

**COMMERCIAL BUILDING SURVEY
OF
A Retail Unit in Kent: Two Shops, Offices and Storage**



**FOR
Mr Retail**

Prepared by:

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INTRODUCTION

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

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

We then go through a detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the buildings services. We conclude with the section for your Legal Advisor and also attach some information on the property market.

We are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. We would stress that the purchase of a business has many risks, the property being one of the biggest. Often when a business is purchased our clients can only see the opportunities that it offers, the aim of this report is to give a balanced view on the future risk.

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

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

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

REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

PHOTOGRAPHS



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

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

SYNOPSIS

SITUATION AND DESCRIPTION

This is a three storey mid-terraced commercial property with single storey and two storey extensions to the rear.

We are advised there is car access and parking to the rear of the property (to be confirmed by your solicitor).

The properties currently consist of and are divided between:-

To the front:

Florist, unoccupied
Opticians, occupied
Offices, currently leased by the opticians

To the rear:

Storage facilities, unoccupied leased and paying rent.

We believe the property was built in the early 1900's. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

EXTERNAL PHOTOGRAPHS



Front view



Street view



Florist



Opticians



Rear view

ACCOMMODATION AND FACILITIES

Ground Floor

The ground floor of the front of the property consists of:

Florist:

Front of house

- Display / Reception Area

Back of house

- “Office”
- WC
- Access corridor

Opticians

Front of house

- Reception and display area

Back of house

- Various rooms used for testing, etc.
- Toilet facilities
- Access to below ground floor cellar area.

Storage Facility

Front of house:

- Storage area

Back of house:

- Office
- WC

First and Second Floors

Offices facilities with own independent access

- Toilet and kitchen facilities on second floor
- Kitchen facilities and roof access on the first floor

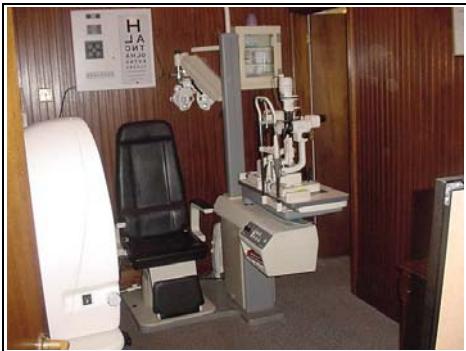
INTERNAL PHOTOGRAPHS

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

Ground Floor



Florist



Optician's eye test room



Storage area to rear of property

First and Second Floors



Example office space



Access to second floor

SUMMARY OF CONSTRUCTION TO ALL PROPERTIES

EXTERNAL

- Chimneys: One brick chimney to the front left hand side (right hand side chimney has been removed)
- Roofs: Main Roof: Pitched and clad with an asbestos cement based tile (assumed). Roof moss covered so difficult to be certain. Middle Roof: Flat felt roof. Rear Roof: Pitched asbestos sheet roof with valley gutters
- Gutters and Downpipes: A mixture of cast iron and plastic
- Fascias and Soffits: Painted timber
- Walls: A mixture of painted render (construction not confirmed) and painted brickwork
- External Joinery: A mixture of single glazed painted timber, sliding sash and metal windows

INTERNAL

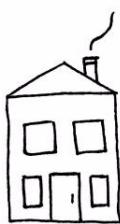
- Ceilings: A mixture of lath and plaster/plasterboard and possibly fibreboard or asbestos sheets (assumed)
- Walls: A mixture of solid/studwork (assumed)
- Floors: Ground, First and
Second Floors: RSJ's and joists and floorboards (assumed)
- Cellar: Concrete floor in florist and opticians
- Store to Rear:
Internal walls: Studwork
Ceiling: Painted board (the roof void has not been inspected in this area)
Floor: Concrete

OUTSIDE

We believe that the property has a mains water supply, drains, electricity, gas, etc. (assumed).

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

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



EXECUTIVE SUMMARY

Summaries are dangerous as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future business when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 50 photographs (a CD copy of all of these is provided) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in/concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

Generally we found the property in average condition considering the property's age, type and style. However this is a sweeping statement and there are specific issues set out below. We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

The Good

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

- Overall, the property has potential
- Overall, the location of the property appears good.

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

The Bad

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

Looking at each property individually:

The Florist

This property is vacant. We have not seen a copy of the Lease, but typically, with most full repairing and insuring leases there will be a yield up clause (give back), which would include a redecoration and removal of fixtures and fittings, that will make the property more lettable, in our opinion.



In addition to this, we have identified rising damp to the left hand rear of the property. This is due to the ground level variation of the adjoining properties.

High ground level to left hand side wall, which is damp with moss growing on it



Gutter sitting on the wall

The amount of water discharging down the wall surface of the florist we feel has affected the lintel to the left hand side wall and repairs will be needed to be carried out to this.



