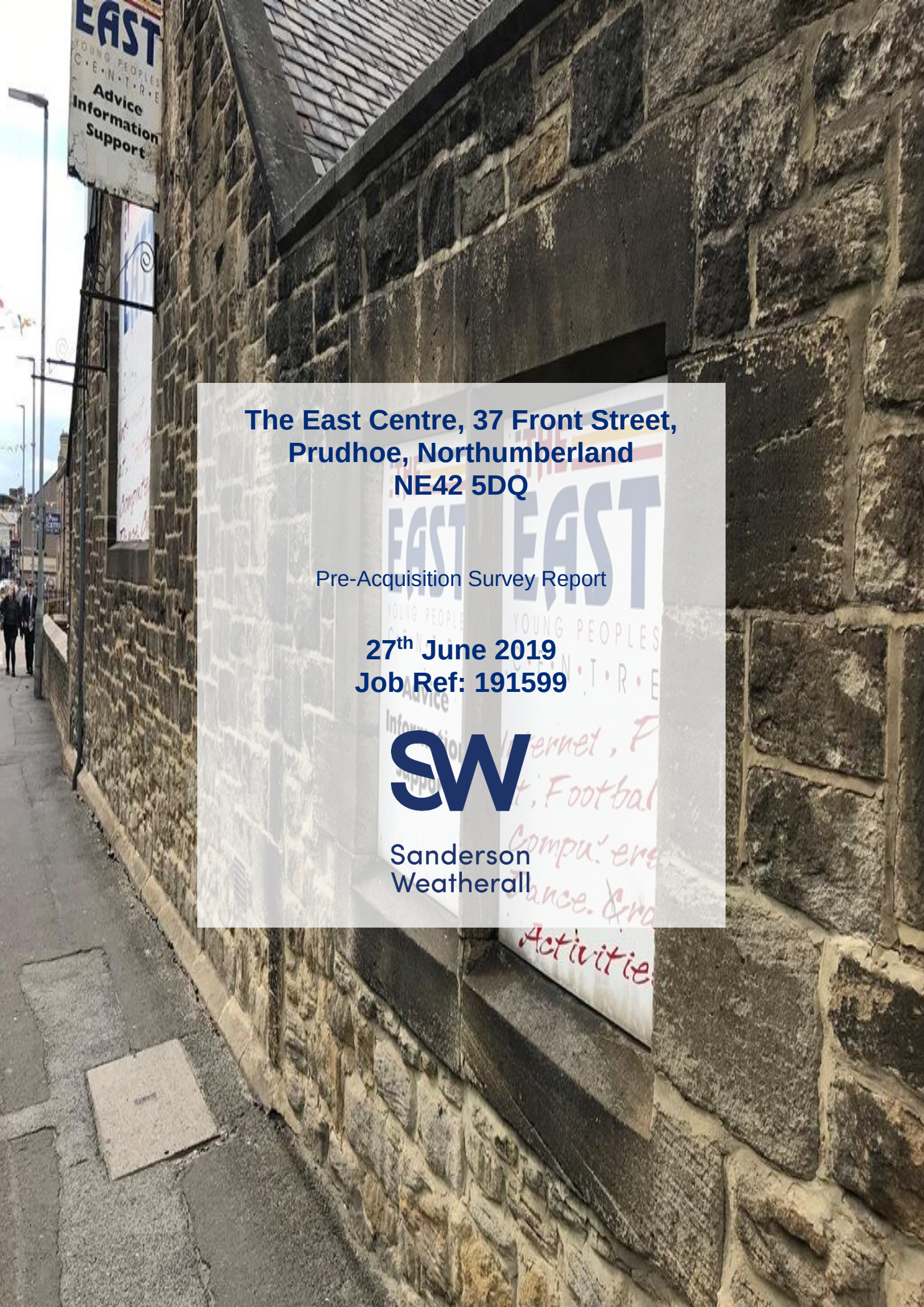


The East Centre, 37 Front Street, Prudhoe, Northumberland NE42 5DQ

Pre-Acquisition Survey Report

27th June 2019
Job Ref: 191599

Sanderson Weatherall

Contents

1. Executive Summary

1.1. Introduction

Upon instructions of Prudhoe Town Council we have been instructed to carry out an inspection of The East Centre, 37 Front Street, Prudhoe, Northumberland, NE42 5DQ in order to identify any defects or inherent factors of which the client should be made aware of prior to the acquisition of the property.

The premises were inspected by Kenny C. Hiles BSc (HONS) MRICS ICIOB on the 26th of June and the 1st of July 2019 and the weather at the time of our inspection was dry and sunny, with the temperature being approximately 15-18°C.

All reference made to the directions within the report should be taken as if viewing the property from the Front Street. It has been assumed that the front elevation of the property facing directly onto car park area faces due West and whilst this may not be its accurate orientation has been assumed for the purposes of this report.

1.2. Main Findings

The following are the principal observations and comments arising from the inspection of the property. It should be noted that the text of the full report may contain information on other, more minor issues which should, nevertheless, be referred to and considered.

Property Construction and Site

- Slipped, cracked, rounded and missing slates to all roof slopes.
- Deterioration and decay to the timber framed windows.
- General erosion to the stonework and mortar pointing.
- Historic movement to the East Centre, possible roof spread.
- Internal plaster deterioration to the East Centre caused by rising damp.
- The suspended ceiling surfaces were noted to be in a poor condition.
- Soiled, stained and deteriorated floor coverings.
- Deteriorated internal decorative coatings.

Services Installations

- Electrical installation is noted to be an unsatisfactory condition.
- Boiler and heater within the Open Door building are in a poor condition.
- The fire alarm within the Open Door building has been isolated.

Legal & Regulatory Matters

- Obtain and review a copy of the EPC
- Obtain and review a copy of the DEC

1.3. Anticipated Costs

We have been instructed to provide advice on the anticipated cost of remediating those defects and inherent factors discovered during our inspection and we are of the opinion that these shall be in the region of £188,218.00 exc VAT and inclusive of fees. Please refer to Appendix 1, 4 & 5 for limitations to these anticipated costs.

We have also prepared estimated refurbishment costs however, these costs have been based on rate per m2 from similar project we have been involved with and are subject to further review and agreement on the potential scope of any refurbishment works. Nevertheless, the following estimated costs are noted below:

- The East Centre - £192,500.00 - £262,500.00
- The Open Door - £174,900 – 206,700.00

1.4. Conclusion and Recommendation

At this stage, we would not caution against the purchase of the property however, it must be noted that sustained investment will be required in order to remediate the defects discussed within our report and further investigate the areas of concern where raised.

We feel that the both The East Centre and the Open Door building, including the outbuildings are in need of modernisation and repair.

Whilst investment in terms of the general repair items as highlighted within the main body of our report will be necessary, consideration should be given to the potential refurbishment of all buildings in order to bring them up to a good standard of repair and fitout which could in our opinion result in lower maintenance costs in the long term.

We feel that the buildings are serviceable at this stage, albeit we recommend that a fully throughout and planned maintenance schedule is prepared for all buildings in order to appropriately manage their maintenance requirements moving forward. We anticipate that the buildings will require a moderate to high level of maintenance with the next 5 years.

2. Introduction

2.1. Client Name and Address

Prudhoe Town Council
58 Front Street
Prudhoe
Northumberland
NE42 5AA

2.2. Property Address

The East Centre
37 Front Street
Prudhoe
Northumberland
NE42 5DQ

2.3. Brief and Scope of Survey

We received instructions from Prudhoe Town Council to undertake a Building Survey on the above property and to report any discovered major items of concern in advance of the acquisition of the property.

We were instructed to inspect the property in order to identify any significant items of disrepair or other such considerations relating to the construction or occupational / management matters that may affect the property's acquisition or use and advise of suitable remedies, including the costs thereof prior to the acquisition.

Our report has been prepared in accordance with our earlier fee proposal and our General Terms and Conditions of Business and Specific Terms and Conditions of Business Relating to Building Surveys (copies of which are attached at Appendix 4 to the rear of this report.)

2.4. Inspection Date, and Weather Conditions

The property was inspected on the 26th June and the 1st July 2019 and the weather at the time of our inspection was dry and sunny, with the temperature being approximately 15-18°C.

2.5. Personnel Involved in Inspection

The property was inspected by Kenny C. Hiles BSc (HONS) MRICS ICIOB.

2.6. Limitations to the Survey

During our survey, we inspected the majority of the premises, however some construction elements and areas of the property were found to be inaccessible, unable to be seen from the available vantage points or that our instructions specifically omit these areas/elements from our scope of service. We are therefore

not able to comment specifically on the condition of these areas, nor if they are free from defects. The areas not subject to inspection are as follows:

- The roof and high level areas of the property were not inspected from a high access platform and therefore our inspection of these areas were limited to a visual inspection from ground level and/or vantage points within adjacent buildings with aid of binoculars.
- Roof voids of the property were note inspected, visibility was therefore not optimal.
- The property is served by a suspended ceiling in throughout. Visibility of the concealed surfaces within that void was limited, however we were able to conduct inspections through the ceiling system in random locations, but should not be considered as full inspection of those voids.
- The property contains raised access floors in various areas, within the East Centre itself. We were therefore unable to inspect those areas.
- The property was occupied at the time of our inspection and therefore various elements of the building fabric and services installations were obscured by the existing occupants' goods and fittings.
- A full inspection of the outbuildings was restricted due to safe access and stored materials therein.
- Please note that we have not engaged a specialist consultant to inspect and comment upon the services, nor have we carried out any tests or checks upon the performance of the equipment. The comments made below are for descriptive purposes only and are given following our building surveyor's visual inspection.
- Inspection of below ground drainage is outside the scope of our instruction.
- It was not possible to inspect woodwork or any other parts of the structure which were covered, unexposed or inaccessible. It is not, therefore, possible to determine the presence of any defects contained there within including, but not limited to, timber defects of any nature, beetle infestation, vermin, insects, defects in constituents of concrete, the positioning of reinforcement, the extent of bearings, ties or fixings or any defects of a similar nature.
- No laboratory testing has been performed as part of our instructions and therefore it is not possible to positively identify such defects that require laboratory testing or material sampling to accurately determine the cause, such as concrete defects, sulphate attack, High Alumina Cement defects, etc.. Nevertheless, we have provided advice in the below on where subsequent testing may be required, where applicable.

2.7. Brief Description

The site constitutes a relatively large corner plot fronting onto the B6395, Front Street and contains two large building arrangements. A large concrete hardstanding/carpark is evident to the south west and is encased by a fair faced and stone boundary walls.

The East Centre is noted to be of an 'L' shaped configuration and has been constructed under pitched slate covered roof slopes incorporating flat roofed areas to the east of the building, running perpendicular to the B6395, and to the north of the building. The roofs also benefit from painted timber facias along with a combination of uPVC and cast iron guttering.

The main external wall surfaces are noted to have been constructed from solid random course stone incorporating painted timber single glazed windows, with solid timber framed and painted entrance doorsets.

To the south of the East Centre a tarmac yard area is evident with stone boundary walls and metal chain link style fencing.

To the north west of the East Centre, stands the Open Door building which is again noted to be of an 'L' shaped detached configuration. It has been constructed under a combination of pitched, mono-pitched and flat roof surfaces. A slate covering is noted to the main pitched roof surfaces along with a mineral felt covering observed to the front flat roof extension to the south elevation along with prefinished profiled cladding sheet roof with curved eaves to the mono-pitch section to the north elevation.

The main external structures have been constructed with fair face masonry laid in a header and half lap bond, indicative of solid construction, with stone quoin detailing to the original corner sections of the Open Door building.

A single story flat roofed extension has been constructed to the south of the property which has been built using a combination of fair faced masonry laid in a half lap bond, which is indicative of cavity construction along with additional stone detailing to match the main part of the property. To the rear, a mono-pitched steel framed and masonry constructed extension has been provided which is noted to have been built circa 1985. Again, the masonry to this location is noted to have been laid in a half lap.

The main body of the Open Door building, including the single story extension incorporates a combination of single glazed painted timber frame windows and double glazed uPVC sections along with a painted timber entrance door. Access into the lean-to area is via a galvanised roller shutter to the east elevation.

To the northeast corner of the site stands a single story pitched roof out building which is noted to have been constructed under slate covered pitched roofs incorporating stone ridge tiles and solid random stone walling arrangements.

2.8. Occupiers and Use of Building

The building is currently occupied.

3. Site

3.1. Site

The site is located on the B6395, Front Street, Prudhoe and is accessed by a one way system from Neale and Holyoake Street. It has good public transport links, vehicle and pedestrian access.

The site is surrounded by a combination of retail, office and residential properties and is on the main thoroughfare through Prudhoe.

The site is generally level however, it does fall slightly from south to north, in particular within the yard area to the south of The East Centre.

3.2. Contaminated Land

We have not performed any surveys or assessments to determine the presence of the ground conditions or contaminants contained upon the site, arising naturally, migrating from other sites or due to the site's previous use.

3.3. Flood Risk

A flood risk assessment has not been carried out however we have reviewed the publicly available 'Flood Risk Maps' prepared by the Environment Agency and which shows that the site is located within a flood zone 1, low probability with a 1 in 1000 year annual probability of river or sea flooding. We recommend that you report this to your insurance provider to ensure that you would be able to obtain a suitable insurance policy for the property should you proceed with the acquisition.

3.4. Invasive Species

Invasive plants are those that are non-native and are able to spread swiftly and threaten biodiversity, blight land and property and may be hazardous to human health. More commonly known plants that fall into this category are Japanese Knotweed, Himalayan Balsam, New Zealand Pygmyweed and Giant Hogweed. Japanese Knotweed is the most commonly known invasive species and is listed by the World Conservation Union as one of the world's 100 worst invasive species and may grow through concrete, roads and other solid materials, hence can cause instability or general damage to property and land.

Under s. 14(2) of the Countryside and Wildlife Act 1981 it is an offence to cause this plant to grow in the wild. Failure to dispose of any material containing Japanese Knotweed may also result in prosecution under this Act and under the Environmental Protection Act 1990.

Although not specifically listing any invasive species s.57 of the Anti-social Behaviour, Crime and Policing Act 2014 makes it illegal for freeholders and those responsible for repair and maintenance of land containing invasive species to take no action in controlling the growth and spread of those plants and failure to do so can lead to fines of up to £20,000 and/or 2 years imprisonment.

