

Building Inspection Report

Relating to:

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Report date: XXXXXXXXXXXXXXXXXXXX



Project preface

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View of the Front Elevation

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1.4 Terminology

Where the expressions immediate, short term, medium term, long term and very long term are used they generally mean the following:

Immediate:	within 1 year
Short Term:	within the next 1 to 3 years
Medium Term:	within the next 4 to 10 years
Long Term:	within 11 to 20 years
Very Long term:	over 20 years

Where relating to structural damage and crack widths the expressions negligible, very slight, slight, moderate, severe and very severe are used they generally mean the following:

Category 0	"negligible"	< 0.1mm
Category 1	"very slight"	0.1 - 2mm
Category 2	"slight"	>2 but < 5mm
Category 3	"moderate"	>5 but < 15mm
Category 4	"severe"	>15 but < 25mm
Category 5	"very severe"	>25 mm

Table 1. BRE Digest 251

Classification of damage to buildings based on crack widths.

2 General Description of Property

The property consists of a two storey mid-terraced property with retail space to the ground floor and storage to the first floor.

Roof area is covered with a concrete interlocking tile to a pitched roof construction. Roof areas are served by PVC rainwater goods which are fixed to a PVC fascia with soffit beneath. Walls appear to be of cavity brick construction. Windows to the first floor are PVCu double glazed units. There is a steel roller shutter to the ground floor.

Internal areas consist of a previous hairdresser to the retail space to the ground floor with welfare and WC facilities toward the rear. First floor level this is largely set out as partitioned storage space.

External areas are limited to allocated parking toward the rear of the property. The parking is accessed via a communal roadway.

The weather at the time of the survey was overcast but dry.

The property is likely of a 1970's construction.

3 General Condition of Property

3.1 External Condition

Front Elevation

Where ridge tiles could be inspected we did note some minor deterioration of mortar pointing which would benefit from repointing and rebedding work in the short term.



Where the main pitched roof covering could be inspected this largely appeared to be in a satisfactory condition without any slipped or damaged roof tiles. There is some minor undulation to the center of the roof however this would appear to have been the case for a significant period of time.



Gutters generally appear to be in a satisfactory condition. We would recommend they are cleared in the immediate term and then on an annual basis.

Ranging over PVC fascias no evidence of significant deterioration was noted and these appeared to be in a generally satisfactory condition.

Where the brickwork could be inspected at first floor level this was in a satisfactory condition. No evidence of significant deterioration to brickwork or pointing was noted.



Windows at first floor level have been replaced with PVCu double glazed units. Should they have been replaced post 2002 we advise you obtain the FENSA or Building Regulation Certificate regarding their installation.

There is minor deterioration of mastic at the junction between the PVC window frame and brickwork which will benefit from isolated renewal in the short term to prevent damp penetration at this junction.

The separation between brickwork associated with this property and the right hand property is showing some signs of deterioration to mortar pointing which would benefit from repointing in the short term.



The canopy above the main entrance door is clearly deteriorated. We note that the adjoining owner has had a built up felt system applied. No detailed inspection of the canopy is possible however given the uplift to the edging trim we would suggest that the covering is in a substantially deteriorated state and that this canopy requires completely recovering in the immediate term.

Should the water penetration through the slab progress this may well result in issues of corrosion of enclosed reinforcement which will blow the face off of the concrete and result in



Damp staining to brickwork adjacent the right hand rainwater pipe would suggest that the rainwater pipe is leaking and requires repair.



The main shop frontage is significantly begrimed and would benefit from thorough cleaning.

Should the existing manifestation be removed from the shop frontage further manifestation will be required to prevent any potential for impact and when people are accessing the property.

It is comparatively unusual to find a fully glazed entrance door swinging out onto the pavement and it would be of benefit to consider this as part of a health and safety risk assessment for the property to ensure there is no potential for impact damage to anybody using the pavement when people are exiting the building.