Lintel to the left hand side wall

ACTION REQUIRED: You need to get advice with regard to the Lease to establish whether you do have appropriate repair, redecoration or yield up clauses, which allows you to request the repair and removal of fixtures and fittings. There is also, typically, a reinstatement clause that would require the property to be put back in the configuration it was originally, assuming of course you have documentation (drawings?) to establish what its original configuration was.



Gutter and hopper head sitting on the wall. These are prone to allowing dampness into the wall structure.

ANTICIPATED COST: Legal fees and you will need to make a commercial decision. We would estimate the liability for repairs, redecoration and reinstatement based on a modern typical full repairing and insuring lease to be in the region of £5,000 to £10,000.

Opticians

You advised us that the opticians was coming to the end of its lease. Again, typically with a full repairing and insuring lease this would have repair, redecoration and yield up clauses, together with a reinstatement clause that would enable you to get the present leaseholders to, for example, paint the render to the front of the property (as they let the offices as well) and generally redecorate throughout, remove the specialist fixtures and fittings, such as the wood cladding that many tenants would not be keen on.



Equally, it can be argued that most new retail tenants do budget for refurbishment but any advantage at the present time, we feel, would be to your benefit.

The heating is currently electric and the lighting is dated. There may be statutory requirements within your Lease to ensure that the lighting is updated to current standards at your Leaseholder's cost.

There is an awkward valley gutter detail to the right hand side of the property that we could see when we went in the CAB (Citizens Advice Bureau). We believe that damage and deterioration of this wall has been hidden by the wooden panelling.



ACTION REQUIRED: The lease needs to be inspected to establish your position and you need to take a business decision as to how you wish to proceed, as we are aware that you have had dealings with this company in the past, and indeed sold them a property recently.

This is a photo of the valley gutter.

ANTICIPATED COST: We would estimate the liability for repairs, redecoration and reinstatement based on a modern typical full repairing and ensuring lease to be in the region of £15,000 to £20,000.

Offices to First and Second Floor

Again, the offices are likely to have a redecoration, repair and reinstatement clause within the lease, which will allow you to have everything from having the offices redecorated and getting the dampness stopped that is coming in via the right hand wall and the old chimney breast, having the roof space cleared of the various clutter that is within it, to upgrading the lighting system, depending, of course, upon the Lease.

Negotiations need to take place with regard to a Fire Certificate, depending upon the future use of the property and the configuration. For example, a fire exit may be needed from the second storey offices.

We would comment that there may be potential to open up the roof space and also carry out extensions and developments across the rear flat roof.

ACTION REQUIRED: Again, the Lease needs to be inspected to establish your position. You do need to resolve the dampness coming in on the right hand wall and, as mentioned earlier, the general redecoration of the render to the property.

Charity Shop / Store (to the rear)

A considerable amount of water is getting into this storage facility and office area, particularly down the right hand back wall (all directions given as you face the property from the front). This is affecting both your property and the adjoining CAB (Citizens Advice Bureau).





The valley gutter and relatively small hopper head



Water damage to the CAB office, which you will have liability for

Valley Gutter

The only long term solution is to redesign the valley gutter. We would recommend a wider valley gutter. The roof problems could in turn, we believe, have affected the roof structure. Please note we have not gained access to the high level areas within the store.



The view of the right hand side valley gutter detail and your asbestos roof



Leaking valley gutter within the store.
Note the moss to the wall indicating
this has been a long term issue



Rot to supporting beams

ACTION REQUIRED: We would recommend the only long term solution to the valley gutter problems that you have is to change the design of them. We would recommend a wider valley gutter, which allows access, i.e. to be a width of approximately half a metre to one metre. This, unfortunately, would involve reconfiguring part of the roof. Also, the question is do you replace the asbestos now, or encapsulate it, which of course depends how long a term your long term plans are!

We would add that the timber beams need checking as there looks to be rot to some of them.

The uneven floor needs repairing and how this is repaired, again depends upon how long term your long term plans are.



Finally, there is also a general upgrading requirement to the charity area/store if it is to be used.

ANTICIPATED COST: From what we can see of the lease document your costs would relate to the re-roofing. The other areas may be costs and you can get that from the Leaseholders. We would estimate the costs for the re-roofing and redesigning to be in the region of £20,000 but quotations need to be obtained.



Upgrading required!

Asbestos to Roof

We would specifically draw your attention to the asbestos that has been used for the roofing, which in our opinion, the perception of asbestos problems do affect clients/future tenants.



Left hand view of asbestos sheet roof



Cracked asbestos on roof



Right hand view of asbestos sheet roof

ACTION REQUIRED: We believe that you should budget for repair/replacement of the asbestos roof, if you are looking at this as a long term investment, i.e. ten years plus.

ANTICIPATED COST: Estimates would be needed to this type of work.

Flooring

The general condition and standard of flooring needs to be improved and the associated offices need upgrading, all of course depending upon the future use.



