has this as an item in the dilapidations report to be provided or the landlord's cost in preparing such files.

## **Purchase Price**

We have not been asked to comment upon the purchase price but we would be happy to comment if you so require.

## ***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. You should now read the main body of the Report paying particular attention to any “**ACTION REQUIRED**” points.

## **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

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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 with our thoughts a few days after the initial survey. We would add the following:-

We feel that you are currently buying a property that you don't know the final condition of because the dilapidation works and reinstatement work have not been carried out. This makes it very difficult for us to advise you which is why we have requested a return visit when the works have been completed. We would also draw your attention to the possible problems with asbestos and also advise that we are not asbestos surveyors.

We discussed briefly us commenting on the purchase price and providing a valuation; we can do this if you require.

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

# **MORE ABOUT THE REPORT FORMAT**

Just a few more comments about the Report format before you read the actual main body of the Report.

## **TENURE**

We have assumed that the property is to be sold Freehold or Long leasehold, with no unusual or onerous clauses and that vacant possession will be available on completion. Your Legal Advisor should confirm that this is the case.

## **COMMERCIAL AGENTS – FRIEND OR FOE?**

It is important to remember that the commercial agents are acting for the seller (usually known as the vendor) and not the purchaser and therefore are eager to sell the property (no sale – no fee!). We as your employed Independent Chartered Surveyor represent your interests only.

## **TERMS OF ENGAGEMENT/LIMITATIONS**

This report is being carried out under our terms of engagement for Commercial Building Surveys, as agreed to and signed by yourselves. 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 with your business purchase. If you require any further information please telephone us.

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

The following part of the report has been written for the layperson and therefore includes introductory sections, definitions and photographs. We trust this will aid your understanding of the survey.



# **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.*

*The underlayer's function is to minimise wind and water damage. Dependent upon the age of your property this may or may not be present, please read on:*

We will consider the roofs in two areas, the Main Roof and the Canopy Roof. We were unable to see the main roof; we only had photographic evidence provided by the owner's surveyor (three photos).

## **Main Roof**

Please see our comments in the Executive Summary

**ACTION REQUIRED:** Your solicitor to establish who carried out the roof and replacement work and if guarantees are available.

## **Entrance Canopy Roof**

*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 canopy roof is covered with felt. We could see no obvious downpipe and water was sitting in the roof void.

You may wish to consider replacing the canopy altogether, alternatively some drainage point needs to be provided. As an aside we have seen a glass entrance canopy used very effectively with lighting to re-brand a property's image.

Please see our comments in the Executive Summary.



Entrance Canopy



Ponding to Roof

Finally we would reiterate that we have been unable to see the main roof only by the photos provided, we are however willing to obtain hoist equipment to inspect the roof if you so require please advise us immediately.



## **ROOF STRUCTURE AND LOFT**

*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**

As far as we could see (and indeed is usually the case) there is no access to this roof. We were able to inspect the underside fairly closely from the mezzanine floor and there is a suspended ceiling area within the first floor dining room.



Looking at the Ceiling within the Dining Room area  
above the suspended ceiling



Looking at the Ceiling from the mezzanine floor. If you  
look very closely at the roof light we can see what looks  
to be a curved edge of an asbestos sheet. This is known  
as Big Six

Finally, we would ask you to note that this is a general inspection of the roof, i.e. we have not examined every element of the roof. We have offered a general overview of the condition and structural integrity of the area.

## **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.*

These are internal and as mentioned in the Executive Summary generally tend to be a problem area as they are out of sight and mind until they leak. This is why we recommend a regular contractor is used to clear these areas.

We are also slightly intrigued by the markings that can be seen on the concrete on the left hand side which seem to indicate that the area has been dug up.



The internal downpipe is to the centre of the photo

**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.

### **Soil and Vent Pipe**

Not found. Further investigation required

Finally, 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.*

We will consider the walls in three areas; the Cladding, the Brickwork and the Structural Frame (Portal frame)

## Cladding

There was various damage and deterioration to the cladding. This should be dealt with under the dilapidation works. However our main concern is if there is any asbestos underneath this cladding, we think there maybe to the roof structure.