The mosaic threshold adjacent the main entrance door is in a dilapidated state and requires partial replacement.



We will anticipate that the main entrance door is likely draughty.

Rear Elevation

No ridge tiles to the main pitched roof could be inspected. They were largely in a satisfactory condition however there is clearly deterioration of mortar pointing which will require attendance in the short term.



Where roof tiles could be inspected there is again some slight undulation however no slipped or damaged roof tiles were noted on the day of the survey only it appeared to be in a generally satisfactory condition.



To the left hand facing pitch a PV installation has been installed to the pitched roof. You should confirm whether you have any liability for repair and maintenance of this installation. Should there be any liability we recommend you obtain all instructions and ensure it is left in good working order. Additionally you should confirm that an engineer has assessed the roof and whether it is suitable to sustain the additional load from the PV installation.



Mortar pointing to verge tiles to the rear facing gable are in need of complete repointing in the immediate term.



There are valleys to the main pitched roof area which require repointing to the verge. No detailed inspection of the valley lining is possible and this should be inspected as part of gutter clearance work and repointing work to identify the extent of any repair or maintenance necessary.



The lead lined valley at the junction between Tesco and this building has a number of splits which will require repair in the immediate term to prevent issues of water ingress internally.



Ranging over brickwork at first floor level to the rear facing gable this all appeared to be in a generally satisfactory condition without any evidence of significant deterioration to brickwork or pointing noted.



The main flat roof utilises a bitumen built up felt. This has received a reflective coating at some point in the past although this has now deteriorated.

Crossing the roof we note numerous areas of undulation suggesting bubbling of the substrate which may well be an asphalt stock. In any case there are numerous areas of cracking particularly to the perimeter upstand which will require complete renewal in the immediate to short term.

The roof covering is deteriorated and given the undulation noted we anticipate there is water to the underside of the felt which will likely result in issues of water ingress internally. It would be our recommendation that budgets are set aside for repairs to this roof covering in the immediate term with complete replacement required in the short term.



Gutters are in a generally fair condition. We would recommend they are cleared in the immediate term and then on an annual basis. Isolated repairs to joints will be required as part of gutter clearings work.

Timber fascias were without substantial rot or decay but will benefit from redecoration in the short term. There is some suggestion that elements of the fascia have been over clad which may be concealing previous issues of rot and decay.



Timber windows at first floor level are again showing significant signs of deterioration. There is rot and decay particularly at cill level. Putty to glazing requires complete removal. Opening lights to windows did not appear to close fully against the frame. Timber repairs prior to redecoration are required to windows in the immediate term.



The AC condensers to the rear elevation largely appear to utilise an R22 gas which is now obsolete. As a result it will be our opinion that the AC installation in its entirety will require complete replacement.



Elements of the building are below ground. We would recommend enquiries are made as to any details on the presumed tanking system that must have formed part of the construction to prevent issues of penetrating damp internally.



Gullies serving rainwater pipes are concealed and therefore could not be subject to any detailed inspection.

Ranging over brickwork at first floor level this all appeared to largely be in a satisfactory condition. No substantial deterioration of brickwork or mortar pointing was noted.



Ranging over brickwork at ground floor level this appeared to be in a satisfactory condition without substantial deterioration of brickwork or pointing noted.



The timber exit door leading from the rear of the property to the emergency exit adjacent the WC is showing signs of rot and decay. Should it be retained it will require timber repair prior to redecoration in the immediate term.



The stepped access leading from the emergency exit does not utilise a non-slip tile and is considered dangerous. There is also an unprotected ledge.



Small bore waste pipes leading from the first floor are aged and brittle and should they be required they will likely require replacement.





External Areas – Rear

We recommend you confirm with your Solicitor the full extent of boundaries and liability for their maintenance and repair.

We understand that there is allocated parking to the rear of the property. You should confirm rights of way given that this is a shared access and the extent of your liability for repair. The macadam surface was largely in a fair condition on the day of the survey.