Lease to the Charity Shop Store Area

Thank you for providing us with a copy of the Lease and also a copy of the Schedule of Dilapidations that has been served. In theory, based on the Lease and Schedule of Dilapidations, you would have an as new property, but in practice the problems are occurring in this property due to roof structure and rising damp and whilst redecoration of the walls may make the property look good for a short time, the cause of the problem is not being resolved. We have discussed the course of the problem being the valley gutters earlier within this report.

The Ugly

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

We do not feel that any elements of the property per se individually would be classed as unacceptable risk. However, together they need very careful consideration.

You need to carefully consider the problems with the rear asbestos roof, together with the valley gutter problems, general wiring and heating standards throughout the property, the floor conditions within the charity shop/store area with the potential of there being problems with rotten joists in the charity/store area that are currently hidden.

We very much agreed, from our discussions with yourself and your valuer, that the purchase prices does need to be based upon a fire sale or a below market value sale, as we would term it, with a yield of 10%. Currently with the florist unoccupied, the opticians and the offices about to become unoccupied, we would term this as relatively high risk, unless you have very definite ideas and plans for the property.

Other Areas

Moving on to more general information.

Lease Information Required

We are aware that each of the properties have been sub-let and either have tenants or have had tenants until recently and therefore, dependant upon the terms of the lease, will have the ability to serve dilapidations. However, as discussed, this needs to be take into consideration with the business issue:

- **Florist:** Presently empty. Dilapidations Notice can still be served (unless it is a very unusual lease). This is up to six years, but can in some cases be up to twelve years.
- **Opticians:** Dilapidations can be served. The success of this very much depends upon the documentation available and of course the original lease and any drawings appertaining to it.
- **Offices:** Again, Dilapidations can be served here. The work will mainly be redecorating work, with the exception of the repair of the dampness coming into the front right hand wall.
- **Charity Shop/Store:** A Dilapidations Notice has currently been served. We feel there may also be further arguments in relation to damage caused by lack of repair, for example to the roof structure.

The following sets out the potential liabilities within the two areas where dilapidations have not been served as yet, although we would qualify that we have not read the Leases in full, or taken legal advice on this matter, which does need to be taken before Notices can be served.

The Florist

Repairing Covenant

General repairs throughout and making good.

Redecoration Covenant

Redecoration externally and internally.

Reinstatement Covenant

Reinstatement back to original configuration, assuming that the original configuration is known and recorded.

Statutory Requirements

Most modern leases have a statutory provision to meet current regulations, such as fire regulations, Disability Discrimination Act (DDA), etc.

Yield Up Clause

There may also be a yield up clause that has a different standard than that required in the general term of the Lease. This also needs to be looked into.

The Opticians and The Offices

Repairing Covenant

This would involve such things as fixing the leak to the right hand front corner of the roof and office area.

Redecoration Covenant

This would very much depend upon the clause. There is a lot of wood panelling within the property.

Reinstatement Covenant

This may mean that if you have information available you can reinstate the property to a more general useable configuration. There may also be a removal of fixtures and fittings clause within this part of the Lease.

Statutory Requirements

This could relate, as we mentioned, to lighting, fire regulations, Disability Discrimination Act (DDA), etc.

Yield Up Clause

As with the florist, there may also be a yield up clause that has a different standard than that required in the general term of the Lease.

The Charity Shop/Store

You have kindly given us a photocopy of the Dilapidations Schedule that has been served upon the charity shop, we assume by the present Landlord. From what we can see if the Schedule offers a fair representation of the lease clauses there is a considerable liability for the existing leaseholder. Looking at the various covenants:

Repairing Covenant

Within this there are quite onerous repair requirements to the floor (and therefore costly), to the walls and to the joinery. For example, the flooring has been required to be floated to a smooth and even surface, which it is far from at the moment.

Redecoration Covenant

This requires redecoration to both the exterior and the interior of the property.

Reinstatement Covenant

This covers things like the removal of the post office storage cabinet on the front forecourt and the associated making good.

Statutory Requirements

The electrical installation is included within the Schedule, which we assume relates to a statutory requirement to meet the current NICEIC (or equivalent) regulations.

Yield Up Clause

As the Schedule was served in 2006 we would term it as what is known as an interim Schedule of Dilapidations and therefore this would not relate to the yield up clauses.

Purchase Price

We have not been asked to comment upon the purchase price in this instance, we have not seen trading accounts, internal records or a copy of the lease.

Every Business Transaction has a Risk

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main body of the Report paying particular attention to any “**ACTION REQUIRED**” points.

Estimates of Cost

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

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

SUMMARY UPON REFLECTION



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

Further to our second meeting, from our discussions we are aware that you are still obtaining information in relation to the Leases, but further copies of any Leases, specifically to the florist, the opticians and offices would be greatly appreciated. We will then be able to comment more specifically.