During our survey we did not identify any invasive species, however difficulties in identifying deciduous plants when they are out of leaf and other structures/non-invasive plants obscuring our ability to fully inspect the biodiversity of the site result in us being unable to explicitly confirm that such plants are not present on the site. If you are concerned about the presence of invasive species we would recommend that you commission a specialist inspection of the land by an appropriate expert.

4. Structure

4.1. Foundations

During the course of our inspection we did not carry out any intrusive investigations to determine the form of foundations or the nature of the sub-surface ground bearing strata. We would only be able to ascertain the exact arrangement further by carrying out exploratory investigations or examinations of the original construction documents, if in existence.

From our visual inspection of the property, we did not observe any indications of ground movement problems to the main building's foundations which would reflect deficiencies in respect of the existing below ground structures.

4.2. Structure

As previously discussed earlier within the report, to the rear of the Open Door building stands a mono pitched extension which has been constructed from a primary steel frame arrangement which is noted to have been clad/finished with a combination of prefinished profiled metal cladding panels to the roof, north and east elevations and fair faced masonry to the west elevation.

Galvanised sheeting rails and painted steel wind bracing was also evident internally.

At the time of our inspection we did not note any areas of concern to the steel frame nor did we observe any areas of distress, deflection or movement to the primary steel frame or connection joints and details.

The extension was noted to have been constructed circa 1985.

5. Exterior of Building and External Areas

5.1. Roofs

The East Centre

The main roof is noted to comprise of slate covered duel pitched roof slopes, facing north, east, south and west, along with two felt covered flat roofed off-shot sections noted to the north and east elevations.

A full inspection above the suspended ceilings internally was not carried out due to restricted access however, we have assumed that the roof has been constructed from a number of main principal truss rafters, purlins, jack rafters, timber sarking board/sarking felt and a counter batten arrangement.

The east and west facing roof slopes were noted to be in a fair and reasonable condition, albeit there was evidence of what appeared to be historic movement, settlement and dishing, in particular to the west slope which would indicate that the roof structure may have moved and settled historically as a result of potential roof spread. This is in our opinion further evidenced by the historic outward rotation observed to the west elevation both internally and externally at eaves level.

Cracked, defective and missing ridge pointing was evident throughout the full length of the ridge along with numerous areas of chipped, rounded and slipped slates being observed at eaves level.

To the northeast corner of the east facing roof slope several tiles were noted to have slipped and had become dislodged with the valley tiles observed to be out of alignment and cracked in areas. This part of the roof slope is in poor condition and in our opinion will need to be stripped and recovered in order to remedy the defects observed.

The lead lining to the northeast valley to the east roof slope area appeared to be in a reasonable condition and from our limited inspection we did not note any significant areas of concern however, during the remedial repair works noted above the individual joints between the individual lead sections should be checked and sealed if necessary.

The remainder of the east and west roof slopes do not require this level of repair however, we do feel that they would benefit for a general overhauling within the next 1-2 years.

The mortar haunching to the water tabling detail to both the north and south gable elevations of the east and west roof slopes, appeared to be in a fair and reasonable condition albeit areas of shrinkage cracking and deterioration were starting to show. In this regard, we recommend complete repointing of these areas should be undertaken within the next 3-4 years. It may also however, be necessary to rebed the water table sections if they are found to be loose notwithstanding this, we did not note any indication of this at the time of inspection.

We did however, note an isolated area of slight movement to the south water table however, it did appear to be historic in nature and stable. Nevertheless, a further inspection should be undertaken with any loose sections of water table refixed and rebed as necessary to prevent further movement form occurring.

From our limited ground level inspection, the stone built chimney stacks to the left and right of centre to the west elevation, appeared to be in a fair and reasonable condition with no significant defects apparent which would lead us to believe that they were suffering from structural failure or movement at this stage. Isolated areas of open and deteriorated mortar joints were apparent with slight degradation and spalling to the stonework however, this is not of significant concern and should be simply monitored. We anticipate that remedial reporting of the chimney stacks will be required within the next 5 years.

The rainwater goods to the east and west elevations appeared to be in a fair and reasonable condition albeit the uPVC downcomers and gutter sections were showing sections of UV degradation and fading. The timber fascia detail was also noted to be in a fair condition albeit it required redecoration.

The flat roofed area to the east facing off-shot was noted to have been recently recovered and appeared to be in a very good condition. We expect that the roof has a life expectancy of circa 7-10 years.

The south facing pitched roof slope was in part noted to be in a fair and reasonable condition albeit there were areas of isolated slipped, cracked and rounded slates noted throughout. However, to the far left hand side and noted adjacent to the valley section, it was evident that numerous historic repairs had been undertaken due to the differing coloured slates used. It is a possibility that this section of roof has in fact been stripped and recovered. Several slates were noted to have become dislodged and were lying in the valley with missing slates also apparent. This section of roof is in need of repair and as previously discussed above should be fully stripped and recovered.

The north facing pitched roof slope was noted to be in a similar condition to that of the surrounding pitched roof slopes with rounded, cracked, slipped and deteriorated slates noted throughout. Adjacent to the right hand side valley, uplifted, missing and cracked slates were apparent which will require complete replacement in order to prevent water ingress from occurring.

Undulation to the north and south pitched roof slopes was also noted throughout and was similar in nature to the undulation noted to the east and west roof slopes. Whilst at this stage we feel that the undulation and movement maybe historic in nature, we recommend that a further assessment is undertaken by a structural engineer in order to confirm the current structural stance of the roof structure. Nevertheless, we do not feel that the movement is progress.

We again noted isolated areas of cracking and deteriorated mortar pointing to the ridge area which will require remedial and isolated areas of repointing to be undertaken.

Taking into consideration the general and overall condition of the pitched roof slopes, we recommend that general overhauling and isolated repairs should be carried out at this stage however, we feel that within the next 10-12 years consideration should be given to the complete replacement of the slate roof coverings.

The mortar haunching surrounding the east facing bell tower arrangement, to the east gable elevation was noted to have cracked and appeared to have moved away from the back and base of the stonework, along with a cracked and defective section of stone to the water tabling being evident to the south roof slope. The individual water table sections themselves appeared to be out of plumb also. In this regard, we recommend that the mortar haunching is completely removed and repointed with the cracked and defective

section of water table observed replaced in its entirety with the remaining section of water table rebed and reset.

A combination of lead and mineral felt linings were noted to the window cheeks to south roof slope with what appeared to be a felt covering to the flat roof sections. The overall appearance of the finishes appeared to be poor with areas of slight deterioration and rucking to the felt sections observed. Notwithstanding this they did appear to be water tight and serviceable.

A full inspection of the felt covered roof sections above the windows within the south elevation were not inspected as access was limited and due to the extent of water stained ceiling tiles observed within the sofa room we recommend that a further high level inspection is undertaken to determine the condition of the flashing/jointing detail between the pitched and flat roof sections and if necessary undertake replacement or isolated repairs.

A full inspection of the backside of the north facing water table detail, to the north pitched roof slope was not permitted as safe access could not be achieved however, from our limited visual inspection the mortar haunching noted to the backside of the water tabling was observed to be cracked and loose which will require complete raking out and repointing. We anticipate that the remaining areas maybe in a similar condition and recommend that a further inspection is undertaken when safe access is provided to repair the previously identified cracked and defective sections.

The lead valleys to both the left and right hand side of the north facing roof slope appear to be in a fair and reasonable condition, albeit aged.

The small upstand chimney within the mono-pitched roof section at the abutment with the adjacent residential property was noted to be showing signs of deterioration with open and weathered mortar joints observed. The small upstand chimney should be fully raked out and repointed within the next 2-3 years.

The rooflight to the north roof area, as previously discussed within the ceiling section later in our report, was noted to be in a poor condition and requires complete overhauling, including for the replacement of the cracked and defective section of glazing, grinding back of all areas of surface corrosion, the application of rust inhibitor and decorative coating, along with repointing of the putty bead junctions in order to preserve it however, consideration could be given to simply replacing it which may prove more cost effective in the long term. Remedial works are not necessarily required immediately however, they will be required within the next 2-3 years.

Now moving onto the north flat roof area, whilst it was noted to be generally in good order, it was showing signs of deterioration with bear areas beginning to occur. This was evident in particular to the front left hand corner where a section of the covering was noted to be badly blistered and holed, this will no doubt lead to water penetration internally if not repaired. A small section of guttering was also missing to the front edge, approximately 0.5m in length which should also be replaced. Notwithstanding this consideration to the overlaying of the area should be given within the next 3-5 years.

Areas of vegetation growth were also noted on the roof, in particular around where the gas pipe enters the building. The upstand flashing detail within this location was noted to have pealed back from the roof surface. Whilst at this stage the roof covering is serviceable, isolated patch repairs should be undertaken in order to prevent water penetration from occurring along with the removal of the of all areas of vegetation.

The rainwater goods to the north and south roof areas were noted to be a combination of cast iron and uPVC with pipe shrouds evident to the south elevation. Generally, the gutters appeared to be in a fair and reasonable condition albeit the left hand side downcomer was not connected as the guttering appears to have been moved as the outlets did not line up correctly. Corroded brackets were also apparent in several locations.

To the base of the central downcomer to the south facing elevation a missing section of pipe and shoe was evident. This is mirrored on the left hand side section also.

To the far right hand side of the south facing elevation, a rainwater outlet appeared to finish short of the gulley and appeared to be discharges directly onto the stone plinth prior to entering the gulley.

Taking the above in to consideration we recommend that the rainwater goods, in particular to the south elevation are completely overhauled, the corroded brackets treated and decorated accordingly, along with the missing sections of pipe replaced with new to match original, including for the extending of all outlets where necessary to meet the gullies.

The flat roofed area to the far east of the East Centre, above the staff W.C area appeared to be in a fair and reasonable condition albeit we did note that there was evidence of a historic liquid coating repairs to the perimeter of the roof. Internally we did not note any areas of recent water ingress and are therefore happy that the roof is in effect watertight, albeit potentially nearing the end of its useful life. Consideration should be given to the replacement of the roof covering within the next 3-5 years.

The uPVC guttering and timber fascia's to this part of the building again appeared to be in a fair and reasonable condition with no significant or discernible defects apparent which would cause us concern at this stage, albeit vegetation growth was noted coming out of the boundary wall separating the two properties which will require removal.

All gutters should be periodically clean with all slit, debris and vegetation growth removed in order to prevent water ingress from occurring.

The Open Door

The north and south facing roof slopes to the Open Door building were noted to be a combination of pitched slated covered roof slopes with a built up plastisol coated cladding sheeting arrangement to the to the north facing mono-pitched section above the Motor Project area, along with a mineral felt covered flat roof to the south elevation, above the single storey off-shot area.

Generally, the pitched roof slopes to the north and south of the Open Door building, were in a similar condition to that of the East Centre with numerous cracked, defective, slipped and missing slates being observed throughout. We also noted evidence of numerous slate replacements having been undertaken as several tiles were noted to have been secured in place with lead clips. At this stage, we recommend that general overhauling of the slate covered roof slopes is undertaken with all cracked, defective and slipped slates replaced.

Like the slate covered pitched roof sections to the East Centre, we anticipate that the pitched roof sections to the Open Door building would benefit from a complete strip and recover within the next 10-12 years.

The ridge pointing was also noted to be cracked, defective and missing in isolated areas which again requires raking out and repointing.

The mortar haunching noted to the water table sections to the east and west facing elevations was showing signs of historic surface cracking and deterioration albeit, at this stage complete raking out and repointing is not necessary or required.

From our limited inspection of plastisol coated cladding sheets to the to the north facing mono-pitched roof section, above the Motor Project area we noted furring and discolouration to the cladding sheets due to UV degradation, along with evidence of potential cut edge corrosion commencing. At this stage this is not a significant cause for concern and the condition of the roof sheets should be monitored.

At the time of our inspection, a parking cone had been thrown up onto the mono pitched roof which should be removed, and the area inspected for damage.

To the north facing curved eaves and cladded wall section we noted a missing flue/flue cover section which had left the wall open to the elements. In addition to this, areas of lichen and vegetation growth were evident to the panels themselves, along with general degradation and corrosion to the fixings where the plastic caps were noted to be missing. The panels themselves appeared to be in a serviceable condition nevertheless they were faded in areas. We also noted what appeared to be evidence of historic graffiti.

The open section of wall cladding should be infilled and made water tight in order to prevent deterioration and water ingress occurring.

At the junction with the neighbouring out buildings a plastisol coated flashing detail was evident which appeared to be watertight at the time of inspection.

The slate covered pitched roof slopes, north and south facing to the outbuildings were noted to be undulating with significant settlement noted towards the centre of the outbuildings. A full inspection internally was significantly restricted due to the stored materials however, we did note that the roof structures appears to have been either replaced or repaired with evidence of new jack rafters being noted in part. We are not concerned at this stage that the roof structures are in a dangerous condition however, and once better access can be provided internally a further inspection should be carried out with further commentary made in terms of their overall and general condition prior to further recommendations being given.

5.2. Walls

The East Centre

A combination of solid stone and fair faced masonry external walls were evident to the East Centre with stone quoin detailing apparent.

To the single storey off-shot to the far east of East Centre, fair faced masonry with timber tongue and groove infill cladding was evident to the south elevation, evidence of historic salt staining potentially from historic over flowing of the overflow pipework from the WC was noted to the centre of the wall with deteriorated mortar joints at low level also evident. All eroded mortar joints should be raked out and repointed, the salt staining and the area leaf in good order.

The timber tongue and groove panelled section to the south elevation of the off-shot was in a very poor state of repair with numerous missing boards and decay evident to the timber framework itself. Internally within this location we identified areas of water ingress and damp staining to the wall surfaces which we consider to be as a direct result of the missing tongue and groove boarding as opposed to rising damp. The timber tongue and grooved boarding and sub-frame should be replaced, and the area sealed in order to prevent further water ingress and saturation from occurring.

To the east facing stone elevation to the main part of the East Centre, adjacent to the east off-shot we noted significant areas of cracked and defective mortar haunching/pointing to the head of the arched window with stepped cracking noted through the arched lintel detail leading up to the underside of the stone ventilator.