The macadam driveway slopes toward the rear of the building. Although this appears largely to fall toward the adjoining owner's property it would be imperative that the drainage is maintained in good order to prevent issues of pooling water adjacent the fire exit.



The rear exit door at first floor level is in need of redecoration. There is a lack of mortar pointing to the head of the door which will likely result in issues of damp penetration internally.



The stepped access from the first floor fire exit into the car park requires careful management as the emergency exit leads directly onto a frequently used access road.



3.2 Internal Condition

First Floor

Decorative finishes and floor finishes at first floor level are largely dated and we would suggest they will require renewal.



Heating and cooling at first floor level appear to be provided by isolated areas of AC cassettes. These are of some significant age showing signs of water staining and we note that a number of the condensers externally utilised an R22 gas which is no longer available. As a result we would suggest that the AC installation at the property in its entirety will require removal and disposal. Clearly any replacement of the AC installation will attract a significant cost.



The doors at first floor level which appear to have been painted over a previous glazing. The glazing by modern day standards should be a safety glass or having a safety film applied should these be retained.



Crossing the floor at first floor level there is some slight undulation however no significant reverberation was noted and it felt solid under foot.

A small section of flooring was removed toward the rear of the first floor. This identified a vinyl tile of a relatively modern age with a timber boarding to the underside.



Mechanical extractor in the rear left hand corner of the first floor should it be required requires complete replacement.



As mentioned as part of the external survey the timber windows are in need of significant repair prior to redecoration in the immediate term.

No inspection is possible to the underside of the roof deck as a result of this part of the property having a flat roof. We have noted significant deterioration of the roof covering externally and have recommended repairs in the immediate term and replacement in the short term.

No evidence of substantial water ingress or damp staining was noted to the ceiling internally on the day of the survey.

Where the electrical installation could be inspected it largely appeared to be of some significant age. Given that the installation has been installed to suit the previous tenant it would be our recommendation that a full electrical rewire is carried out.

There is a fire alarm installation at the property and we would recommend that you obtain all instructions and ensure it is left in full working order. Fire detection will generally require alteration to suit the proposed use of the property.

There are numerous areas of damp staining to windows. This appears to be on the inner side of the glazing. This would suggest water ingress at the junction between the glazing and the frame externally.



Elements of the first floor heating utilising electrical storage heaters. These are clearly of some significant age and require testing to ensure they are left in good working order.



Dependent on your proposed use for the first floor will depend on alterations for the lighting. The lighting largely has been installed to suit the previous occupants of the building.

Glazing as you progress to the staircase toward the ground floor is deemed to be in a critical location and by modern day standards should be a safety glass or have a safety film applied.

Ground Floor

Front of House



Decorative finishes and floor finishes will likely benefit from renewal.

The floor finishes appear to undulate in a number of locations. This would suggest that they could have been laid to a better standard. It may also suggest that the floor screed to the underside will require renewal prior to the installation of any new floor covering.

There is a section of floor covering toward the rear of the room exposed. Testing this floor area with a damp meter did not identify any raised levels of damp to suggest deterioration or lack of damp proof membrane.



The incoming water supply would appear to be within the room. The evidence on site would suggest that this is leaking. We would recommend that this is repaired by an appropriate qualified plumbing in the immediate term.



We note evidence of some heat staining to an electrical socket point. This is considered dangerous and we would recommend that the electrical installation at the very least is subject to inspection and testing by an NIC EIC Electrical Engineer. We would anticipate that complete electrical rewire will be necessary.



Glazing to the shop front is deemed to be in a critical location and we did note markings to suggest that it was a safety glass.



No form of heating is noted within the lobby area.

Testing walls at low level with a damp meter did not identify areas of dampness on the day of the survey.

There is some slight undulation to the floor. This would appear to have been the case since the floor tiles were laid however renewal of floor screed may be necessary prior to installing any floor covering.