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

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

MORE ABOUT THE REPORT FORMAT

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

SOLICITOR/LEGAL ADVISOR

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

COMMERCIAL AGENTS – FRIEND OR FOE?

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

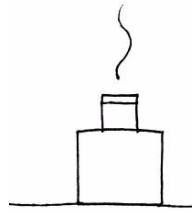
Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your business purchase. If you require any further information please telephone us.

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



EXTERNAL

CHIMNEY STACKS, FLUES, PARAPET WALLS



Chimney Stacks

Chimneys developed originally from open fires placed within buildings. From this, the chimney has developed to its present day format where it is used as an aesthetic feature and focal point rather than purely just to heat the room.

There is one chimney stack remaining, located to the front left hand side of the property. The front right hand side used to have a chimney, but that has been removed (all directions given as you face the property).

Chimney One – front left hand side

This chimney is brick finished without any chimney pots. It looks to have been capped at some point in time and it also looks to have been repointed. Unfortunately we were unable to see the top of the chimney known as the flaunchings and we therefore cannot comment upon them.



Chimney Two – front right hand side

This chimney has been removed but dampness is getting in, in this area. Sometimes the cover of the old chimney never bed correctly and leak.

Flaunchings Defined

A low, wide cement mortar fillet surrounding the flue terminal on top of the chimney stack to throw off rainwater.

Flashings Defined

Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.

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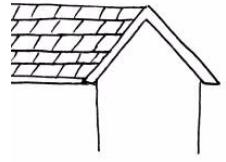
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Finally, we have made our best assumptions on the overall condition of the chimney stacks, parapet walls and flues from the parts we could see. The inspection was made from ground level within the boundaries of the property (unless otherwise stated) using a x16 zoom lens on a digital camera. A closer inspection may reveal latent defects.

Please also see Chimney Breasts, Flues and Fireplaces Section of this Report.

ROOF COVERINGS AND UNDERLAYERS



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

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

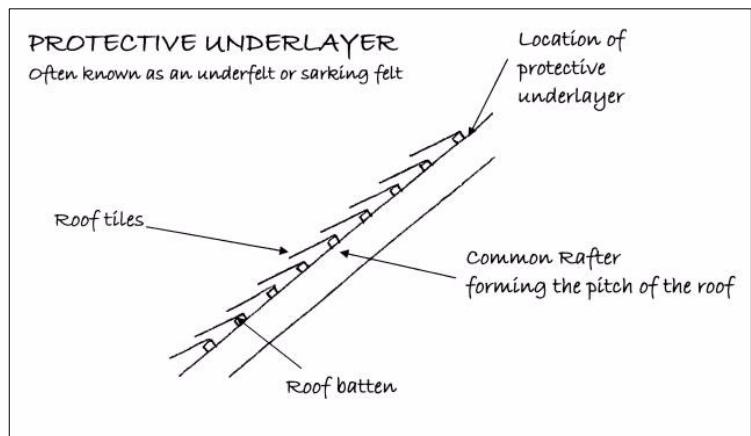
We will consider the roofs in three areas, the main roof, the middle flat roof and the rear roof.

Main roof over the florist, the opticians and the offices

This roof has a tile that we believe is formed in asbestos cement and, as the name suggests, it consists of a mixture of cement and asbestos fibres. The dangers of asbestos have been well documented (please see articles on asbestos (www.1stassociated.co.uk)). The amount of asbestos content varies dependent upon slate type.

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

From the 1940s onwards felts were used underneath tiles/slates to stop wind damage and water penetration, these in more recent years have been replaced with plastic equivalents. These are commonly known as underfelts but now the name is not really appropriate, as felt is not the only material used.





Within the main roof, over the opticians and the florists, we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, its damaged in a few more places than we normally find.

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

Middle Flat Roof

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

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

The property has a felt flat roofs, typically this type of roof has a life of between 20 and 30 years, depending upon the quality of workmanship, materials and decking, although some roof manufacturers do claim longer. We can see in this instance that the flat roof has been repaired over the years and we can also see that a lot of moss is sitting on the roof, indicating that a great deal of water also sits on the roof.



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



Repaired flashing



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

A lot of moss indicates sitting water

Rear Pitched Asbestos Roof

This roof has an asbestos sheet roof as the name suggests, it consists of a mixture of cement and asbestos fibres. The dangers of asbestos have been well documented (search the internet). The amount of asbestos content varies dependent upon slate type.

In this instance we think that some of the asbestos is damaged (although we would add that we are not specialist asbestos surveyors and a close up inspection is needed to be absolutely certain, together with samples being taken). The options available with an asbestos roof are: complete removal, or encapsulation or repair, and the main risk with asbestos is people's perceptions of problems with it. Tenants will tend to go to a building without asbestos rather than one that has it.



Plants growing out of valley gutter

Valley Gutters

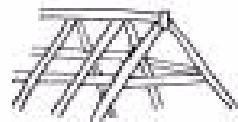
The valley gutters are very problematic to this roof and are the cause of most of the dampness in the walls to the right hand side. To the left hand side there is also dampness, due to the difference in levels.