Cladding unfinished



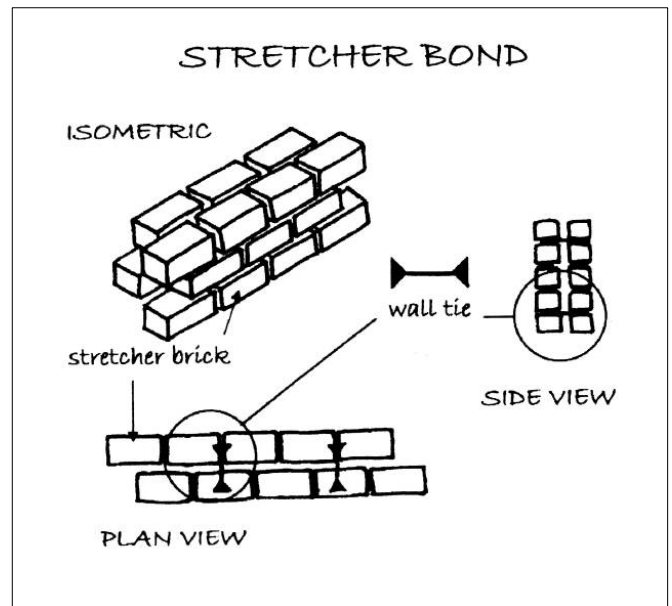
Typical damage to cladding

**ACTION REQUIRED:** We would recommend that a section of the cladding is opened up, this can be carried out internally to see if there is asbestos beneath.

## **Brickwork**

The brickwork is in stretcher bond pattern.

We are also concerned that there could be asbestos behind the walls too.



Front left hand side Brickwork – Minor movement probably due to the brickwork not being tied in properly and / or impact damage.



Impact damage to Front left hand corner

## **Structural Frame (Portal Frame)**

As is often the case in this type of property the main structural elements within it are structural frame. This gives the ability a clear span in both height and width with internal walls being cladding. As you can see in the adjacent picture the columns are cladded although we have not been able to see the base of them to see if there is any rust is appearing and the general condition. The cladding around the steel is usually for fire protection.



Structural Portal Frame

We expect this to be a high level which it isn't in this instance. Depending on the type of work you are carrying out we would recommend the remainder of the frame is clad. You need to take special advice on this as it depends on work you are carrying out on the property.

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 brickwork and cladding 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 brickwork, cladding and internal lining have been finished. We have made various assumptions based upon what we could see and how we think the brickwork, cladding and internal lining 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.*

Typically in this type of property had foundations that are utilised this depends upon the floor loading. If a larger floor loading is required then a pad or raft foundation will be used.

### **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.

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.

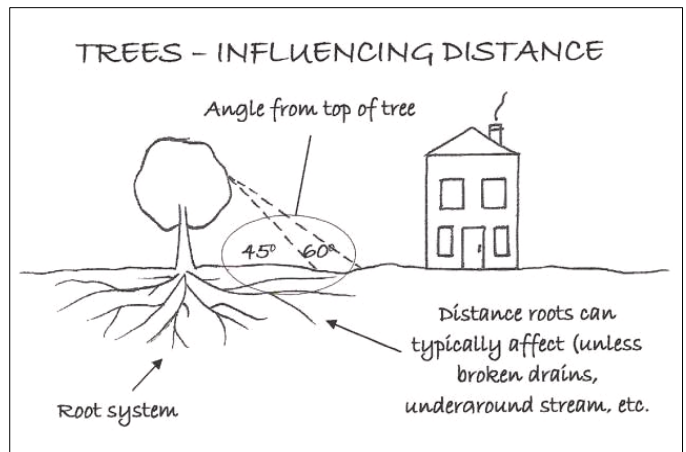
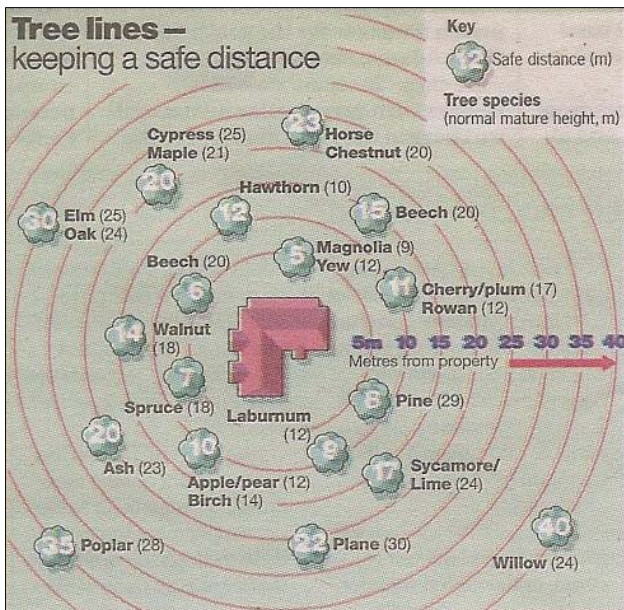
As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.