Heat staining is noted to light fittings and we would require these will require renewal as part of the electrical require at the property.

Central Store

Decorative finish and floor finishes would benefit form renewal.

Crossing the floor there is again undulation however it felt solid under foot.

Floor tiles appear to have been laid to suit the undulation. Largely floor tiles could have been laid to a better standard.

Where it is possible to test walls at lower level with a damp meter no raised levels of dampness were noted on the day of the survey.

Within the small boxed-in area is a hot water cylinder. This was not operating on the day of the survey. We note numerous areas of damp staining at low level adjacent the cylinder which may suggest that this leak when in use. Should it be retained it should be subject to inspection and testing by a competent plumber.



There is no form of heating within the room.

There is a roof access hatch above the room. Inspection above the room identifies the floor slab to be of a cast in situ concrete. The cast in situ concrete floor slab is supported off of substantial steelwork spanning left to right. As a result within the main and original building there are no load bearing walls.



When inspecting within the void there is some suggestion that the signage to the front of the property forms part of the external wall. This is likely inadequate and we would suggest that upon renewal of the signage to the front of the property construction of a small partition above the shop front will be necessary.

Given the size of the void above the suspended ceiling and the services passing through the void it would be our recommendation that independent smoke detection is installed within the void.



Inspection within the roof void is limited to a head and shoulder inspection from the access hatch as a result of the height of the void.

There are electrical connections which are of some concern. We would recommend that these are stripped out as part of the refurbishment work.



Should any painting to steelwork be carried out given that it is support the first floor we would recommend that the steelwork is painted with an intumescent paint.

Kitchen

Decorative finish and floor finishes will all benefit from renewal.



Kitchen units are dated and in a dilapidated state and will require complete replacement.

Where a small section of the floor could be tested with a damp meter no raised levels of dampness were noted to suggest any deterioration or lack of damp proof membrane.

There are areas of blistering to external wall paint finishes. Testing these areas with a damp meter did not identify any raised levels of dampness suggesting this to be historic.



There is no fixed heating within the room.

We did note some minor raised levels of dampness adjacent waste pipes. This may have been associated with a previous leak that should be monitored.

The electrical distribution board is located within the room. This suggests that it was inspected in 2016 and we would recommend that you obtain the test certification in regard to this.



Crossing the floor there is some slight undulation however no reverberation was noted and it felt solid under foot.

There is a large partitioned area to the head of the kitchen wall units to the left hand wall. We presume that there are services contained within this partition. No inspection is possible but we would recommend that the partition is removed as part of the refurbishment work to identify what is behind this section of boxing.



Further blistering of paint finishes is noted at low level toward the rear wall. Testing this with a damp meter did identify raised levels of dampness. Further areas of the main cause of dampness may become apparent once kitchen units are stripped out.



Ground Floor (Later Addition)

Rear Office

Decorative finish and floor finishes with likely benefit from renewal.



Where a section of the floor covering has been removed the slab is exposed. Testing the slab with a damp meter did not identify any raised levels of dampness.

There is some damp staining to the rear left hand corner of the room. Testing this with a damp meter did identify some raised levels of dampness which would suggest it is progressive. The walls are in part below ground and again we recommend that you obtain any details in regard to the tanking system used at the property.



Opening lights to windows were in need of repair and likely easing as part of the redecoration work already recommended.

We note heat staining to light fittings and would suggest that these will require replacement.

The electric panel heater within the room was not operating on the day of the survey. The heater looks of some significant age and we would anticipate that this will require renewal.

Crossing the floor no significant undulation was noted and it felt solid under foot.