Finally, all the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera. Flat roofs have been inspected from upper floor windows and/or ground level.

Unfortunately we were only able to see approximately fifty percent of the main roof from any vantage point that we managed to gain (and yes we did manage to look at the roof from the adjoining public house). We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

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

ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

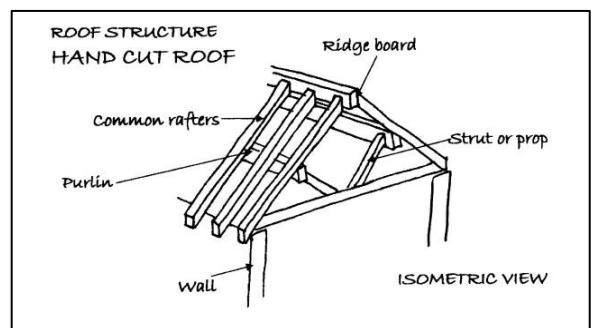
Main Roof

Roof Access

The main roof is accessed via the loft hatch located in the top floor landing in the office area. There is no loft ladder, roof light or secured floorboards. We recommend that these be added, as it will make the loft space safer and easier to use and also cleared out of all the stored items that have been accumulated over the years. The loft has been viewed by torch light, which has limited our viewing slightly.

Roof Structure

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



Roof Timbers

We have inspected the roof structure for:

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

Our examination was limited by the general configuration of the roof, the insulation and stored items. What we could see was generally found to be in average condition considering their age, with the exception of the front right hand corner, where we can see a new timber has been put in place to prop part of the roof. Also, we suspect dampness is coming into this area. It is, however, feasible that there are problems in the roof that are hidden.



Note the new looking vertical timber to the right hand side of the photo.

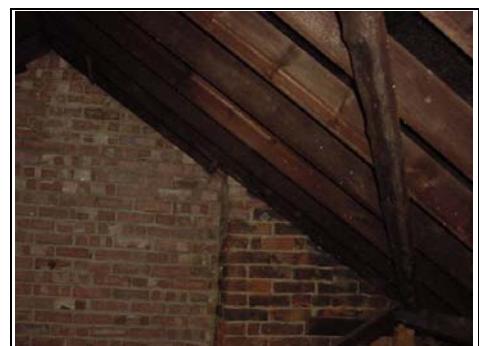
ACTION REQUIRED: The only way to be 100 per cent certain is to have the roof cleared and checked.

Fire Walls

In this instance the firewall is built in brickwork.

Firewalls Defined

Firewalls help prevent the spread of fire through roofs and are a relatively recent Building Regulation requirement.



Ventilation

We did not see any vents to the roof to help prevent condensation.

ACTION REQUIRED: Add vents.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there was insufficient amount to comment.

Please see our further comments in the Services Section of this Report.

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

GUTTERS AND DOWNPipes



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

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

The property has a mixture of the original cast iron gutters and downpipes and the more modern replacement plastic gutters and downpipes. What we found was in average to poor condition all things considered. We make this comment as there is such a range of gutters on the property. The ones to the flat roof, for example, look to be leaking, as does the gutter to the front right hand corner of the main property. You can only really be certain when it next rains and you manage to stand outside the property!



Leaking gutter

ACTION REQUIRED: General maintenance required such as checking the down pipes on the rear right hand side which may need a hopper head and the down on the middle way point on the left hand side that needs refixing.

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

Gutters Sitting on Walls

One of the main problems with the type of guttering this property has is that they sit on the wall. Therefore, any leaks, as inevitably there are, soak into the wall.



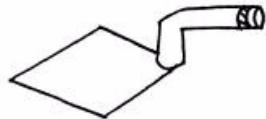
Gutter sitting on the wall

Soil and Vent Pipe

We have not been able to view the soil and vent pipe.

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

WALLS



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

Render

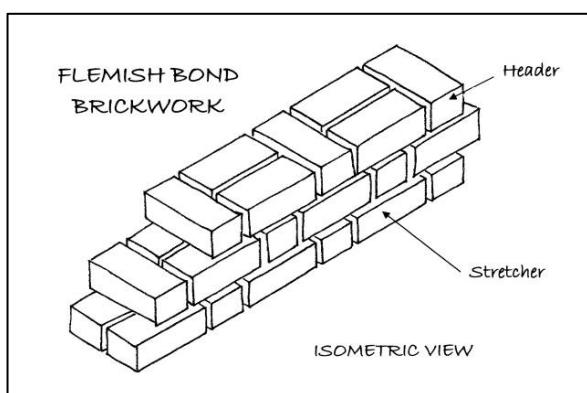
The property is finished with smooth render to the front and brickwork to the sides and rear. Unfortunately, we have not been able to carry out our normal tap test (literally hitting the render with the back of a hammer).