To the base of the window the cracking extended through the stone sill down to the stone plinth. Throughout the elevation we also noted several areas of cracked and eroded mortar joints, in particular at the wall/water table junction. We also observed evidence of historic water saturation with mould growth apparent.

The cracking observed within this location was noted to be circa 10mm wide however, it did appear to be historic in nature.

Due to the extent and nature of the cracking running through the east gable elevation and coupling this with the outward rotation observed to the south facing elevation at eaves level, we recommend that further advice should be sought from a structural engineer in conjunction with the roof assessment in order to confirm the cause of the movement. This may include monitoring over a period of time, in order to confirm the extent of any movement which may be occurring.

Now turning to the south facing elevation within the court yard area, and as discussed within the internal wall section of our report, outward rotation at eaves level was noted which would indicate slight movement/roof spread has occurred historically in this location to the property. To the left hand side of the right hand side window, vertical cracking was also apparent with the mortar pointing within this location observed to be extremely degradated and missing in part. Whilst we have previously indicated that the property would benefit form a further inspection by a structural engineer, we are of the mindset that the movement may be historic and not progressive at this stage. Nevertheless, we feel that a further second opinion by a structural engineer is warranted.

Throughout the south elevation numerous areas of eroded stone sections and mortar joints were evident which will require remedial repairs and repointing works undertaken within the next 5 years.

To the base of the south elevation we identified what appeared to be a slate DPC however, areas did appear to be missing with severely eroded mortar joints noted throughout. We also noted that the cast iron air brick inserts have been breached by the surrounding tarmacadam surfaces which will, due to the fall of the yard surface allow water to seep into the sub-floor void.

Remedial covers should be installed to prevent water from entering the sub-floor void and causing saturation which could potentially lead to timber decay of the floor structure. Whilst we did not note any significant indication of excessive movement to the floor structure, minor deflection was evident internally. We feel that a further borescope survey should be undertaken within the floor void in order to confirm whether decay is present or not, opening up works maybe necessary if the further inspection proves inconclusive.

Consideration should also be given to the installation of a linear drainage channel along the perimeter of the south elevation in order to collect any rainfall and direct it to the gullies as the tarmacadam yard area falls back towards the south elevation.

To the east facing elevation within the court yard area, we again noted areas of deteriorated, eroded and spalled mortar pointing and stonework with missing mortar pointing observed to the window reveals and stone mullions.

To the left hand side of the elevation and to the male WC window, a stone mullion was noted to have been removed which will need to be reinstated nevertheless, we did not note any significant structural distress.

Vertical cracking was noted through the stonework sill downward which appeared to be approximately 5-10mm wide. At this stage the cracking appears to be historic in nature and should be raked out and repointed and were appropriate mesh reinforcement inserted.

Throughout the elevation and in particular at, low level and around the soil vent pipe, vegetation growth was evident which should be removed.

The overflow pipe from the male WC was running continuously and saturating the surrounding stonework at the time of our inspection. Remedial repairs will be required urgently to the male WC in order repair the defective WC cistern and prevent further saturation of the stonework from occurring.

To the perimeter of the timber framed doorset within the east facing elevation, cracked and deteriorated mortar pointing was also noted between the stonework and the door frame which will need to be reinstated.

Generally, the stonework to the west facing elevation, including the chimney stacks, appeared to be in a fair and reasonable condition, albeit there were isolated areas of deteriorated mortar joints and stonework apparent. A full inspection at low level was restricted due to vegetation growth nevertheless we did not note any indication of any significant failings.

To the far right hand side of the west elevation, at high level and to the right hand side of the first window opening, deteriorated stonework was apparent, along with historic cementitious repairs noted to the stone mullion. These repairs have subsequently started to fail and spalled and will need to be further repaired in order to prevent further failure form occurring with the stone mullion replaced.

To the left hand side and the right hand side central window sill detail within the same location, mortar repairs have been applied to the sill sections and encases the glazing. Whilst this appears be functioning adequately we do not feel it is an appropriate detail and we recommend that the original timber sill detail

should be re-formed and installed. Nevertheless, and coupling this with a further condition report on the windows it may be more cost effective to replace them as opposed to undertake general repairs.

Slight outward rotation of the stonework to the left hand side of the right hand side central window was apparent beneath the guttering which in our opinion appeared to be historic in nature however, we did note areas of missing mortar pointing at the junction with the window frame itself.

To the second window in from the north facing elevation, rotation and movement to the head of the window and the lintel was also apparent which appeared to be oversailing the surrounding stonework to the right hand side by circa 30-40mm. This coincides with the cracking noted internally. As previously discussed, we consider that the building has suffered from historic movement and or roof spread, and as previously discussed, we recommend that a further reviewed by a structural engineer is undertaken.

Horizontal cracking was also noted to the left hand side of said lintel with vertical cracking noted to the stone mullion where historic cementitious repairs have previously been undertaken. Due to the degradation and cracking noted to the stone mullion, we recommend that it be replaced before further failure occurs.

Evidence of minor stone erosion was noted throughout the west elevation in particular to the left hand side mullion which could in our opinion be repaired using a restoration mortar compound. The numerous areas of open and deteriorated mortar joints will need to be fully raked out and repointed.

Now turning to the north facing elevation overlooking the car park area, the stonework appeared to be in a fair and reasonable condition, although there were areas of deteriorated mortar joints noted at low level to the right hand side. In addition to this, the mortar pointing detail to the base of the water table sections were noted to be cracked, defective and missing in areas. Repointing of this area will be necessary and required moving forward.

The headstone to the water table appeared to be slightly out of alignment and in our opinion requires complete rebedding.

The cast insitu concrete ramp detail which runs adjacent to the north elevation was noted to transect one of the sub floor vents. At this stage we are not overly concerned that this will be allowing water to penetrate through to the subfloor void as the area is slightly sheltered.

The painted metal railings to the ramp were noted to be scuffed with areas of surface corrosion apparent to them in this regard, complete redecoration will be required.

Cracking was evident to the single storey rendered section to the left hand side of the main entrance within the west facing section. The cracking noted to the rendered section should be cut out and the areas re-rendered.

Generally, the south elevation facing on to the B6395, was noted to be in a fair and reasonable condition with evidence of recent repointing works having been undertaken. A full inspection of the windows within this location was restricted as they had been over boarded with panelling and artwork.

To the water table detail, there was evidence of open joints at the individual intersections which requires repointing.

At low level to the elevation isolated area of erosion and deterioration were evident to the stonework however, it was not considered to be a significant cause for concern at this stage and should be monitored moving forward.

To the right hand side of the stone boundary wall facing onto the B6395, we noted areas of cracked, defective and missing mortar pointing with isolated areas of eroded stonework. Repointing repairs will be required however, the wall itself appeared to be in a good and solid structural nature notwithstanding this, monitoring of the eroded stonework is recommended.

Towards the far right hand side of the boundary wall, and mirrored to the inner face, cracking and deterioration was apparent to both the stonework and the mortar joints however, we do not consider that the wall is in any significant structural distress or in such a dilapidated condition to warrant rebuilding, albeit repointing of the open mortar joints will be necessary. The return section to the far right hand side was also noted to be in poor order, in particular at low level and requires full raking out and repointing of the eroded mortar joints.

The fair faced masonry boundary wall to the left hand side of the south elevation facing on to the B6395 which then returns down to the Open Door building was also noted to be structurally sound however, the mortar joints were showing various degrees of erosion with vegetation growth evident to the top two to three courses. Eroded bricks were also apparent throughout. In this regard, and due to the condition of the boundary wall we recommend that it is fully raked out and repointed on both sides with all badly spalled bricks cut out and replaced, within the next 3-5 years.

To the north facing elevation beneath the flat roofed section and adjoining the adjacent residential properties, numerous areas of deteriorated and open mortar joints were apparent throughout the entire elevation, along with areas of vegetation growth noted in particular to the left hand side. There were also areas of missing sections of masonry noted at high level to the centre, with evidence of a chemically injected DPC noted to the right hand side, at low level. We again consider that repointing repairs will be necessary and required and that any information relating to the installation of the remedial DPC be obtained for review prior to proceeding with the purchase.

To the stone boundary wall between the East Centre and the outbuildings, areas of deteriorated mortar pointing were apparent, along with missing sections of stone noted underneath the coping stone to the right hand side. Ownership of the boundary should be determined in order that repairs can been effected appropriately however, it is considered that the wall may belong to The East Centre.

The Open Door

The east elevation is noted to be a combination of prefinished plastisol coated cladding panels and fair faced masonry laid in both a half lap and header course bond, along with a half lap bond to the off-shot extension. Generally, throughout the wall surfaces they were noted to be in a fair and reasonable condition with no significant or discernible defects apparent which would cause us significant concern at this stage nor did we note any indication that the east elevation was suffering from structural movement or distress.

At low level to the central section of the east elevation open and deteriorated mortar joints were apparent, to both left and right, along with vegetation growth being noted. Repointing repairs will be necessary, and the vegetation growth should be removed.

Diagonal stepped cracking was however evident to the base of the window sill to the left hand side window to the central section of the east elevation, albeit the cracking was noted to be minor in nature and circa 0.2-0.5mm wide. At this stage, we do not consider that the cracking is a significant cause for concern and could be remedied by raking out and repointing of the mortar joints along with the insertion of a brick mesh reinforcement across the cracked areas, including the repointing of the open joint to the window sill.

To the quoin detail to the south east corner of the east elevation, isolated areas of deteriorated mortar joints were apparent which require raking out and repointing. In addition to this, a section of downcomer is noted to be missing which will need to be replaced.

Now turning to the south facing elevation, we again noted a similar masonry construction to that of the east elevation and from our inspection of the south elevation it appeared to be in a fair and reasonable condition, albeit areas of deteriorated mortar pointing, and minor eroded stonework were evident, in particular to the quoin details. General repointing works will be necessary however, we do not consider that remedial repairs are necessary at this stage to the stonework nevertheless, it should be monitored.

At high level to the left hand side of the left hand side of central window to the south elevation, diagonal stepped cracking was noted which spanned from the head of the stone lintel up to the underside of the fascia detail. We did not consider that the cracking encompassed in this location is a significant cause for concern or is indicative of any major structural movement, albeit it should be monitored, and any movement encountered reported and further assessed.

Similar diagonal cracking was also evident to the right hand side of the elevation above both of the windows and coupling this with the cracking noted to the left hand side, we are of the opinion that the cracking would indicate that historic movement has been encountered. As discussed above, we recommend that further monitoring of these areas is undertaken to ascertain as to whether the movement progressive. Internally within this location we did note observe any significant cracking to the plasterwork.

Moving down the south elevation, to the head of the single storey off-shot, exposed timber joists were evident at eaves level with deteriorated sections of mortar pointing evident. We consider that the exposed timber joists are in fact the end of the flat roof joists. In this regard, we feel that the joist ends should be protected to prevent saturation and decay occurring. The areas of deteriorated mortar pointing should be raked out and reported also.

Now turning to the west facing elevation, which was again noted to be of a similar construction to that of the surrounding areas however, the far left hand side section forming the mono-pitched extension was noted to be of masonry cavity construction, constructed circa 1985. The west elevation was again generally noted to be in a fair and reasonable condition, albeit there were areas of open and deteriorated mortar joints apparent throughout which would benefit from repointing.

The window openings to the far right hand side of the west elevation have been blocked up with rendered panels apparent. Generally, the rendered panels were noted to be in a fair and reasonable condition albeit significant stone erosion was evident to the stone mullion and sill details. At this stage stonework repairs are not considered essential however, we suspect that remedial repairs will be require within the next 4-5 years.

The butt joint noted between the single storey off-shot and the main building to the right hand side of the west elevation was noted to have opened up with cracked, defective and missing sections of mortar pointing being evident. It is natural for this type of defect to become apparent were structures have been built at different time and have been butted up against each other, this is due to their differing nature of construction in terms of foundation depth, size and extent. This can cause differential movement to occur between the two different structures as they will settle and move at different times and rates which in this case has caused the joint to crack and open up. In this regard, the mortar joint should be raked out and then filled with an external grade polysulphide mastic which will allow the two structures to differentially move and should not leave an open joint and a pathway to water ingress.

At high level, to the right hand side at eaves level, the mortar haunching detail to the outer face of the water table was noted to be cracked with open and deteriorated mortar joints observed to the individual water table copings themselves. General repointing repairs will be necessary and required in this respect.

To the stone sills at low level to the centre of the elevation, the individual butt joints were noted to have deteriorated and opened up, repointing of these joints is necessary and required.

The fair faced masonry to the left hand side of the west elevation, where the mono pitched extension has been formed, was observed to be in a fair and reasonable condition with no significant or discernible defects apparent at the time of inspection.

To the outbuilding elevations we noted areas of open and deteriorated mortar joints with erosion evident to the stonework. Part of the out building section noted adjacent to the residential properties has been demolished which appeared to be in the process of being rebuilt. This has left part of the roof structure and the dividing wall exposed. The ridge tiles to the roof were also noted to be showing signs of deterioration with cracked, defective and missing mortar pointing evident throughout. At this stage, we are unsure as to who owns the section which has been demolished and recommend that further investigations are undertaken in order to establish ownership. Any damage caused by the demolition and subsequent rebuilding of the outbuilding to areas within the ownership of the East Centre should be made good at no expense to the East Centre however, it may be difficult to identify what/if any damage has been caused as the outbuilding are in somewhat of a deteriorated condition.

The other aspect to potentially consider here is as to whether Party Wall consent should have been obtained. We can further assess this should you wish and provide a separate report in this regard.

A full inspection of the internal areas of the out buildings has not been undertaken as safe access was restricted at the time of our inspection with areas obscured with fixtures and fittings.

5.3. Windows

Painted timber framed single glazed box sash and casement style windows were noted throughout the East Centre and the Open Door building with these windows noted to be in a poor decorative condition with flaking and deteriorated decorative coating observed throughout. The onset of timber decay was noted in several locations, in particular to the sill details.

A full inspection of the windows was restricted at the time of our inspection due to Perspex sheeting having been fitted externally. We therefore recommended that all Perspex sheets are removed to allow for a full and comprehensive inspection of the windows to be undertaken. This should be carried out in order to ascertain the full extent of the decay, degradation and deterioration. Thereafter a cost assessment can be prepared against redecoration and repair versus replacement.