# TREES

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

There are some trees and bushes around the property these are not of such a height that they affect foundations, they do however have to be maintained.

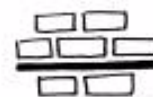


## Influencing Distance Defined

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.

Please also refer to the External Areas Section.





## DAMP PROOF COURSE

*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, we can see a damp proof course height of which varies or to be more exact the ground level varies.



Please see our comments in the Executive Summary.

Damp proof course at correct level.  
Note re-pointing required.

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.

## **EXTERNAL JOINERY**

*The external joinery part of this section covers fascias, soffits and bargeboards, windows and doors, and any detailing such as brick corbelling etc.*

*Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. 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**

#### **Windows**

Please see our comments in the Executive Summary. You also need to think about both appearance to the property at the front where the misted windows are and security to the side of the property.



Plastic windows – from the cheaper end of the market



Some of the windows are misting over



Security to windows on the left hand side in the form of bars



Security to the windows on the right hand side in the form of roller shutters

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## Doors

They should all be replaced/repared as part of the dilapidations of the property.



All the doors need repair and redecoration



Deterioration to base of door

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.*

In this case, these should be carried out after the dilapidations work.

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**

### **CEILINGS, 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. The concept of internal finishes is relatively modern. Partitioning developed originally to separate the livestock from the human occupants. Finishes have developed from this very functional beginning to their decorative nature of today.*

#### **Ceilings**

From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings in this case are suspended ceiling, suspended from the framework of the roof as can be seen from the photos below.



Suspended ceiling above kitchen  
and dining room area



Suspended Ceiling above the dining  
area looking centrally along the wall

## **Internal Walls and Partitions**

You have blockwork walls and partitions throughout. We cannot be one hundred percent certain it would not be usual for these to be structural.



Walls to right hand side offices and toilets to be redecorated

## **Perimeter Walls**

A mixture of blockwork and cladding please see our comments in the Executive Summary and concerns about asbestos being within the structure.



Internal view of blockwork

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.

## **OFFICE AREAS**

There are three offices to front of the property with toilets and other toilets to the right hand side and additional office. These are in a usable format but open plan as aware from our discussions that you wish to use.

Dilapidations work typically to these areas will involve redecoration and repair. Please see our specific comments with regards to the double glazed windows and also the flooring to the far right hand office.



## **WORK AREAS**

These are presently being sub divided into a laundry and office units all of which will be removed. We do need to view the property once this work has been carried out.

# **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.*

## **Ground Floor**

We are concerned about the vinyl finish once the tiles have been removed within the laundry area and the general work area, the appropriateness of this to and your business (and not to mention the re-sale market). We also reiterate our comment about the floor lifting to the front right of the property.



Within Office Two



Minor damage to floor within Services Room.