With this age of render repairs will increase over the years.



Brickwork

The brickwork we could see was in a Flemish bond construction in various different conditions.



The brickwork to the left hand side of the property, likely to have water discharging down it in the flat roof area, which is why there is deterioration to the lintel

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

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



FOUNDATIONS

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

Foundations

Given the age of the original property, we would expect to find a shallow stepped brick foundation possibly with a bedding of lime mortar to this area.

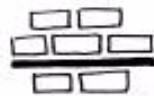
Building Insurance Policy

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

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

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

DAMP PROOF COURSE

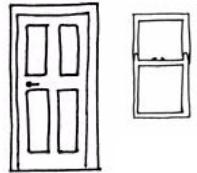


The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole,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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, it is possible that there is a DPC built in originally. As mentioned, we noted dampness in the property. Your attention is drawn to the section of the report specifically dealing with dampness.

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

EXTERNAL JOINERY



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

Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Fascias and Soffits

The property has timber fascias and soffits that are in average condition. There is some flaking paint to the fascias and soffits, which indicates that the gutters may well be leaking.

ACTION REQUIRED: Redecorate or replace fascias and soffits and clear vents.

Windows and Doors

The property predominantly has painted timber sliding sash windows, which are single glazed. They are in average to good condition, particularly the ones to the office areas. Some of the others do need repair. They are a mixture of original and new windows.

ACTION REQUIRED: In the scheme of things, relatively minor repairs to the windows are required.

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

EXTERNAL DECORATIONS



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

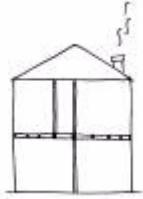
Generally, overall the external decorations are in average condition and we would expect some redecoration to be required within the next three to five years.

The lease is likely to require the tenant to redecorate periodically, it follows the format of the charity shop/store.

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

Please see our comments in the External Joinery section.

INTERNAL



CEILINGS, WALLS, PARTITIONS AND FINISHES

In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions. The concept of internal finishes is relatively modern. Partitioning developed originally to separate the livestock from the human occupants. Finishes have developed from this very functional beginning to their decorative nature of today.

Ceilings

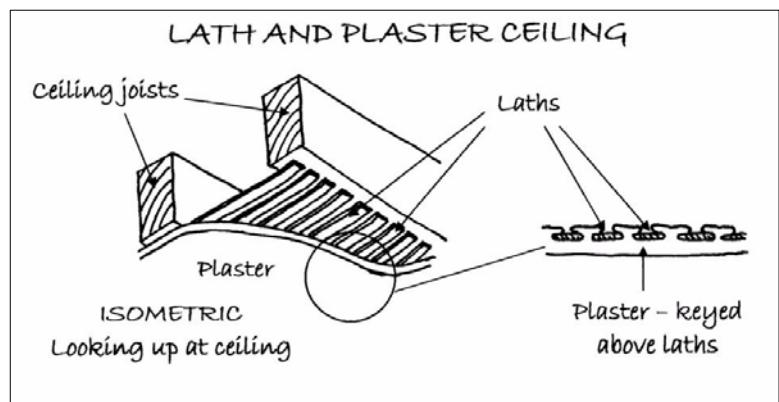
From our visual inspection of the ceilings when we were in the roof, what we could see was a lath and plaster finish. We believe some of the ceilings may have been replaced with plasterboard. Generally they are in average condition considering their age.



Dark photo, lath and plaster just about visible

Lath and Plaster Defined

Laths are thin strips of timber which are fixed to the structure. Wet plaster is applied to the laths, usually in several layers. The plaster forms a key as it is forced between the laths. This plaster, once dry, is given further coats and often a decorative finish.



Plasterboard Defined

The usual name for Gypsum plasterboard, which is building board with a core of aerated gypsum, usually enclosed between two sheets of heavy paper, used as a dry lining.

Internal Walls and Partitions

We have carried out a tap test to the internal walls (this is not rocket science, it is literally tapping the walls and listening for the sound made) and found them to be a mixture of solid walls and hollow/studwork walls.

Perimeter Walls

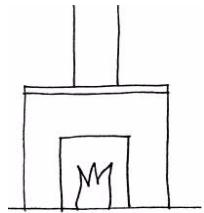
False walls, commonly known as dry lining, have been used. This is often used in older properties to hide/prevent dampness coming through. From our personal experience we have found that dampness can often be hidden behind these walls causing deterioration.

ACTION REQUIRED: Ideally the dry lining should be opened up and checked for defects.

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

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

CHIMNEY BREASTS, FLUES AND FIREPLACES



With the advent of central heating fireplaces tend to be more a feature than an essential function in most properties.

The chimney breasts are located to the front left and right hand side (all directions given as you face the front of the property). The right hand chimney was found to have dampness.

At the time of the survey no chimneys were in use. Any chimneys that you do not propose to use should be capped and ventilated to prevent dampness.