To the large windows to the south facing elevation of the East Centre, two of the casements have been converted to what appears to be air intake grilles. These areas were noted to be degraded and in a poor condition with a loose sheet noted to the left hand side section. The loose sheet should be secured, and a further assessment of the ventilation requirement undertaken as part of the wider window assessment.

We also noted several areas of cracked and defective sections of glazing which will require replacement.

The uPVC windows to the Open Door building appeared to be in a serviceable condition and should be regularly maintained, eased and adjusted in order to keep them in full working order.

5.4. External Doors

The East Centre

The timber framed entrance door to the East Centre was noted to be in a fair and serviceable condition albeit timber decay was noted to the base of the frame to both the left and right hand sides, along with a damaged lever handle observed to the main entrance door and is in need of replacement.

To the double fire exit door leading into the courtyard area noted adjacent to the male and disabled WC area, deterioration to the base of both doors was evident along with daylight being noted around the keep detail. In this regard, we recommend that complete replacement of the doorset is undertaken with complete repointing of the cracked, defective and missing mortar pointing observed to the perimeter of the door frame.

The final exit door noted adjacent to the unisex toilet area, leading into the rear courtyard area was noted to be in a fair and reasonable condition albeit externally evidence of a historic splice repair was noted to the left hand side frame section, at low level. Evidence of timber decay was observed to the splice repair which will need to be cut out and replaced prior to decoration being undertaken.

Surface corrosion was also apparent to the security grille to the glazed section to the right hand side of the final exit door noted adjacent to the unisex toilet area, leading into the rear courtyard area. All areas of surface corrosion should be ground back, coated with rust inhibitor and then completely redecorated.

The Open Door

The fire escape door within the west elevation was noted to be in a fair and reasonable condition albeit the decorative coating was deteriorated. The security gate was padlocked closed with areas of surface corrosion evident. In this regard, redecoration is recommended and required.

The painted timber framed entrance doors to the outbuildings were noted to be in a poor condition and in our opinion require replacement.

Deterioration was also evident to the painted timber framed doorsets to the storage area, adjacent to the outbuildings. We again feel that the doorsets will require replacement.

Access to the Motor Project area is via a galvanised roller shutter which at the time of inspection was noted to be in an operational condition regular maintenance and servicing will be necessary moving forward.

The painted timber framed main entrance door to the south elevation was also noted to be in a serviceable condition albeit redecoration is required along with the replacement of the ironmongery.

5.5. External Areas

The inner face of the stone boundary wall to the edge of the site running parallel to the B6395 was noted to be in a reasonable condition, as previously discussed earlier within our report there were areas of vegetation growth and deteriorated mortar joints apparent, in particular to the left hand side of the wall when viewed from the internal area with cracking noted from the head of the wall down through the small rendered section. The cracking in this location is considered to be historic in nature and is not thought to be a significant cause for concern, remedial repointing repairs throughout the entire elevation will be necessary and required.

The tarmacadam courtyard area to the south of the East Centre, was noted to be in a fair and reasonable condition with isolated areas of vegetation growth noted around its perimeter. General maintenance and removal of the vegetation growth will be necessary and required on a periodic basis.

The metal framed chain link fence and panelled gate to the perimeter wall facing the B6395 was showing signs of surface corrosion which will require complete redecoration, grinding back of areas and application of a rust inhibitor.

The main car parking area was noted to have been constructed from individually, cast insitu concrete bays with daywork joints at the bay junctions, cracking at the corners of individual bays was evident along with historically cracked and sunken sections noted adjacent to the Motor Project entrance shutter. Vegetation growth was also apparent throughout the various joints.

Adjacent to the outbuildings a historically repaired section was evident which was showing signs of deterioration to the top of the concrete with settlement also being evident.

Whilst the car park area was considered to be in a fair and reasonable condition some of the joints to the individual sections were raised and could constitute trip hazards, along with the cracked and sunken corner

sections. Nevertheless, and overall the surface was noted to be generally serviceable. Consideration should be given to isolated repairs in order to reduce and eliminate any trip hazards.

The channel drain running parallel to the west facing elevation of The East Centre was noted to be free flowing however, there were areas of vegetation growth noted at the individual concrete joints. Full cleaning out and spraying with weed killer will be necessary and required.

Taking the in to consideration and at this stage, we recommend isolated concrete repairs are undertaken within the next 3-5 years to the car park area in order to prevent further deterioration and settlement occurring.

6. Deleterious Materials

6.1. Asbestos

We were not been provided with a copy of an Asbestos Survey report during our inspection however, we did identify a number of materials that could contain asbestos, namely the artex/texture coatings to the ceilings and the vinyl floor tiles.

We are unable to comment on the full extent of asbestos within the property as the concealed areas of the property were not inspect.

In this regard, we recommend that an asbestos survey is undertaken or if an existing register exists then it is reviewed, update and further assessed in accordance with current regulations and prior to the purchase being concluded.

Please refer to our comments under Section 10.7: Legal and Regulatory Matters – Asbestos Management.

6.2. Other Deleterious Materials

Whilst we did not note the use of any other materials that may be considered 'deleterious', the buildings are of an age and type where such deleterious materials as listed in our Specific Terms and Conditions may be present in some form.

Construction Type/Material	Risk of Presence (Low/Medium/ High/NQ)	Recommendation
High alumina cement	Low	
Woodwool slabs used as permanent formwork to structural concrete	N/A	
Calcium Chloride admixtures in concrete*	Low	
Asbestos or asbestos based products	High	
Aggregates for use in reinforced concrete which do not comply with British Standards Specification 882 1983 and aggregates for use in concrete which do not comply with British	Low	

Construction Type/Material	Risk of Presence (Low/Medium/ High/NQ)	Recommendation
Standards Specification 8110 1985.*		
Urea-formaldehyde foam or materials, which may release formaldehyde in quantities, which may be hazardous.	Low	
Calcium silicate bricks or tiles.	Low	
Concrete that might be susceptible to alkali-silicate reaction. *	Low	
Any product which contains or uses in its manufacture Montreal Listed CFC gases, (e.g. Halon, R22 refrigerant etc).	NQ	
Materials containing fibre of less than 3 microns diameter, (e.g. mineral fibre quilts)	Medium	
Brick slips.	N/A	
Above ground lead pipework to drinking water supplies.	NQ	

**Denotes that the presence of this material cannot be confirmed by visual inspection alone*.

7. Interior of Buildings

7.1. Ceilings

The East Centre

Throughout the East Centre there are a combination of ceiling finishes which include plastered and painted soffits, painted timber T&G panelling, uPVC pre-finish panelling, artex/textured finishes and laying grid suspended ceilings.

The artex/textured ceiling surfaces were noted in several rooms within the building which included the disabled WC, male WC and part of the large open plan area, adjacent to the hall/gym. Due to the perceived age and nature of the artex/textured coatings observed within these locations, we consider that they will have an asbestos content within them.

Isolated areas of damaged and cracked sections of artex/textured coatings are noted in several locations however, they do appear to be sealed, therefore not presenting a significant risk or concern. Nevertheless, it is recommended that the asbestos register is reviewed further to confirm the presence of asbestos along with further sealing to the artex/textured coatings carried out, where surface cracking is evident. Nevertheless, and should the building undergo any significant or major refurbishment then we would recommend that the materials are removed, and the area re-plastered as necessary.

The laying grid suspended ceiling areas are noted to be in a run down and deteriorated condition with numerous areas of soiling and staining apparent with impact damaged, defective, warped and deteriorated tiles noted throughout both the main open plan area and also within the hall/gym area.

To the main open plan area, in several locations a number of tiles have been displaced which allowed a limited inspection to be carried out of the ceiling void with evidence of mineral wall insulation noted. At the time of inspection, we were unable to ascertain the full extent of the insulation above the line of the suspended ceilings however, it did appear to be circa 150mm in depth.

The suspended ceiling within the sofa room, located of the main open plan area, was also noted to be in a significantly deteriorated condition with sections of undulation and deterioration noted to the grid, in particular, above the central and left hand side windows. Numerous damaged, deteriorated and water stained ceilings tiles were evident adjacent to the east elevation and above the windows within the south elevation. Where the tiles were damaged we again noted evidence of mineral wool insulation within the ceiling void however, it was not evident in all locations.

Taking into consideration the condition of the suspended ceilings within the sofa room, open plan area and the hall/gym, we recommend that complete replacement is undertaken including for the replacement of all light fittings as necessary and required during the works. The light fittings are currently a combination of recess CAT 2 and surface mount batten fittings which should be replaced with recessed LED fittings to reduce the overall energy use of the building.

The office ceiling was also noted to be of a laying grid style suspended ceiling with surface mounted batten light fittings. Generally, throughout the ceiling surface, water-stained and damaged tiles were noted with several crack and defective tiles evident. Again, and in accordance with the proceeding areas, we recommend that the ceiling is replaced in its entirety along with new LED light fittings installed.

The uPVC pre-finished panelling to the ladies WC was noted to be in a fair and reasonable condition with no significant or discernible defects apparent.

We did note however, an isolated area of impact damage to the artex/textured coating to the rear of the light fitting within the right hand side WC cubicle. It is recommended that in the short term the defective ceiling area is sealed and that any loose materials are removed and treat as asbestos containing.

Minor hairline cracks were evident to the plastered and painted soffit within the kitchen area which appeared to be at the individual plasterboard junctions. In this regard, we feel that the plasterboard junctions were not taped and jointed appropriately at the time of installation, therefore leaving them subject to differential thermal movement being encountered during the natural course of the building's life and use. At this stage, this is not a significant cause for concern and it is recommended that the cracks be simply filled and smoothed prior to the next redecoration cycle nevertheless, and in all likely hood they will crack and open up again.

We also noted similar minor hairline cracking to the ceiling surface within the small meeting room, noted adjacent to the kitchen which were evident around the rear of the roof light. We are again not significantly concerned with the cracking to the ceiling and again recommend that these areas are filled and smoothed prior to redecoration being undertaken.

The roof light however, it was noted to be in somewhat of a deteriorated condition with a flaking and deteriorated decorative coating noted throughout and a cracked section of glazing evident. In this regard, we recommend that a thorough overhaul of the roof light is undertaken including complete redecoration internally and the replacement of the cracked section of glazing which has been temporarily repaired. The window appears to have a metal frame, single glazed unit all within an inset timber frame. Security grille bars have also been placed to the inner face.

The corridor ceiling leading to the east toilet area was noted to be a combination of painted timber T&G panelling and plastered and painted soffits. Generally, the ceiling surfaces were noted to be in a fair and reasonable condition however, isolated areas of historic scar and surface cracking were evident to the plastered and painted soffit with split and open joints noted to the timber T&G areas. Whilst at this stage we do not fully consider that the plastered section is in need of complete re-plastering, it would benefit from thorough preparation, smoothing, filling and redecoration. Nevertheless, should complete refurbishment of the East Centre be considered then the area should be re-boarded, skimmed and decorated.

Generally, the timber T&G painted section was noted to be in good order albeit there were areas of historic water staining and damp patches were noted adjacent to the door leading out into the courtyard area. The water staining in this location did appear to be somewhat historic in nature albeit further monitoring should be undertaken and carried out. General redecoration is recommended.

The plastered and painted soffits to the unisex, staff and adult volunteer's toilet were also noted to be in a serviceable condition, however, isolated areas of minor hairline cracking where apparent throughout these areas. Again, the ceilings should be thoroughly prepared with all areas of minor hairline cracking filled and smoothed prior to complete redecoration being undertaken.

The Open Door

The ceiling surfaces within the Motor project section of the building were noted to comprise of a combination of the prefinished inner liner sheets to the main part of the structure which incorporates translucent rooflights and a section of demountable suspended ceiling with batten light fittings within the adjacent storage area.

To the storage area we noted areas of soiling, staining and impact damage to the suspended ceiling tiles, along with a missing light fitting tube to the rear batten fitting. Whilst the ceiling is in a serviceable condition should the area be used for anything other than storage then it would require replacement. At this stage therefore, we do not recommend any further work other than replacement/repair of the light fitting.

Now turning to the underside of the roof structure within the main Motor project section, we noted general soiling and staining throughout with slight furring and discolouration noted to the individual inner liner sheets to the Perspex roof lights. Generally, and overall we consider that the inner surface of the roof sheets are in a fair and reasonable condition with no significant or discernible defects evident which would cause us significant concern at this stage. Whilst the sheets are generally soiled and stained, we do not consider that significant cleaning or remedial works are required at this stage.

Throughout the Open Door Centre, we noted a combination of suspended ceilings with recessed light fittings, plastered and painted soffits with surface mounted light fittings, timber T&G panelling along with batten light fittings.

To the plastered and painted sections, we noted that general soiling and staining was evident with isolated areas of minor hairline shrinkage cracking noted to the perimeter of the ceilings, along with popped nail heads noted within the right hand side front office area.

To the main lobby section, we again also noted general soiling and staining with an isolated popped nail heads too.

Taking the above into consideration, general pre-paint repairs will be required prior to complete redecoration being undertaken.

Now turning to the timber T&G panelled section to the front left hand side office, we noted areas of historic water staining to both the front and rear left and right hand corners, in particular adjacent to the boxing. Following on from the more recent heavy rainfall that was encountered just prior to our inspection and as the staining it did not appear new, wet or damp we feel that it is historic in nature and is not an ongoing issue nevertheless, remedial redecoration and repairs may be required at an appropriate time.

Turning to the rear open plan areas within the Open Door building, we noted that the suspended ceilings were in a deteriorated, soiled, stained and poor condition with evidence of historic water ingress noted in a number of locations. Due to the general and overall condition of the suspended ceilings we recommend that they are replaced in their entirety and again, like within the East Centre we feel that the light fittings should be upgraded at the same time.

7.2. Walls

The East Centre

Internally the property has been subdivided into the individual spaces and rooms, using a combination of solid masonry and demountable stud partitioning arrangements. Overall the walls have been finished with a combination of drylining and hard wall plaster which benefit from a painted finish and tiled surfaces. In some areas feature walls have been picked out with painted timber style panelling arrangements.

Painted exposed brickwork is noted to the walling arrangements within the unisex, staff and adult volunteer's toilet area which generally appear to be in a fair and reasonable condition albeit evidence of lateral penetration and potential rising damp was noted. These areas should be appropriately treated, cleaned down and redecoration undertaken as necessary and required following the previously specified external repairs and replacement of the external T&G panelling.