Tiles to kitchen floor to be removed and made good

## **First Floor**

We believe the floor construction to be reinforced concrete however we haven't opened it up so we cannot be one hundred percent certain. It certainly has a solid feel to it and therefore wouldn't expect a timber floor, possibly a beam and block floor may have been used.

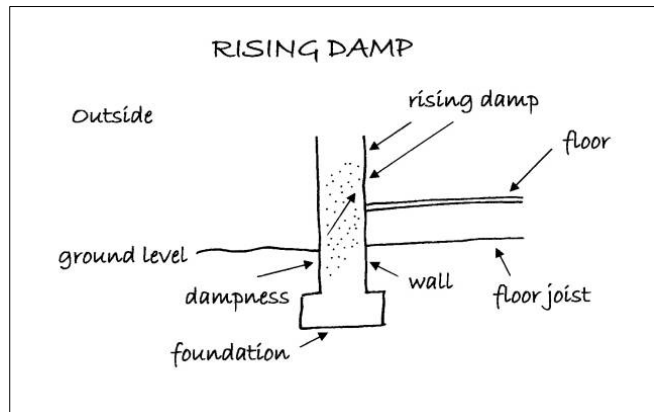
Finally, we have not been able to view the actual floors themselves due to them being covered with floor coverings. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

# **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.*

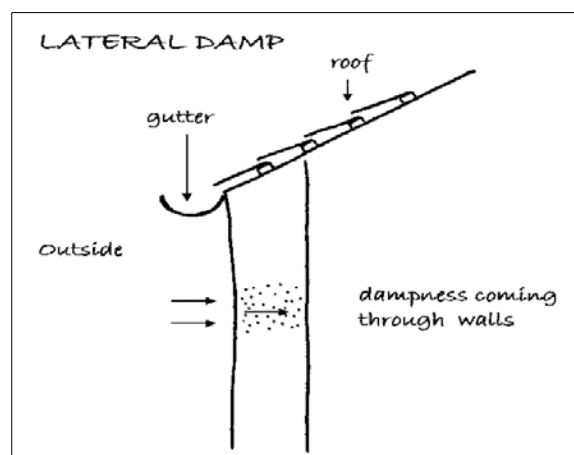


The access to some of the perimeter walls was limited. The areas where we carried out a random testing we didn't find any significant rising damp however from locations of the damp proof course on the left hand side of the property we believe dampness will occur. Probably currently sitting within the raised floor to the laundry area.

## **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 were unable to take readings as the walls are clad.



## **Condensation**

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

There is misting within some of the double glazed units which we would expect to get worse. Also the toilets on the right hand side of the property have showers which we would expect to cause condensation in these areas.

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**

It is most important to ensure you have fire doors around the staircase areas.

### **Staircase**

This should be lined and fire resistant. We were unable to establish this.

### **Kitchen**

There is currently a kitchen on the first floor level, from our discussions we understand that it will be turned into a staff self service kitchen even though the layout is not confirmed as yet.

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.*

We have not seen the areas inspected and unlikely to be present.

### **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.*

Present in some of the doors which are in need of repair.

### **Woodworm**



None seen in the areas inspected. This type of construction the risk of woodworm is minimal unless it is brought in on old furniture. There is very little for it to eat and breed on.

## **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.*

This should be carried out as part of the dilapidations work.

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, for example it was only in the 1960s that we started putting insulation in house roofs*

## **Roofs**

As you will be aware from reading the rest of the report we are unsure of what the roof construction is. We believe there may be asbestos sheets still within it. We believe that the work may require Building Regulation Approval, we suggest that your solicitor checks with the local authority.

## **Walls**

Again unfortunately we do not know the construction.

## **Windows**

The windows are double glazed and therefore will have reasonable thermal properties except that some of them are starting to deteriorate. We recommend that they are replaced.

## **Services**

Service records should be obtained. It is essential for the services to be regularly maintained to run efficiently.

## **Summary**

Unfortunately from the information we have been given we cannot give an overview other than to say that the structure needs opening to confirm its construction.