Finally, it is strongly recommended that flues be cleaned and checked for obstruction prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimney Stacks, Flues and Parapet Walls section of this Report.

FLOORS



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

Ground Floor

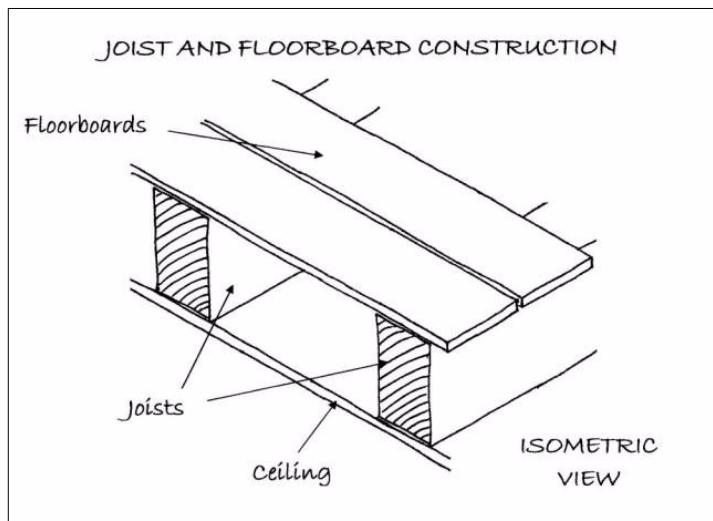
When we were in the cellar we could see that the ground floor construction is joist and floorboards and RSJ's. Typically, originally with this age of property there would have been embedded timbers, but the timbers look to have been replaced.

The ground floor to the charity shop store is very uneven and has been mentioned in the Schedule of Dilapidations as needing repair.



Joist and Floorboard Construction Defined

These are usually at first floor level consisting of a joist supported from the external walls, either built in or, in more modern times, sitting upon joist hangers, sometimes taking additional support from internal walls, with floorboards fixed down upon it.



First and Second Floors

We have assumed that the first floor and second floor construction is joist and floorboards as this is typical in this age of property. They may also have been replaced when the work to the ground floor was carried out.

Cellar Area

The cellar has a concrete and soil based floor.



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

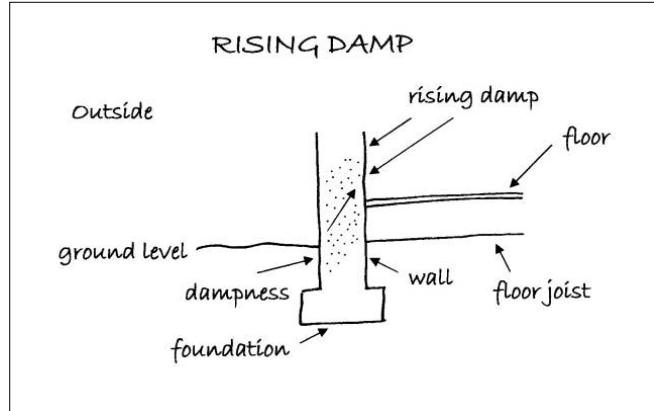
DAMPNESS



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

Rising Damp

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



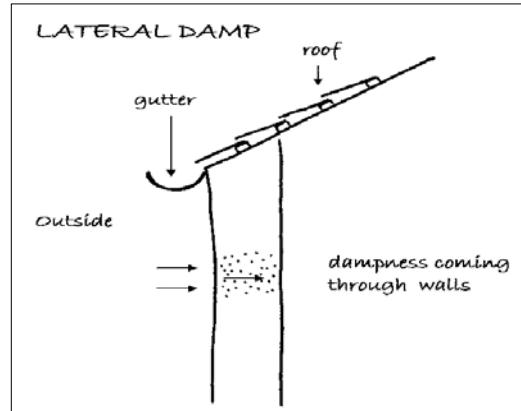
We have carried out electronic damp meter readings to a random selection of areas and found rising damp.

Please see our comments in the Executive Summary.



Lateral or Penetrating Dampness

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



Tests were taken with a moisture meter at random points to external walls, floors and other surfaces. In the charity shop/store we get high readings of lateral dampness. The dampness is affecting next door in the CAB and also the timber ends, which we believe will need some work. Again, please see our comments in the Executive Summary.



Dampness to timber ends

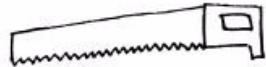
Condensation

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

We can see no obvious signs of condensation, however, it depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation.

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

INTERNAL JOINERY



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

Doors

Within the office areas it is important to ensure that the appropriate fire doors have been used. You need to ensure that there is an appropriate Fire Certificate.

Staircase

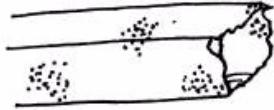
In a property of this height any doors to the staircase should have a half hour fire resistance. In this instance a fire door was found to be all the doors to the staircase area (as this can cause a chimney effect). Also in this case Perco door closers have been used to make sure the doors close shut to prevent fire spreading from floor to floor.