We noted significant areas of deterioration at low level to the wall surfaces within the main corridor leading to the main open plan area which indicated that these areas were suffering from rising damp. When these areas, in particular those leading towards the rear entrance door leading into the courtyard where tested with a hand-held protimeter, readings ranging from 16% to 90% H_2O WME were recorded. It is our opinion that these areas are suffering from rising damp, however, a specialist rising damp survey should be undertaken prior to the specification of any remedial works being proposed. It is generally envisaged that the affected sections of plaster should be hacked off with the walls treat appropriately with either a proprietary egg box tanking arrangement or a slurry hard wall finish, due to their solid nature and perceived thickness a chemically inject DPC will be in our opinion ineffective. Notwithstanding this, these areas will require complete re-plastering after the necessary remedial tanking.

The wall surfaces within the small storage area were noted to be impact damaged, scuffed and marked throughout with a combination of plasterboard and hard wall finishes apparent. Vertical cracking was noted in a number of locations to the right hand wall which appeared to be at the individual board junctions. In this regard, we consider that the cracking has occurred due to thermal differential movement of the boards versus the original structure and coupled with the fact that the boards have not been appropriately taped and jointed at installation. The cracking evident here is not a significant cause for concern and like the remedial actions proposed for the ceiling repairs we feel that these areas should be appropriately filled and smoothed prior to redecoration being undertaken.

A full inspection of the wall surfaces within the kitchen area was restricted due to the fitted kitchen arrangements, fixtures and fittings albeit, the plastered and painted areas where they were exposed were noted to be impact damaged and in need of redecoration. The tiled wall finish was also noted to be soiled and stained and would benefit from a thorough deep clean and re-grouting.

The exposed wall surfaces within the kitchen, at low level were tested with a handheld protimeter which yielded values and readings of 10% to 25% H_2O WME, with the highest reading being noted to the right hand reveal to the rear of the main entrance door. We again consider that this area is to be suffering from rising damp.

Now turning to the ladies WC, evidence of imperfections and deterioration were noted throughout all wall surfaces with blistering and water staining noted to the north elevation beneath the counter. When these areas were tested with a hand held protimeter, readings ranging between 10% and 25% H_2O WME were recorded. We again consider that these areas are being affected by rising damp however, we did note evidence of an injected DPC externally to the north facing elevation therefore the high readings may be as a result of a historic rising damp issues and the subsequent drying out of the structure following the injection of a chemical DPC nevertheless, the wall plaster has begun to fail and blister. In this regard, any further information relating to the installation of the remedial DPC should be sought, assessed with any further remedial actions agreed thereafter.

A full inspection of the wall surfaces within the office were restricted due to the fixtures and fittings noted to the perimeter of the room however, we did note areas of imperfections to the upper wall areas nevertheless, these can be simply rectified during normal redecoration works.

Within the west elevation of the office area, substantial cracking was evident to the stone surround at the junction of the window head window to the left hand side window. The crack appears to be approximately 10mm wide and runs approximately the full length of the window. At this stage the cracking appears to be somewhat historic in nature and does not look to be progressive. In this regard, general stone repairs should be considered however, it does not appear to be allowing water ingress into the building.

Timber stud partitions have been erected to form a boiler cupboard and a storage area. Whilst these areas appear to be in good order, we are unsure as to the exact nature of their construction and therefore are unable to confirm the fire integrity of these partitions.

The subdividing timber panelled wall between the office and the hall/gym is not appropriately fire rated in our opinion, nor is the timber framed partition that has been erected within the hall/gym area to the cupboard/storage area. The ceiling surface in this location also transects both rooms leaving a clear path for smoke and fire to spread if no fire blanket is present, an inspection above the ceiling surface was not carried out due to restricted access.

A full inspection of the wall surfaces within the hall/gym were also restricted due to the fixtures and fittings noted throughout. However and like the other areas we noted impact damage and deterioration throughout and in particular to the rear right hand corner where significant degradation was evident around the far left hand side window within the west facing elevation.

It is generally considered that the deterioration has occurred in this location due to water ingress through the main structure. It is envisaged that areas of degraded plaster will need to be fully cut out, taken back to the main principal structure, allowed an appropriate time to dry out and then re-plastered using a hard wall plaster finish incorporating a salt retardant compound. Externally, remedial repairs should be undertaken to prevent and resist the passage of moisture into the building.

Centrally to the west facing elevation within the hall/gym areas of water affected and deteriorated plaster were also noted at high level above and around the wall mounted heater. Horizontal cracking was also apparent with slight outward rotation of the entire west facing elevation being noted. We generally consider that the damp affected areas at high level have result from water ingress/roof leaks however, the deterioration did appear to be somewhat historic in nature given the more recent torrential downpours that we encountered prior to our inspection.

The outward rotation at high level is considered to have been as a result of potential lateral movement, coupled with potential roof spread. It does appear to be historic in nature however, further monitoring and an inspection of the structure above the suspended ceiling is recommended to ascertain the cause and extent of the movement. This should be undertaken in conjunction with a structural engineer.

To the window reveals to the right hand side of the west facing elevation within the hall/gym, in particular the left hand side reveals, water ingress with deteriorated, blistered and flaking decorative coatings were apparent. It is again envisaged that these defects have occurred due to water ingress at the window/external fabric reveal junctions. External repointing works should be undertaken to prevent further water ingress from occurring along with internal plastering and repairs undertaken prior to redecoration.

To the centre of the two larger windows poor plasterwork detailing was noted around the thermostat where we assume that a cover housing has been removed. In this regard, we recommend that a new housing is installed in lieu of the metal unit currently evident, to obscure the poor plasterwork.

A full inspection of the main partition separating the hall/gym from the main open plan area was restricted due to the erection of timber framed cupboards which were either locked or full of fixtures and fittings at the time of our inspection. We did note areas of impact damage and deteriorated decorative coating internally within the cupboards which we feel is as a result of the overall use of the building and is not a cause for concern.

To the left hand side of the partition separating the hall/gym from the main open area, timber smart ply boards have been applied to the base of the boxing bag section, in order to prevent deterioration and impact damage from occurring. Where the boxing bag hangers have been installed, poor detailing was noted around where they had been cut into the dryline finish and secured back to what is assumed to be the main structure.

Deteriorated and cracked sections of plaster were evident which in our opinion has arisen due to the nature and use of the equipment. Whilst at this stage the area is serviceable however, should any further remedial refurbishment works be undertaken to the building then a revised and updated detail should be considered to not only hang the boxing equipment appropriately but to prevent deterioration and impact damage from occurring to the plastered finishes.

A full inspection of the south facing elevation within the hall/gym was also restricted due to fixtures and fittings however, we did note that approximately 65-70% of the wall from floor level, up over has been drylined. It is envisaged that this has been done in an attempt to counteract any potential rising damp issues previously noted to the base of the external perimeter structure as it is below external ground level.

Overall and generally to the wall surfaces within the hall/gym they were noted to be soiled and stained with numerous areas of scuff marking and impact damage apparent. As a short term measure remedial redecoration will need to be undertaken.

The wall surfaces with the gents and disabled WC areas to the south of the building have all been drylined out to the perimeter of the external main structural walls and also to the sub-dividing stud partitioning arrangement. Within the male WC cubicle an area of impact damage was evident which exposed a modern tanking arrangement system. We feel that this has been provided to the perimeter structure due to a combination of rising damp and lateral penetration being encountered.

Externally within this location the stonework appeared to be in a fair and reasonable condition albeit there were areas of stone erosion and degradation apparent, along with areas of open mortar joints noted in particular at high level and to the area surrounding the soil vent pipe. Whilst we consider that the external wall surfaces within these locations are in a fair, reasonable and serviceable condition they have been and are prone to lateral penetration due to their solid nature and minor deterioration.

The area of impact damage noted within the male WC cubicle should be repaired in order to return the area back to its original good condition.

To the wall surfaces within the sofa room we again noted similar deterioration and blistering to the main perimeter walls, which again indicated the presence of a rising damp problem. When these areas were tested with a handheld protimeter readings of circa 30% H_2O WME were recorded. We also noted areas of imperfection, cracking and historic scar cracking throughout the entire room which can be remediated during redecoration works however, it is considered that patch plaster repairs will essentially be necessary.

The timber panelled wall separating the sofa room from the main open plan area was noted to be in a fair and reasonable condition. We were unable to ascertain how the partition had been fully constructed however, where the panels were split and open on the backside of the partition, it appears that the partition is not fire rated and has been constructed from timber panels and studwork.

To the centre of the south facing elevation, where the previous rucking in the line of the suspended ceiling was noted, outward rotation of the elevation was noted to the 2 No. piers to the left and right of the central window, this outward rotation was also mirrored within the open plan area. Like the outward rotation encountered within the hall/gym, it is generally envisaged that historic outward rotation/roof spread has affected this area and caused the movement to occur. Externally within this location vertical cracking/open mortar joints were noted to the right hand side of the window opening with slight settlement of the roof structure also noted. At this stage, we consider that the movement that has been encountered to the structure is somewhat historic in nature however, due to the extent of movement that has been observed, we recommend that further investigations are undertaken by a structural engineer with the integrity of the drainage running parallel to the elevation also checked.

Within the main large open plan area, a combination of plastered, painted and drylined wall finishes were evident. A full inspection of the external perimeter walls to the south and east facing elevations was restricted due to the raised floor area within these locations along with the fixed bench seating. Within these locations we did note any areas of significant concern in terms of dampness, either rising or lateral penetration to the exposed areas however, a further inspection should be undertaken under the floor if evidence of deterioration becomes apparent. The remaining parts of the wall surfaces were tested with a

handheld protimeter and these recorded readings of 12% H_2O WME which we consider to be an acceptable reading.

To the inner face of the south facing elevation areas of imperfection and deterioration were evident. Whilst at this stage this does not present a significant cause for concern, filling and smoothing of the areas should be undertaken prior to redecoration being carried out.

To the perimeter of the large window to the left hand side of the south facing elevation, cracking was evident which is envisaged to have occurred due to the historic movement encountered within the structure.

Areas of further imperfection and deterioration were evident to the left hand side of the wall separating the main open plan area from the female WC. When these areas were tested with a handheld protimeter they recorded readings of circa 12% H_2O WME, towards the main automatic entrance door and 25% H_2O WME towards the ladies WC entrance door.

The remainder of the wall surfaces separating the open plan area from the kitchen and small storage room were also tested and these yielded readings of between 12% & 20% H_2O WME, in particular adjacent to the doorway leading into the kitchen.

We feel that these areas area suffering from rising damp and that a further specialist damp survey should be commissioned in order that appropriate remedial repairs can be specified and agreed.

The Open Door

Within the Motor Project area, a combination of fair faced masonry with painted sections, built up wall cladding and timber panelled sections were noted to the internal wall surfaces. A full inspection of the wall surfaces within the main garage and storage area were significantly restricted at the time of our inspection due to the Motor Projects fixtures, fittings and stored vehicles. We noted however, that the wall surfaces were generally soiled and stained throughout with evidence of paint overspray noted to the main wall separating the Motor Project area from the adjacent Open Door area. The windows within this elevation had also been boarded over.

Similarly, we were unable to undertake a full inspection of the storage area due to the stored car parts and we are therefore unable to fully comment upon the condition of the wall surfaces within this area. At the time of our inspection however, we did not note any evidence, to the exposed areas, which would indicate any structural distress, movement or deterioration occurring.

Within the Open Door area, we noted a combination of solid masonry with plastered and timber panelled wall surfaces, demountable partitioning arrangements incorporating a retractable screen and high level glazed sections all with a painted finish.

To the main body of the building, we were unable to test the external wall surfaces with a hand held protimeter due to the presence of the timber wall panelling. Nevertheless, we did not note any significant indications that timber decay or deterioration of the panelling was occurring due to either lateral water penetration or rising damp. Nevertheless, we were unable to categorically confirm that these areas are free from defect, behind the wall panelling itself.

The wall surfaces were generally noted to be in a fair and reasonable condition to the main body of the building however, we did note areas of impact damage, imperfection and unfilled historic fixing holes throughout all wall surfaces, along with evidence of historic scar and minor hairline cracking.

Whilst some areas of hollow plaster were evident, the walls were in our opinion considered to be serviceable condition, albeit and dependent upon what the area is to be used for if it is brought back in to use. In this regard, either isolated plaster repairs or a complete replastering exercise will be required prior to redecoration. Nevertheless, complete plastering will be difficult due to the extent of the surface mounted pipework and fixtures observed throughout.

Now turning to the wall surfaces within the front single storey extension section. We noted that the wall surfaces were generally suffering from minor impact damage and imperfections along with areas of hairline cracking, in particular to the right hand side office area to the south elevation, with hollow sections of plaster evident when tapped. At this stage and prior to the building being brought back into use patch plaster repairs and redecoration will be necessary and required.

The main lobby/reception area was noted to have been drylined however, areas of imperfection and minor deterioration where historic fixtures have been removed were evident. Prior to the building being occupied, redecoration and general isolated repairs will be necessary and required.

To the left hand side small office to the front of the building, we tested the wall surfaces with a handheld protimeter which recorded readings from 10% to 25% H_2O WME, to both the internal and external wall surfaces. The readings which were taken at 25% were located to the rear left hand and the front right hand corner and it is generally considered that the moderate readings taken have resulted from a potential rising damp issue.

Nevertheless, we did not note any significant areas of salt stained or spalling plaster however, a full inspection of the wall surfaces was restricted due to the fixtures and fittings and loose debris evident throughout. In this regard, we would recommend that a specialist damp proofing survey be undertaken to ascertain the full extent of the deterioration to the entire building with further inspections undertaken behind the timber panelled areas.

7.3. Windows

Generally, the inner face of all timber framed windows appeared to be in a fair and reasonable decorative order however, several of the casements and opening sashes were noted to have been painted closed with missing sections of ironmongery apparent.

To the timber framed box sash windows, several of the sash cords were noted to be missing or cut. As previously discussed, and whilst we consider that the timber framed windows are currently serviceable, we recommend that a comprehensive inspection be undertaken, both internally and externally to identify and ascertain the full extent of the disrepair and deterioration prior to undertaking a cost assessment looking into the viability to either repair and redecorate or replace the windows.