## **OTHER MATTERS**

*In this section we put any other matters that do not fit under our usual headings.*

### **Security**

We were advised that a security system has been installed, although it was not known whether it was working, and not knowing whether it was working/how it worked indeed at the time of the survey the front right hand office security lock couldn't be unlocked! A good alarm system should be considered as it will not only help reduce break-ins but also your insurance. We are not experts in this field and therefore cannot comment further. Further information should be obtained from the vendor and the installer at a later date.

### **Smoke Alarms**

You require smoke alarms both in the office section and the work area. This is now by self assessment, if you would like further information about this please do not hesitate to contact us

### **Fire Regulations**

We have assumed fire regulations/self assessments are adhered to and that a service contract is in place.

**ACTION REQUIRED:** Your Legal Advisor needs to confirm whether there is a Fire Certificate in place or a record of maintenance.

### **Disability and 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.

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

In this case In this case the doors will need adapting to give access.

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## **Asbestos Register**

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. Please see our comments about asbestos being within the building.

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

We are not asbestos surveyors.

## **Planters**

Please see our comments in the Executive Summary.



## **Lift**

Your solicitor should ensure that your lift is on a regular maintenance contract and that there are no anticipated future replacement costs. In our experience this could be a problem and constant maintenance issue.

## **Insurance**

We would always recommend staying with the existing insurance company, and then if there are any problems you should not have the difficulty of negotiating with two insurance companies passing the blame between each other.

## **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 Building 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.

## **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.

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

**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 1<sup>st</sup> January 2005. Any comments made within this report or verbally do not change this requirement.

## **GAS**

*There is very little we can check for in a gas installation, we do inspect to make sure there is one and that it has a consumer unit and that the boilers are vented. Ideally you should have a service inspection carried out by an independent CORGI registered plumber.*

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 CORGI (the Council of Registered Gas Installers); 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 CORGI registered contractor. Thereafter the installation should be serviced annually.

## **PLUMBING AND HEATING**

*In this section we do our best from a visual inspection to look at how the water is supplied to the property, how the supply is distributed around the property, how it is used to heat the property and how it is discharged from the property.*

We recommend tests are carried out. If you wish us to organise these we can. Please advise immediately.



## **SANITARY FACILITIES**

There are two sets of toilets are remaining, both are located on the right hand side of the property in, utilising white sanitary ware. Generally in acceptable condition though you may have different standards to your staff. We would comment that the showers look dated but you can decide whether you wish to keep these. We suggest that you replace them if you do decide to keep them.



## **MAIN DRAINS**

*The sanitary system, as we know it now, came into being some 100 years ago during the Victorian era and works so successfully today it is often taken for granted. It is only in recent years that re-investment has taken place to upgrade the original drainage systems.*

It is assumed that the property has mains drainage and that the foul drains 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.

### **Inspection Chambers / Manholes**

*For your information, inspection chambers / manholes are required to be provided in the current Building Regulations at each change of direction or where drainage runs join the main run.*

We have identified two light duty and many heave duty manholes. We tried to lift the light duty manhole covers.

### **Inspection Chamber / Manhole One – Rear Left Hand Side**

We duly lifted the light manhole cover and found it to be clear at the time of our inspection.

From what we could see it is brick built.



## **Inspection Chamber / Manhole Two – To the Rear near the Smokers Shelter**

This is a lightweight manhole; we have only undertaken a visual inspection.



Finally, 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 as a Close Circuit TV camera test; such a test has not been carried out. 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**

*Whilst very innocent looking rainwater downpipes can cause lots of problems. If they discharge directly onto the ground they can affect the foundations and even if they are taken away to soak-aways they can attract nearby tree roots or again affect foundations.*

*Some rainwater drains are taken into the main drainage system, which is now illegal (as we simply do not have the capacity to cope with it), and can cause blockages to the main drains! Here we have done our best from a visual inspection to advise of any particular problems.*

We have been unable to determine the ultimate means of rain/surface water disposal. Please see our comments about the alterations that have been carried out to the drainage.

Finally, 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.