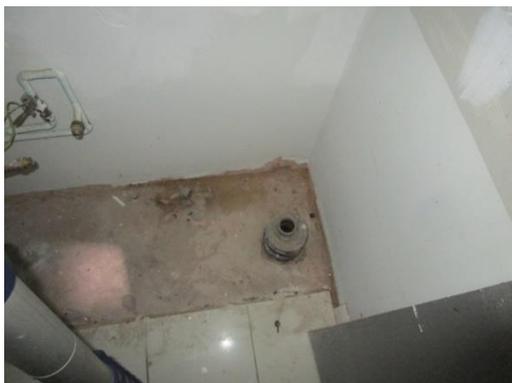
level are not loadbearing. Further support of this given that the partitions at first floor level are studwork.

It would be our recommendation that should partitions at ground floor level to this part of the property be demolished, they are demolished with care starting at high level and following removal of the ceiling to allow for further inspection of the junction between the blockwork and the floor joists. We would also recommend that provisional assessment of the floor joists in terms of their size and suitability to span from left to right as you face the front of the property will further clarify whether at ground floor level are or are not loadbearing.

As stated previously from the limited inspection and evidence available we would suggest that partitions at ground floor level are not loadbearing but any removal should be progressed with caution.



There appears to be an open soil pipe within the small store area off of the room which we would recommend is appropriately capped.



WCs

Decorative finish and floor finishes will likely benefit from renewal.



There is no fixed heating within the WC.

There is no mechanical extractor within the left hand WC which we would recommend is installed should they be retained.

Generally sanitary ware is in a fair condition.

Testing walls at low level with a damp meter did not identify any raised levels of dampness.

The floor in the WCs is raised and it may be prudent as part of any refurbishment work to allow for inspection beneath the raised floor to identify any potential defects that will warrant repair.

8 Conclusion

Where the main pitched roof could be inspected it largely appeared to be in a satisfactory condition commensurate with its age.

We did note areas of deteriorated mortar pointing to valleys and to ridge tiles and would set aside a figure of £800 for repointing work in the short term.

Where a single lead lined valley to the rear could be inspected we noted splits and tears and would suggest that this is repaired as part of other roof work already recommended.

The built up flat roof to the rear of the property is showing significant signs of deterioration. We would set aside a provisional sum of £1,000 for repairs in the immediate term.

We have anticipated it will require complete replacement in the short term and we would set aside a provisional sum of £8,000 for recovering the roof. This excludes any upgrade and installation that may be required in order to satisfy Building Regulation Approval.

Where gutters could be inspected they were in a largely satisfactory condition. We would recommend they are cleared in the immediate term and then on an annual basis.

Where timber fascias could be inspected no substantial rot or decay was noted. Proactive redecoration will be of benefit in the short term.

Care should be taken in regard to any soffit boards in case they are of asbestos cement.

Ranging over brickwork as a whole this largely appeared to be in a satisfactory condition commensurate with its age. Where isolated deterioration of pointing was noted we would set aside a figure of £350 for repointing work in the short term.

Timber windows to the rear of the property are in a dilapidated state. We would set aside a provisional sum of £1,000 for timber repairs and renewal of deteriorated putty prior to redecoration in the immediate term.

The air conditioning installation at the property is clearly of some significant age. We noted a significant number of the AC condensers utilised an R22 refrigerant which can no longer be re-charged. As a result we would suggest that the AC installation requires licenced de-gassing and disposing off.

The canopy above the shop front is in a deteriorated state. Should this be the liability of the shop to repair we would recommend that this is subject to recovering in the immediate term. Should it require recovering we would set aside a provisional sum of £2,500 for remedial work.

Inspection of the property internally identified that refurbishment is required and we understand that extensive alteration is to be carried out as part of the change of use.

Heating and cooling at the property was previously provided utilising electric panel heaters, electric storage heaters and air conditioning. The electric panel and storage heaters are clearly of some significant age and should be tested should they wish to be retained to ensure they are left in full working order. We have already advised that the AC installation is likely now defunct and should be removed.

Hot water at the property appears to be provided via a hot water cylinder located within the ground floor store adjacent the front of house area. There was evidence to suggest that the cylinder may be leaking and should it be retained it should be tested by a competent plumber to ensure it is left in good working order.