Several cracked and defective sections of glazing were evident throughout all of the windows and in some instances the patterned glazing was noted to be mis-matched. All defective sections of glazing should be replaced however, it is not essential that the mis-matching sections of glazing are replaced.

Whilst several of the uPVC double glazing casement were locked the casement which weren't were fully operational and in good order however, general cleaning and oiling of hinges is recommended along with the replacement of all missing keys.

7.4. Doors

Internally and throughout the East Centre painted timber doorsets are noted with an inner prefinished aluminium framed automatic secondary entrance door. Generally, all timber doors are showing signs of impact damage, deterioration and poor decorative coatings however, they were noted to be operational.

Areas of missing and damaged ironmongery and disconnected door closers were also evident.

Generally, the internal doorsets were noted to be serviceable however, remedial repairs and replacement of damaged ironmongery will be necessary prior to complete redecoration being undertaken.

The automated secondary entrance lobby door was noted to be fully functional at the time of our inspection however, continued servicing and maintenance will be required.

Now turning to the Open Door building, timber framed and painted doorsets are evident with a number of the doorsets benefitting from glazed vision panels. Generally, the doorsets were noted to be in a fair and reasonable condition however, we were not in possession of all of the keys therefore the locks may need to be changed if keys cannot be found and provided.

The doorway leading into the Motor Project area was noted to be a sliding door with very limited fire rating to it. Consideration should be given to reconfiguring this area and upgrading the fire separation however, this will need to be further assessed by way of a Fire Risk assessment.

Generally, all doors could benefit from overhauling, easing and adjusting and complete redecoration.

A full inspection of the inner face to the fire escape door within the Motor Project area was not undertaken as access was significantly restricted at the time of our inspection due to machinery and a stored car being positioned in front of it. We are therefore unable to confirm its condition.

7.5. Floors

The East Centre

The floor surfaces throughout the East Centre are noted to comprise of what is assumed to be a combination of solid concrete ground bearing slabs and suspended timber floor structures. A combination of floor coverings were evident, ranging from sheet carpet to vinyl floor tiles with an area of sheet vinyl noted to the pool table section.

The vinyl floor tiled areas were showing signs of their age, with wear and deterioration and cracked, defective and loose tiling being evident. Due to the age of the vinyl floor tiles we generally considered that they will have an asbestos content within them and should replacement or should any remedial works be required, then it should be undertaken in strict accordance with the current Asbestos Regulations. Nevertheless, where the tiles are cracked and deteriorated, or loose sections of tiles are encountered they

should be removed and replaced now. Where the floor structure was exposed, it was tested with a handheld protimeter which yield readings of between 12% and 14% H_2O WME. This would indicate that the floor slab was not unduly or overly saturated or suffering from rising damp.

To the sofa room, we noted slight deflection to the timber floor joist however, we did not note any evidence of decay or deterioration to the perimeter of the floor, albeit our inspection was significantly restricted at the time due the fixtures and fittings evident within the room. Nevertheless we recommend that a sub-floor inspection is undertaken to ascertain the condition of the timber joists and floor structure.

Externally within this location and as previously discussed, to the south facing elevation grated air vents were noted to be partly below ground level. It is our opinion the yard area has been raised over the years due to various surface finishes having been applied. At this stage, water can directly pass into the sub-floor void as the current tarmacadam finishes part way up the vents. At this stage and without undertaking further investigations we are unable to determine as to whether the flood void it is flooded/saturated.

Overall and generally the floor surfaces are considered serviceable nevertheless, we recommend that the floor coverings are replaced, in particular the areas of vinyl flooring within the next 1-2 years.

The Open Door

What is assumed to be a solid ground bearing concrete floor slab with paint finish was noted to the Motor Project area, with what is assumed to be a central gulley/drainage point. Within the small storage area to the east of the main garage area we again noted a concrete floor however, this benefited from a carpet finish.

At this stage and whilst the painted floor finish and the carpeted area was soiled, stained and warn, we do not feel that any remedial work is required or that the carpet within the store room should be replaced.

To the Open Door area, a suspended timber floor and a concrete ground bearing structures were noted both with a carpet finishes. At the time of inspection, we did not note any areas of concern however, the carpet finishes were noted to be soiled, stained and in need of replacement.

7.6. Welfare Accommodation

Ceramic WC, wash hand basins and fittings are noted to the various toilet areas within the East Centre and at the time of our inspection they appeared to be in a fair and reasonable condition with no significant or discernible defects apparent. General ongoing cleaning and maintenance will be required in order to maintain them in their current state.

A stainless steel circular wash hand basin is provided to the ladies WC along with a stainless steel sink and drainer to the kitchen area. Again, these were noted to be serviceable.

The kitchen fittings within the East Centre were generally in good order albeit a draw front was missing and the cupboard door beneath the sink did not close correctly.

8. Services

8.1. Limitations to Inspection

Please note that we have not engaged a specialist consultant to inspect and comment upon the services, nor have we carried out any tests or design checks upon the performance of the equipment. The comments made below are for descriptive purposes only and are given following our building surveyor's visual inspection. Inspection of below ground drainage is outside the scope of our instruction.

8.2. Electrical

Both properties benefit from an incoming electrical supply with the incoming supply for the East Centre located within the cupboard area to the south of the hall/gym. At this time of our inspection we were unable to ascertain the location of the incoming supply to the Open Door building.

The phasing capacity of the supplies are unknown at this stage however, they feeds various sub-main distribution boards located throughout both buildings.

Small power outlets are provided throughout both buildings, along with a combination of surface mounted and recessed light fittings, wall lighting and emergency light fittings. Generally, the lighting installation in both buildings appears to be tired and dated with several of the surface mounted batten fittings missing either diffusers and/or lighting tubes with the remaining diffusers noted to be soiled and stained, discoloured and furred, in particular to the East Centre.

An electrical condition report was available and was dated 2015 and indicated that the installation was in a unsatisfactory condition. In this regard, we recommend that a further assessment of the condition report is undertaken by and electrical engineer with further electrical testing undertaken to both buildings in order to confirm the current condition of the electrical installations.

The recessed light fittings were noted to be of a CAT 2 configuration with inlay reflectors and were generally noted to be in working order at the time of our inspection however, consideration should be given to their replacement with LED fittings in order to reduce energy consumption.

All deteriorated lighting tubes should be replaced with new however, if the fittings are noted to be defective then their replacement will be required.

Both property benefits from an intruder alarm system.

8.3. Fire Alarm and Smoke Detection

A multi zone fire alarm system has been provided to both buildings which incorporates both break glass points and automatic detection, the fire alarms do not appear to be linked.

The fire alarm installation within the East Centre appeared to be operational with no faults or warning lights noted on the main panel which is located to the left hand side of the small storage area.

The fire alarm system within the Open Door building was noted to have been decommissioned and was turned off at the time of inspection. As the building is still in use with the Motor project occupying the rear area of the building we feel that the fire alarm should be reinstated, tested and commissioned.

8.4. Heating and Gas Installations

The East Centre benefits from a mains gas connection which is noted to enter the building to the left hand side of the main entrance door emanating from one of the outbuildings with the steel pipework noted to be painted yellow. It supplies two gas boilers which are located within the cupboard within the office area. They provide the building heating and hot water.

At the time of inspection, we were unable to ascertain the meter location for the East Centre and were unable to fully inspect the outbuildings due to restricted access. The original boiler installation appears to be still evident with the right hand side outbuilding where the main gas pipework appears to be located. Further review of the installation is recommended by a suitability qualified commercial heating engineer.

Heating is provided by way of a number surface mounted radiators to the perimeter walls along with surface mounted high level warm air blowing heaters which are all supplied by what appears to be steel pipework.

A Heatrae Sadia water heater was noted within the male and disabled WC which provides the hot water to this area.

Generally, the system within the East Centre appeared to be operational at the time of our inspection however, we recommend that further testing and servicing will be necessary. A gas safety certificate was available and was dated 27.02.19, this indicated that the boilers had been recently been serviced.

The certificate identifies two elements which are no compliant with industry standards and these are noted as follows:

- Condensate pipework has been completed in copper tube
- Flue not supported correctly

In this regard, we feel that the above items should be address prior to the next test/service.

To the Open Door building the main gas supply and meter area located to the south west corner which in turn feeds a wall mounted gas fired boiler within the workshop area.

Following a review of the current gas safety certificate we note that the boiler within the Open Door building has been isolated. Prior to bring the boiler back into use a full service and commissioning will be required however, it has been classified as being in a poor condition on the gas safety certificate therefore it may need to be replaced.

Within the Motor project area a high level Radiant heater was evident which appeared to be gas fed and vented through a flue in the west elevation. We are unsure as to whether the heater has been isolated however, it is noted to be in a poor condition on the gas safety certificate and therefore may need to be replaced.

Taking the poor condition of the gas appliances within the Open Door building in to consideration we recommend that further advice on the installations are sought from a commercial heating engineer prior to agreeing repair or replacement.

8.5. Hot and Cold Water

The incoming water main to the Open Door building is located to the south east corner and is noted adjacent the gas meter.

At the time of inspection, we were unable to locate the incoming water supply within the East Centre however, distribution is noted to be via copper pipework. The meter to the building is located to the south east corner, adjacent to the B6395 and is located within the car park area.

On-going legionella testing should be undertaken.

8.6. Drainage

We have not undertaken a visual inspection of the below ground or concealed drainage routes, including the lifting of any manholes or inspection chambers as part of our survey. We are therefore unable to comment upon the condition of those installations.

Consideration should be given to the provision of a CCTV drainage survey.

9. Sustainability and Energy Efficiency

9.1. Energy Performance Certificate

We have not carried out an Energy Performance Assessment.

From 1st October 2008, the vast majority of buildings have required an Energy Performance Certificate (EPC) on construction, sale or letting. The Energy Act 2011 means that it will be unlawful, from April 2018, to let any premises below a specified EPC rating (widely anticipated to be E). Consequently, any property with a rating of F or G will require upgrading before it is marketed. A breach of the regulations may result in a fine.

We have not seen sight of any EPC's regarding this building. A copy should be obtain and reviewed.

9.2. Display Energy Certificate

From 1st October 2008, non-domestic buildings over 500m2 and occupied by public authorities and by institutions providing public services to a large number of persons, such as Government offices or public libraries, are required to display a Display Energy Certificate (DEC). This obligation was also introduced by the Energy Performance of Buildings Regulations 2007.

A Display Energy Certificate shows the energy performance of a building based on actual energy consumption as recorded annually.

We have not carried out an energy assessment to prepare a Display Energy Certificate.

A copy of the Display Energy Certificate should be provided and reviewed.

9.3. Green Buildings Certificates

There are various Green Building Certification schemes prevalent in the current UK construction and property industry, most notably BREEAM (Building Research Establishment Environmental Assessment Method), LEED (Leadership in Energy and Environmental Design, developed by the US Green Building Council) and Ska (for fit-outs, a RICS operated scheme) that offer environmental certification on commercial properties. The schemes provide a means by which to describe a property's environmental performance, in comparison to the requirements imposed by legislation and regulation.

Generally, these environmental design and rating schemes are applied at the time of initial design and construction or in the course of a major refurbishment or fit-out.

The subject property has no BREEAM / LEED / Ska score that we are aware of.

9.4. Building Insulation

Consequential to the Grenfell Tower disaster on 14 June 2017 the UK construction property and property industries are reviewing the use of certain insulation types contained within composite cladding panels within new and existing buildings. Historically, the subject of insulation types and the level of their susceptibility to fire spread and conflagration has been primarily concentrated by the standards set by the Loss Prevention Certification Board (LPBC) in approving insulation cores within composite panels that may lead to the inability to insure the building, if found to be present within the insulation core of the property's cladding.

The LPCB non-approved cores are Expanded Polystyrene (EPS), Extruded Polystyrene (XPS) or Styrofoam and Polyurethane (PUR). The LPCB approved cores comprise of Polyisocyanurate (PIR), Modified Phenolic Foam (MPHEN) and Mineral Wool.

Pending the results of the Grenfell Tower fire inquiry, it is currently believed that the fire spread was accelerated by the use of Polyethylene insulation contained within the core of the composite cladding, that was accelerated by the use of a void between the original external wall of the property and the internal face of the cladding, creating a chimney effect to increase the rate of combustion and conflagration to different material surfaces. To that end, the construction industry has moved quickly to identify and remove composite cladding panels containing Polyethylene.

Without testing of the insulation materials we are unable to confirm if any of those used in the construction of this building are of non LPCB -approved specification or if they may promote the spread of fire within the property.

Sanderson Weatherall are able to commission laboratory testing to accurately define the type of insulation used in the construction of the property should you or your insurance brokers have any concerns in this regard.

10. Legal and Regulatory Matters

10.1. Lease Obligations

We understand that you are proposing to acquire the freehold interest in the site however there is a potential that the purchase may be concluded on a lease hold basis however, irrespective of this, complete and extensive searches should be undertaken to ascertain the extent of any restrictive covenants or onerous lease conditions which may exist on the site. The searches should be conducted by legal advisors and concluded prior to the completion of the purchase.

If however, the purchase is progress on a lease hold arrangement then the extent of the agreement, repairing obligations etc will need to be agreed and fully review. In addition to this the legal position with the current provided within The East Centre will need to be addressed.

We have not had sight of any of the proposed lease terms nor confirmation of the demise ownership details and therefore are unable to comment upon the same.

We would recommend that your legal advisors confirm the situation in regard the extent of your direct repairing obligations etc and advise of any risks inherent to those legal positions accordingly.

If and as a consequence of your acquisition of the property's freehold, the site and buildings are to be subject to tenanted areas further lease arrangements and obligations may need to be put in place.

10.2. Rights of Way and or Shared Access

We are not aware of any rights of way across the site however, your legal advisors will be able to advise further following the completion of their searches.

10.3. As Built & Construction Documentation

We are not aware of any as built or specific construction drawing for the building however, a site file does exist which contains information and drawings relating the service installations. A copy of all Health and Safety files and documentation for the site should be obtained prior to the purchase and assessed before completion occurs.

10.4. Building Regulations Consent

We presume that your legal advisors will make/have made enquiries as part of their property searches in regard Local Authority consents applicable to the subject property and provide you with advice on dealing with any arising matters.