Kitchen

There is a kitchen area within the office and also, what we would describe as an ex-kitchen, to the ground floor. Both of them look in basic condition. We have not tested any of the kitchen appliances.

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

TIMBER DEFECTS



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

Dry Rot

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

In the areas visually inspected no evidence was found of any significant dry rot
Please note we have not had access to the floors.

Wet Rot

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

Again, in the areas visually inspected generally there was no significant wet rot, however we do feel there is likely to be a problem to the rafters within the charity shop / storage area.





Woodworm

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

The roof is the main area that we look for woodworm. Within the roof we found no obvious visual signs of significant woodworm activity or, indeed, signs of past woodworm activity that has caused what we would term ‘structurally significant’ damage.

In many properties of this age, there is an element of woodworm that is not active. Our inspection is usually restricted in the roof by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property (for example the floors) by general fixtures and fittings.

ACTION REQUIRED: If you wish to be 100 per cent certain that there is no woodworm the only way would be to check the property when it is empty of fixtures and fittings, etc.

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

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

INTERNAL DECORATIONS

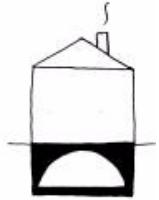


With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paints (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.

The decoration is average, with minor marks as you would expect in a property of this age. Most leases require the tenants to redecorate when they yield up the property.

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

CELLARS AND VAULTS



Cellars and vaults tend to be found in older properties and offer a useful space, although usually they are damp, unless some treatment has taken place such as the tanking of the walls, which is a liming process, or an external damp proofing membrane of some type has been added, or if internally the walls have been lined, therefore hiding the damp. Cellars are often susceptible to flooding from excessive rain, rising water table levels or even blocked drains.

There is a cellar underneath the opticians. The timbers to the floor are often an area of concern. In this case, they look to have been replaced and RSJ's have also been utilised.

Finally, we have made a visual inspection of the cellar/vault only and have no way of knowing what the construction is without opening up the structure.

OTHER MATTERS



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

FIRE REGULATIONS

Normally it is a requirement of any Lease or Tenancy agreement that current fire regulations are adhered to and that a service contract is in place. This is how the property should be left. Fire regulations have been on a Self Assessment basis since 1st October 2006; professional advice is recommended.

ACTION REQUIRED: You should have a suitable Fire Certificate for the property.

DISABILITY DISCRIMINATION ACT

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

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

ASBESTOS REGISTER

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

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

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

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work. We are not asbestos surveyors.

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0800 298 5424

SECURITY

An alarm box was noted to the front of the property. We do not know whether these are active or not.

INSURANCE

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

SERVICES

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

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors.

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

ELECTRICITY



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

If this is a standard Lease clause then there will normally be clauses that all electrics are kept in a safe manner.

The property is heated using electricity.

ACTION REQUIRED: We would recommend an electrical test throughout, but as mentioned, is typically part of the yield up lease clause.

PLUMBING AND HEATING



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

Water Supply

The controlling stopcock was not located. It is important that its presence is established in case of bursts or leaks. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

Finally, it should be noted that the supply pipe from the Water Company stopcock to the internal stop tap is the responsibility of the property owner.

We cannot comment on the condition of the water service pipe to the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

MAIN DRAINS

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

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

We have not tested or lifted any manhole covers.

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

Rainwater/Surface Water Drainage

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

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

POINTS FOR YOUR LEGAL ADVISOR

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

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

- k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.
- l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- m) Any outstanding Party Wall Notice or of the knowledge that any are about to be served.
- n) We strongly recommend that Envirosearch or a similar product is used by your Legal Advisor to establish whether this area falls into a flood plain, old landfill site etc., and brought to its logical conclusion. If your Legal Advisor is not aware of the system please ensure that they contact us and we will advise them about it.

LOCAL AUTHORITY ENQUIRIES

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

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

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

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424**.

REFERENCES

Life expectancies of building components

Published by Royal Institution of Chartered Surveyors and Building Research Establishment

Surveying buildings

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

APPENDICES

GEM Associates Limited
Independent Chartered Surveyors
— Marketing by: —
www.1stAssociated.co.uk
0800 298 5424

LIMITATIONS

Our limitations are as the agreed Terms and Conditions of Engagement.

CONDITIONS OF ENGAGEMENT

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

ENGLISH LAW

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

SOLE USE

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

ONLY HUMAN!

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

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

WEATHER

It was a mild autumn at the time of the inspection. The weather did not hamper the survey.

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

NOT LOCAL

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

OCCUPIED PROPERTY/TRADING PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection as we have not had access to the roof area of the rear charity stop/storage section and we have not opened up the floors within the florist/opticians/office areas and we have not seen some of the leases, as detailed within the report.