Testing walls at low level with a damp meter did identify some slightly raised levels of dampness toward the rear of the property. Should this be of a significant concern we would recommend attendance by a specialist timber and damp surveyor. A substantial element of the rear of the property is below ground and we would recommend enquiries as to whether there is any official tanking system. Any details of any official tanking system available to confirm how it was designed in order to resist damp penetration.

The electrical installation at the property appears to be of some age and we would recommend it is subject to inspection and testing by an NIC EIC Approved Electrical Engineer. Attendance by an engineer will likely cost in the region of £500. Given the evidence available on site and the age of the installation generally we would anticipate that significant works will be required to the installation in order for it to satisfy a modern-day standard.

identified by us as a concern and further instructions received. Similarly, where composite cladding panels maybe noted in our report we confirm that no intrusive testing will be undertaken to determine the type of insulant or whether this is approved by the Loss Prevention Certification Board unless instructed otherwise.

Asbestos: No testing or analysis of asbestos containing materials will be carried out.

Concrete: We are not able to confirm that the structure is free from structural defects to include but not exclusively the deleterious effect of HAC, chlorides and reinforcement corrosion durability.

Concealed Parts

If we observe evidence to suggest that concealed parts of the structure and fabric might be defective, we will advise you accordingly and make recommendations for further investigations. However, unless otherwise instructed by you, we will not open-up for inspection any permanently enclosed or concealed parts of the structure and fabric.

Services Installations

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any of the installations. Unless otherwise instructed, we will not commission the inspection and testing of any installations by specialist consulting engineers. If we find visual evidence to suggest that there might be significant problems with any of the installations, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigation and/or testing by specialist

10 Appendix 2 - Deleterious Materials

Since the early 1980s the property and construction industry has evolved and adopted a list of materials which, for one reason or another, have been labelled deleterious and/or hazardous to health and safety. Some of these materials only become deleterious and hazardous due to the particular circumstances of their use and are not inherently deleterious or hazardous in themselves.

Materials that have been branded “deleterious” have usually been so classed because they either:

- (a) pose a direct risk to the health and safety of persons occupying or visiting a particular property (e.g., asbestos) or
- (b) can be detrimental to the structural performance of a building (eg High Alumina Cement in concrete) or
- (c) are generally perceived by the property investment market as undesirable features of a building, which can affect the liquidity of the property concerned (eg calcium silicate bricks) or, in the case of composite panels, its insurability.

Some deleterious materials might fall into more than one of the forgoing three categories above.

Few of the deleterious materials given below can be detected with the naked eye alone. Often sampling and testing of a component or element is required to confirm the presence, or absence of a material. The materials marked with an asterisk below are, in general, those materials that require sampling and testing to establish their existence with certainty.

At present, the list of deleterious and problematic materials comprises the following:

- Composite cladding panels to roofs and walls.
- Nickel sulphide inclusions in toughened glazing

- High Alumina Cement (HAC) when used in load-bearing concrete components and elements.*
- Chloride additives when used in pre-cast or in situ cast concrete.*
- Calcium silicate bricks or tiles (also known as sand/lime or flint/lime bricks).
- Mundic blocks and Mundic concrete.
- Woodwool slabs when used as permanent shuttering to in situ cast structural concrete.
- Lead-based paint used in locations that could result in the ingestion, inhalation or absorption of the material.*
- Lead used for drinking water pipework except when used as solder to pipe fittings.
- Sea dredged aggregates or other aggregates for use in reinforced concrete which do not comply with British Standard 882: 1992 and aggregates for use in concrete which do not comply with the provisions of British Standard Specification 8110: 1985.*
- Asbestos in any raw form or asbestos-based products.*
- Manmade mineral fibres in materials when these fibres are loose and have a diameter of 3 microns or less and a length of between 5 and 100 microns.*
- Urea Formaldehyde Foam in large quantities used, in particular, as cavity insulation (due to vapours released from the foam).

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