10.5. Planning Permissions, Listed Building and Conservation Consent

We presume that your legal advisors will make/have made enquiries as part of their property searches in regard Local Authority permissions/consents applicable to the subject property and provide you with advice on dealing with any arising matters.

10.6. Fire Risk Assessment and Fire Protection Provision

The Regulatory Reform Fire Safety Order 2005 was introduced in 2006 and replaced the historic requirement for buildings to hold a Fire Certificates, required under the now repealed Fire Precautions Act 1971. The Order requires the 'responsible person' (that may be a corporate entity) to produce a Fire Risk Assessment of the property, identifying risks and applying alterations to the physical nature of the property, management of the risk or other such measures to minimise the risk.

The obligation to prepare a Fire Risk Assessment applies only to the portion of the property within their management control of each 'responsible person', hence in multi-let properties there may be various 'responsible persons' within the building.

We have not been commissioned to carry out a Fire Risk Assessment as part of our instruction.

10.7. Asbestos Management

The Control of Asbestos Regulations 2012 was introduced on 6 April 2012 and places an obligation on the entity that controls the maintenance of the property to identify, record, maintain, inform persons likely to work within the vicinity of the materials and manage the risks associated with the presence of asbestos containing materials within the property.

We have not carried out an Asbestos Survey as part of our inspection, however the following materials have been identified as potentially containing asbestos:

- Artex/textured coatings to the ceiling surfaces
- Vinyl floor tiles

10.8. Health and Safety Audit

We have not been commissioned to carry out a Health and Safety Audit of the building as part of our instruction.

10.9. Disabled Access

Since the introduction of the Disability Discrimination Act 1995, which has been superseded by the Equality Act 2010, those responsible for the control of access into a building are required to take reasonable steps to remove any physical or management barriers to the free use of that property by persons of all mobility/dexterity or any other impairment.

We have not been commissioned to carry out an Access Audit of the building as part of our instruction and in this regard, recommend that you commission a full Access Audit in order to determine the full scope of alterations requiring being made to the property in order to mitigate any risk of potential claims being made against you.

11. Third Party Clause

In accordance with our standard practice we must state this report is confidential to the party to whom it is addressed and their professional advisors, and no responsibility is accepted to any third party whether under the Contracts (Rights of Third Parties) Act 1999 as amended or otherwise for the whole or any part of its contents.

12. Quality Assurance

	Name	Signature	Position	Date
Prepared by	Kenny C Hiles MRICS		Partner	23.07.2019
Approved by	George M. Penrice FRICS		Partner	23.07.2019

Revision	Date	Status Draft/Final	Principal Change (s)
Ref A			
Ref B			

13. Appendices

Appendix 1 - Costs

Schedule of Costs

Please note that where we have provided costs, these are indicative budget costs only and do not include any allowance for inflation. They are based on the items being carried out as a substantial package of works during normal working hours. The costs include an allowance for preliminaries, contractor's profits and overheads, and professional fees but are exclusive of VAT.

The costs relate to the building fabric and do not include for any costs that may be associated with works required or recommended to the Mechanical and Electrical installation, other than further testing where necessary.

*cost includes work to the outbuildings unless otherwise stated.

Cost exclude any estimates to remediate the damp affected wall areas until a further specialist survey has been undertaken.

Cost exclude repair costs to the windows to both buildings until a further comprehensive inspection and assessment of their condition has been carried out.

Repair / Remediation Item	Cost £
Overhauling and general repairs to the pitched roof surfaces – East Centre	£3,600.00
Complete pitched roof replacement (not carried forward to total) – East Centre	£42,695.00
Overhauling and general repairs to the pitched roof surfaces – The Open Door*	£2,700.00
Complete pitched roof (not carried forward to total) – The Open Door*	£23,075.00
General repointing repairs to the water tables to the south and west roof slopes – The East Centre	£1,750.00
Repointing works to the chimney stacks to the west roof slope – The East Centre	£2,250.00
Structural engineers' assessment of the potential lateral movement and roof spread	£1,250.00
General repairs to the mortar haunching to the bell tower and water table arrangement to the east elevation – The East Centre	£2,500.00
General repointing repairs to the backside of the north water table – The East Centre	£750.00

Repair / Remediation Item	Cost £
Repointing works to the upstand chimney to the north flat roof area – The East Centre	£500.00
Overhaul roof light – The East Centre	£250.00
Isolated flat roof repair and replacement of missing guttering to the north roof area – The East Centre	£250.00
Overlay the north flat roof area (not carried forward to total) – The East Centre	£2,715.00
General overhauling to the guttering, in particular to the south elevation – The East Centre	£750.00
Clean gutters on a periodic basis – The East Centre & The Open Door	£1,250.00
Isolated cladding repairs to the north elevation – The Open Door	£350.00
Replace T&G cladding to the south elevation – The East Centre	£1,250.00
General Repointing repairs to the all elevations – The East Centre	£3,500.00
Borescope survey of the floor void beneath the sofa room – The East Centre	£750.00
Repair to overflowing WC cistern to the male WC – The East Centre	£250.00
Replace missing, defective and deteriorated stone mullions – The East Centre	£4,500.00
General Stonework to window surrounds – The East Centre	£1,500.00
Repairs to the right hand side water table sections including the rebedding of the head stone to the north elevation – The East Centre	£1,250.00
Isolated render repairs – The East Centre	£500.00
General pointing repairs to the water table to the south elevation facing on to the B6395 – The East Centre	£750.00
General pointing repairs to the stone boundary wall – The East Centre	£750.00
General pointing repairs to the brickwork boundary wall – The East Centre	£1,650.00
General repointing repairs to the east elevation – The Open Door	£550.00
Replace missing downcomer section to the east elevation – The Open Door	£75.00
General repointing repairs to the south elevation – The Open Door	£250.00

Repair / Remediation Item	Cost £
Protect the exposed joist ends at eaves level to the south elevation – The Open Door	£1,500.00
General repointing repairs to the west elevation – The Open Door	£350.00
Stonework repairs to the west elevation – The Open Door	£2,500.00
Formation of an expansion joint to the west elevation – The Open Door	£250.00
General repointing repairs to the water table to the west elevation – The Open Door	£750.00
Window Survey Cost Estimate	£3,500.00
General timber repairs to the existing external doorsets prior to redecoration	£150.00
Replacement of the doorsets to the outbuildings and storage area – The Open Door	£3,750.00
Removal of arxtex/textured costings – The East Centre	£5,500.00
Renew suspended ceilings and light fittings – The East Centre	£27,350.00
Renew suspected ceiling and light fittings – The Open Door	£10,375.00
Specialist Damp Survey	£750.00
Clean and re-grout wall tiles with the Kitchen – The East Centre	£350.00
General replastering repairs to the hall/gym area – The East Centre	£1,750.00
Plaster repair to the male WC – The East Centre	£125.00
CCTV drainage survey – The site	£1,250.00
General patch plaster repairs – The Open Door	£1,000.00
Annual service to the secondary automated entrance door – The East Centre	£350.00
Replace double doorset to the open plan area – The East Centre	£1,650.00
Upgrade fire doorset to the Motor Project area – The Open Door	£1,250.00
Replace floor coverings – The East Centre	£12,250.00

Repair / Remediation Item	Cost £
Replace floor coverings – The Open Door	£4,950.00
Further assessment and electrical testing – Both Properties*	£5,000.00
Further assessment of the heating installation – Both Properties	£3,500.00
Reinstate Fire Alarm – The Open Door	£1,000.00
Internal Redecoration – The East Centre	£8,750.00
Internal Redecoration – The Open Door	£3,500.00
External Decoration – The East Centre	£4,250.00
External Decoration - The Open Door	£2,750.00
Complete Refurbishment, subject to full and final design (not carried forward to total) – The East Centre	£192,500.00 to £262,500.00
Complete Refurbishment, subject to full and final design (not carried forward to total) – The Open Door*	£174,900.00 to £206,700.00
Estimated Repair/Remediation Costs	**£148,790.00**
Total Site Sub-total	£148,790.00
Plus contractor overheads, preliminaries and profit @ 15%	£22,318.00
Plus professional fees @ 10%	£17,110.00
Total Repair Costs	**£188,298.00**

All costs exclude VAT

Appendix 2 – Fixed Wire Test Certificate

Reference Number: WTS01EICR0574

NICEIC APPROVED CONTRACTOR

ORIGINAL

ELECTRICAL INSTALLATION CONDITION REPORT

(REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - BS7671 (IET WIRING REGULATIONS))

Details of the Client 1

Details of the Client:

Northumberland County Council
County Hall
Loansdean
Morpeth
NE61 2EF

Reason for producing the report:

5 yearly periodic inspection and test

Details of the Installation 2

Occupier and Address:

NCC
Prudhoe East Youth Centre
Front Street
Prudhoe
NE42 5DQ

Description of premises: *Youth Centre*

Estimated age of wiring system(years): *50*

Evidence of additions / alterations: *Yes* If yes, estimate age: (years) *<10*

Installation records available: *Yes* Date of last inspection: *2010*

Extent and Limitations of Inspection and Testing 3

Extent of installation covered by this report:

Fixed wiring and accessories as per agreed specification. All Distribution and final Circuits tested with a minimum of 1 in 5 light fittings, sockets and switches inspected. Access to all rooms

Agreed and operational limitations on inspection and testing (include reasons and person agreed with):

Limitations as per schedule pages 1 to 5 due to cables concealed within the fabric of the building and roof voids/lofts which may include segregation, thermal effects due to proximity of heating pipes and cables installed within prescibed zones.

The inspection and testing detailed in this report and accompanying schedules has been carried out in accordance with BS7671:2008 (IET Wiring Regulations) as amended to *No.3 - January 2015* . Cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

Summary of the Condition of the Installation 4

See page 2 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of it's suitability for continued use*: *unsatisfactory*

*An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

Declaration 5

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations listed above.

Inspected and Tested by:

Name: *TIM BRAY*
Position: *APPROVED CONTRACTOR*
Date: *24/08/2015*
Signature: .....

Report reviewed and authorised for Issue by:

Name: *TIM BRAY*
Position: *APPROVED CONTRACTOR*
Date: *24/08/2015*
Signature: .....

Appendix 3 – Photographic Record

1. General view of the south and east facing roof slopes to The East Centre

2. Dislodged tiles to the south east valley to The East Centre

3. Cracked and rounded slates to The East Centre

4. Cracked and rounded slates to The East Centre

5. Cracked haunching to the bell tower arrangement to The East Centre

6. Missing and defective T&G cladding to The East Centre

7. Cracking to the east elevation to The East Centre

8. Cracking beneath the window of the east elevation to The East Centre

9. Cracking to head of window within the east elevation to The East Centre

10. General view of the north pitch roof slope with cracked and round slates to The East Centre

11. Cracked and defective slates to the north roof slope to The East Centre

12. Blistered section of felt to the north flat roof area to The East Centre

13. General view of the north flat roof section to The East Centre

14. View of demolished outbuilding.

15. General view of the roof undulation to the outbuilding

16. Defective stone mullion to The East Centre

17. Outward rotation to the west facing elevation to The East Centre

18. Movement noted to the lintel detail to the left hand side of the west elevation to The East Centre

19. Sunken and cracked hardstanding to the car park area

20. Deterioration to the trench detail to the car park area

21. Undulation noted to the hardstanding bays to the car park area

22. General view of the Open Door building

23. Slipped and chipped slates to the south roof slope to the Open Door building

24. Open butt joint to the west elevation to the Open Door building

25. Cones to the mono-pitched roof to the north of the Open Door building

26. Missing flue/open to the north elevation of the Open Door building

27. General view of the stone boundary wall

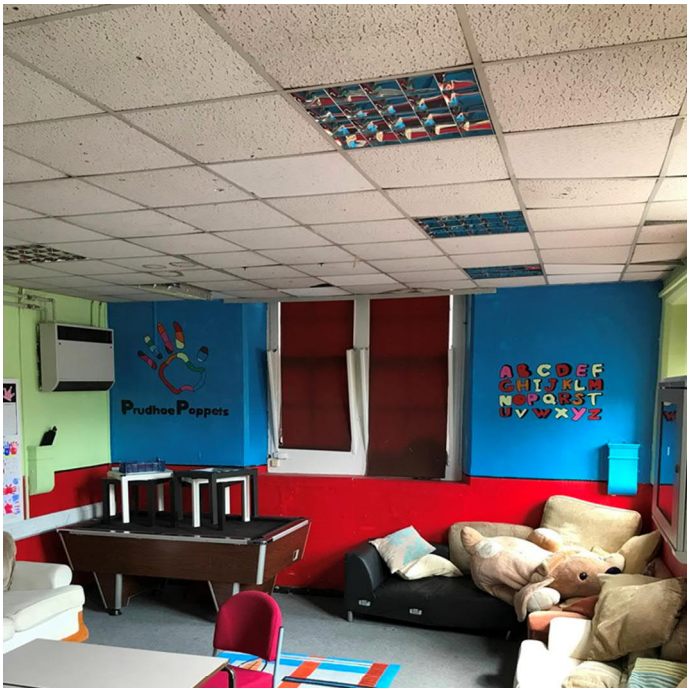
28. General view of the brick boundary wall

29. General view of the open plan area to The East Centre

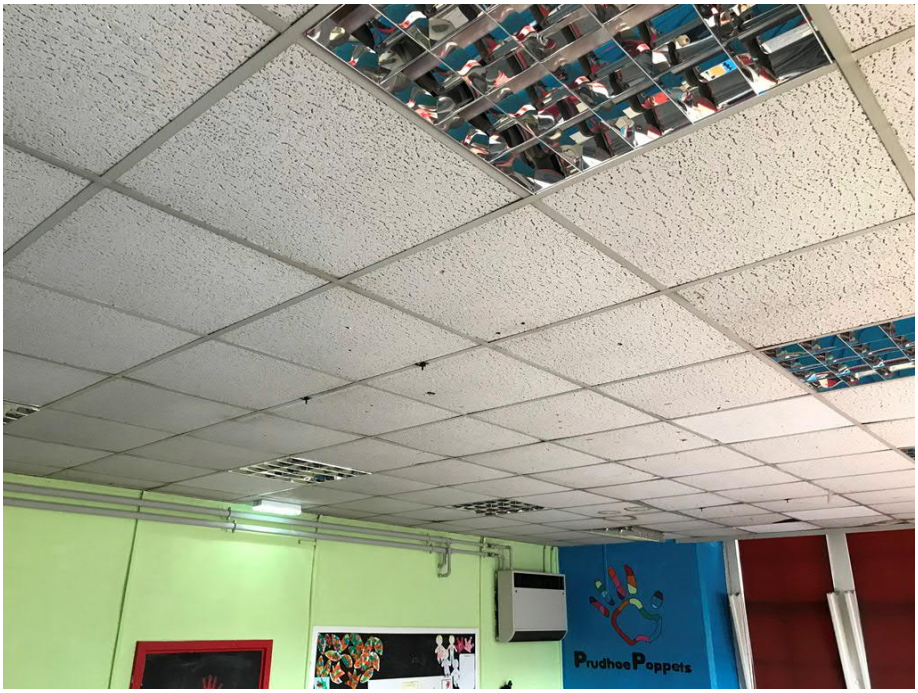
30. Damaged and defective ceiling to the open plan area to The East Centre