Please also see our comments within the Gutters and Downpipes section.

## **OUTSIDE AREAS**

### **PARKING**

Please see our general comments



General maintenance required

### **EXTERNAL AREAS**

Some landscaping required.

**Boundaries:** The left hand boundary (all directions given as you face the property) is usually the responsibility of the subject property.

We also recommend weep holes to the rear boundary wall.

Finally, whilst we note the boundaries, these may not be the legal boundaries. Your Legal Advisor should make further enquiries on this point and advise you of your potential liability with regard to any shared structures, boundary walls and fences.

## **POINTS FOR YOUR LEGAL ADVISOR**

If you wish to proceed with your purchase of the property a copy of this 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) Cladding guarantees.
  - ii) Roller shutters
  - iii) Rising damp treatments.
  - iv) Cavity wall insulation and cavity wall tie repairs.
  - v) Double glazing / replacement windows.
  - vi) Roof and similar renewals.
  - vii) Central heating installation.
  - viii) Planning and Building Regulation Approvals.
  - ix) Any other matters pertinent to the property.
- 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 read: [www.1stAssociated.co.uk/leaderboard.asp](http://www.1stAssociated.co.uk/leaderboard.asp)

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

## **LOCAL AUTHORITY ENQUIRIES**

When you booked this survey we asked you if you required us to carry out a verbal check on the status of the property with the Local Authority regarding whether it is a Listed Building, in a Conservation area and any history that is available over the phone with regard to Planning Applications and Building Control. In this instance you have not requested that we carry out this work.

Finally, your Solicitor should carry out Local Authority enquiries and any additional enquiries he/she feels necessary, advising us if they feel that we can have further input.

It is our policy not to offer a conclusion to ensure that the Building Survey is read in full and the comments are taken in context.

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**.



## **REFERENCES**

The repair and maintenance of houses

*Published by Estates Gazette Limited*

Life expectancies of building components

*Published by Royal Institution of Chartered Surveyors and  
Building Research Establishment*

Surveying buildings

*By Malcolm Hollis 4th edition published by Royal Institution of  
Chartered Surveyors Books.*

House Builders Bible

*By Mark Brinkley, Published by Burlington Press*

# APPENDICES

# **LIMITATIONS**

## **CONDITIONS OF ENGAGEMENT**

The report has been prepared in accordance with our Conditions of Engagement dated xxxxxxxx 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 calm spring day at the time of the inspection. The weather did not hamper the survey.

We would add that some defects only become apparent upon physical occupation or are only present as a result of the extremes of weather (which are becoming a more frequent occurrence). As you may be aware 2006 was the warmest year in Britain since records began, we believe, in the 1700s; with July 2006 being the hottest July on record in Britain. 2005 was the third driest year on record in Britain with 2003 being the driest. The year 2000 was the wettest year on record and August 2004 was the wettest August on record in Britain. This may have adverse effects on lots of buildings in years to come.

## **OCCUPIED PROPERTY**

The property was occupied at the time of our survey, which meant that there were various difficulties when carrying out the survey however we have done our best to work round these.

## **INSPECTION LIMITED**

As we have not had access to opening up the floor we haven't accessed some of the rooms such as the lift motor room, we haven't had access to open up roof or the cladding.

## INFORMATION ON THE PROPERTY MARKET

We used to include within our reports articles on the property market that we thought would be of interest and informative to you, however we were concerned that in some cases these did not offer the latest information. We have therefore decided to recommend various websites to you, however it is important to realise the vested interest the parties may have and the limits to the information.

[www.landreg.org.uk](http://www.landreg.org.uk)

This records the ownership of interests in registered land in England and Wales and issues a residential property price report quarterly, which is free of charge. The Land Registry is a Government body and records all transactions as far as we are aware, although critics of it would argue that the information is often many months out of date.

[www.rics.org.uk](http://www.rics.org.uk)

The Royal Institution of Chartered Surveyors offer quarterly reports via their members. Although this has been criticised as being subjective and also limited, historically their predictions have been found to be reasonably accurate.