31. Insulation noted above the line of the suspended ceiling to the open plan area to The East Centre

32. Evidence of artex/textured coating to the ceiling surface within the open plan area to The East Centre



33. General view within the sofa room to The East Centre



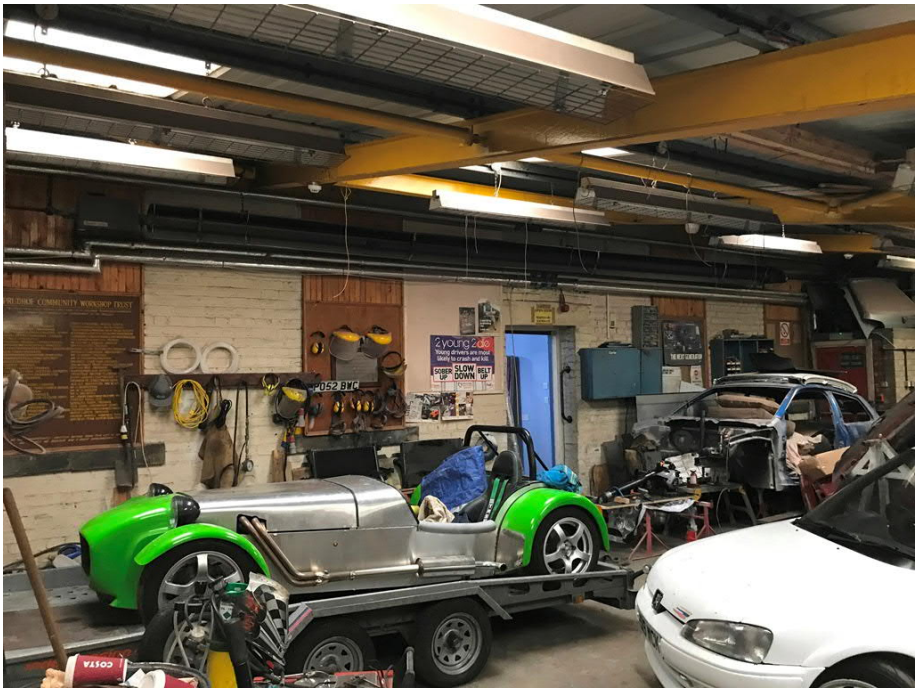
34. General view of the ceiling within the sofa room to The East Centre

35. Water staining to the ceiling within the sofa to The East Centre

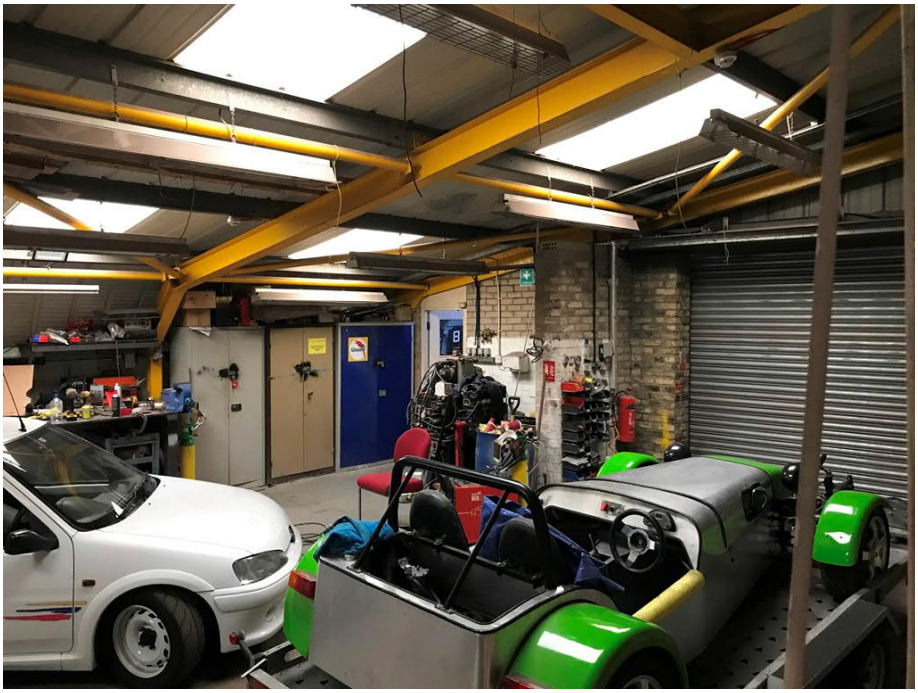
36. Damaged plaster to the male WC cubicle to The East Centre

37. General view of the hall/gym to The East Centre

38. General view of the office to The East Centre



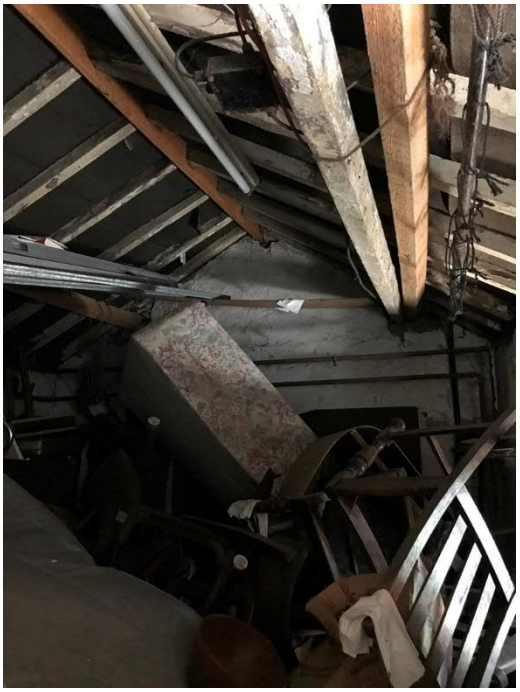
39. General view of the Motor project area within the Open Door building



40. General view of the Motor project area within the Open Door building

41. General view of the open plan area to the Open Door building

42. Soiled, stained and deteriorated ceiling within the Open Door building



43. General view inside the left hand side outbuilding

44. General view of the underside of the roof structure to the left hand side out building

45. General view within the right hand side out building

46. General view within the right hand side out building

Appendix 4 – Standard Terms and Conditions of Business

General.

This section and the foregoing proposals set out the terms on which we accept your appointment. These terms will apply to all our work for you unless expressly varied in writing.

We will rely on you to supply in a timely manner, all instructions and information needed by us to act on your behalf. We will rely on you to inform us of any changes to those instructions or that information and to any other relevant circumstances. We are not under any obligation to check the accuracy of information you supply unless it is agreed in writing that we should do so.

Unless otherwise agreed in writing the services we provide are for the benefit only of the party to whom these terms and conditions are sent and as specified in the accompanying appointment letter. A person who is not a party to our appointment has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of our appointment.

Recovery of Fees.

In the case of dispute work, you should be aware that if you are successful it will not usually be possible to recover all your costs because of the way in which the Court/Arbitrator assess them. Costs are not usually awarded to the parties to an adjudication. In these cases, you will remain responsible for the full payment of our invoices when you receive them.

Suspending and Terminating Instructions.

If either party becomes insolvent the other may terminate the appointment forthwith by giving written notice to the other.

In the event that you default in payment we may, on giving seven days written notice, suspend performance of our services. Performance will be resumed upon payment unless the suspension exceeds 6 months.

We may terminate the appointment if:

you materially breach your obligations and have failed to remedy the breach within 14 days following written notice given by us and/or.
without good reason you fail to give us information or instructions in a timely manner and/or.
there is a serious breakdown in confidence between you and us and/or any other circumstances arise, which as a matter of law or practice, entitle us to terminate our appointment and/or
our services are suspended for more than six months.

Within 21 days following suspension or termination you shall pay all fees and expenses due, commensurate with the services performed, up to the date of suspension or termination including time spent in the seven day period following any termination in closing down the instruction.

Payment Terms.

Our fee invoices are due for payment in full on presentation, in sterling and without any deduction, set off abatement or counterclaim. In accordance with the Late Payment of Commercial Debts (Interest) Act 1998, we reserve the right to charge interest at 8% above the Bank of England's base rate on any fee invoices that are not paid within 21 days from the date of issue.

If you disagree with, or have queries about a fee invoice we request that you notify us within 14 days from the invoice date, after which time we will assume that you have agreed its content. If you do dispute any part of the invoice and so notify us you shall nonetheless pay all items which you do not dispute pending resolution of the balance.

We will be entitled to keep all your papers and documents while there is any money properly owing to us for our fees and expenses.

Exclusions and Limitations on Liability.

Where you have a number of advisers including Sanderson Weatherall advising on a matter our liability shall be limited to that proportion of any loss or damage suffered by you as it would be just for us to pay having regard to our responsibility for it and on the basis that all other advisers liable for the same loss or damage shall be deemed to have paid you such proportion which it is just for them to pay having regard to the extent of their responsibility.

The liability of Sanderson Weatherall for any actions claims demands losses costs and expenses howsoever arising out of any breach of the terms of the Appointment, the Standard Terms and Tort shall be limited to a sum not exceeding twenty times the total fee paid

for the services or £1 million, whichever is the lesser, irrespective of the number of incidents or causes of action giving rise to a claim or claims

Asbestos.

If we undertake any services in relation to a building or structure containing asbestos or asbestos containing materials in addition to the limitations on liability set out in paragraphs A1.5 our liability is limited to the direct result of our negligence or breach of contract and to the cost of re-performance of our services and/or rectification or remediation (as appropriate) or the diminution in value of any buildings or structures we survey.

We shall not be liable for:

Any damage to property other than the building/or structure or any part thereof which requires re-performance of our services and/or rectification and/or remediation.
death, injury, illness or disease whether bodily or mental. physical impairment or damage to any ecological system. consequential indirect, economic or financial loss.
any analysis and/or testing undertaken by asbestos testing organisations on your behalf whether instructed by your or us.
due to or arising from the presence or release of asbestos or asbestos containing materials.

Complaints

We operate a Complaints Handling Procedure, a copy of which is available upon request.

We will tell you the name of the Director responsible for work carried out by us. The Director is the person you should contact first if at any time you wish to discuss any matter we are handling for you so that any concerns can be addressed. If he is unable to resolve the complaint to your satisfaction please contact our Mr P Dunlop who will arrange for the complaint to be investigated and report to you.

Data Protection Act 1998 ("the Act")

Any personal data which we obtain from you for the purposes of or in performing our services will not be disclosed to third parties without your consent or as required by law.

Your name and contact details will be placed on our marketing database which we use for the purpose of sending mailings by post and email which you have requested or which we believe may be of interest to you. If you have any objection to your details being held on our marketing database please inform us and will arrange for your details to be removed from our database.

Copyright

Copyright in all documents produced or used by us in connection with any appointment shall remain with Sanderson Weatherall but subject to the payment of our fees in accordance with these terms and conditions we grant you an licence to copy and use the documents in connection with the subject matter of the appointment.

Jurisdiction and Disputes

These Terms and Conditions and our appointments are governed by English law.

Any dispute arising from or under these Terms and Conditions and/or any appointment shall be referred to and determined by an arbitrator to be agreed between you and us or in default of agreement, shall be appointed upon the application of either party by on behalf of the Vice President or President for the time being of the Royal Institution of Chartered Surveyors

Appendix 5 – Limitations Applying to Our Professional Service

Concealed Parts

If we have observed evidence to suggest that concealed parts of the structure and fabric might be defective, we have advised you accordingly and made recommendations for further investigations. However, unless otherwise instructed by you, we have not opened up for inspection any permanently enclosed or concealed parts of the structure and fabric.

Deleterious and Hazardous Materials

We have advised you if we consider that there exists a significant possibility that deleterious or hazardous materials exist at the property. Unless otherwise instructed, we have not undertaken, or commissioned, any inspections or laboratory tests to confirm the extent and precise nature of any deleterious and hazardous materials that might be present.

Services Installations

Our comments on the services installations have been based on a cursory inspection only in order to include a general description and any defects apparent from a building surveyor's perspective. We have not tested any of the installations. Unless otherwise instructed, we have not commissioned the inspection and testing of any installations by specialist consulting engineers.

Building access

Access to some areas could have been restricted or denied. If we found that our inspection was excessively limited we have advised accordingly

Land Contamination

We have not made any formal enquiries or carried out investigations into the potential contamination of the site or neighbouring land.

Compliance with Legislation

A detailed study or the preparation of risk assessments has not been undertaken.

Liability and Confidentiality

This schedule may be relied upon by (the instructing party) only to whom we owe a duty of care. This report must not be passed for information, or for any other purpose, to any third party without our prior written consent; such consent will not be unreasonably withheld or delayed. Such consent shall not entitle the third party to place any reliance on the report and shall not confer or purport to confer on any third party any benefit or right pursuant to the Contracts (Rights of Third Parties) Act 1999.

sw.co.uk

RICS the mark of property professionalism worldwide

Crown Commercial Service

CHAS

bsi. ISO 9001 Quality Management ISO 14001 Environmental Management OHSAS 18001 Occupational Health & Safety Management

FS 632568 EMS 632569 OHS 632570

Sanderson Weatherall LLP. Registered in England Company Number OC 344 770

Registered Office 6th Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

VAT Number 945 6744 83 Registered by RICS

BIRMINGHAM BRISTOL EXETER LEEDS LONDON MANCHESTER NEWCASTLE TEESSIDE YORK