Building Inspection Report

Relating to:

XXXX

Report date XXXX 2022

ALLCOTT COMMERCIAL

Project preface

Client(s) name:	XXXX
Client(s) address:	XXXX

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Job reference:	XXX

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View of the Front Elevation

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1 Introduction

1.1 Instructions

In accordance with instructions received from XXXXX on XXXX 2022 we have carried out a Building Survey of the property known as XXXX. The inspection was carried out on XXXX 2022.

All comments are based on visual inspection only and no opening up of areas was carried out.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

The building was occupied at the time of the inspection and visibility to areas was restricted.

No below ground investigations have been carried out and no drainage survey has been undertaken.

1.2 Brief

We have been requested by the prospective purchaser to carry out a Building Survey of the above property.

1.3 Site inspection

Where the terms “right hand” or “left hand” are used, they assume that the reader is facing the front of the property with the main access door situated within the front elevation.

We can only make general comments on electrical circuits as detailed comments and inspections have to be carried out by an NIC EIC registered electrician. Also we can only make general comments on gas installations, as detailed comments and inspections have to be carried out by a Gas Safe Registered Engineer.

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 is a corner terrace industrial unit which comprises of first-floor office space, with ground floor storage facilities. The building comprises of cavity brickwork to the elevations with intermittent powder coated double-glazed windows at ground and first-floor level. A small section of cladding was noted to the upper section of the front elevation which mirrors the finish incorporated to the roof. The roof comprises of built-up profiled metal pitched root with integrated GRP rooflights.

Internally, the structure is formed on a portal frame, although walls present load bearing. Internally, the ground floor floor structure is formed from an industrial painted concrete slab with a timber deck to the first-floor fixed to the structural steels.

Internal areas comprise of ground floor storage facilities with formed areas, disabled WC. To the first-floor, open plan office with compartmented smaller meeting area, kitchenette and two additional WCs.

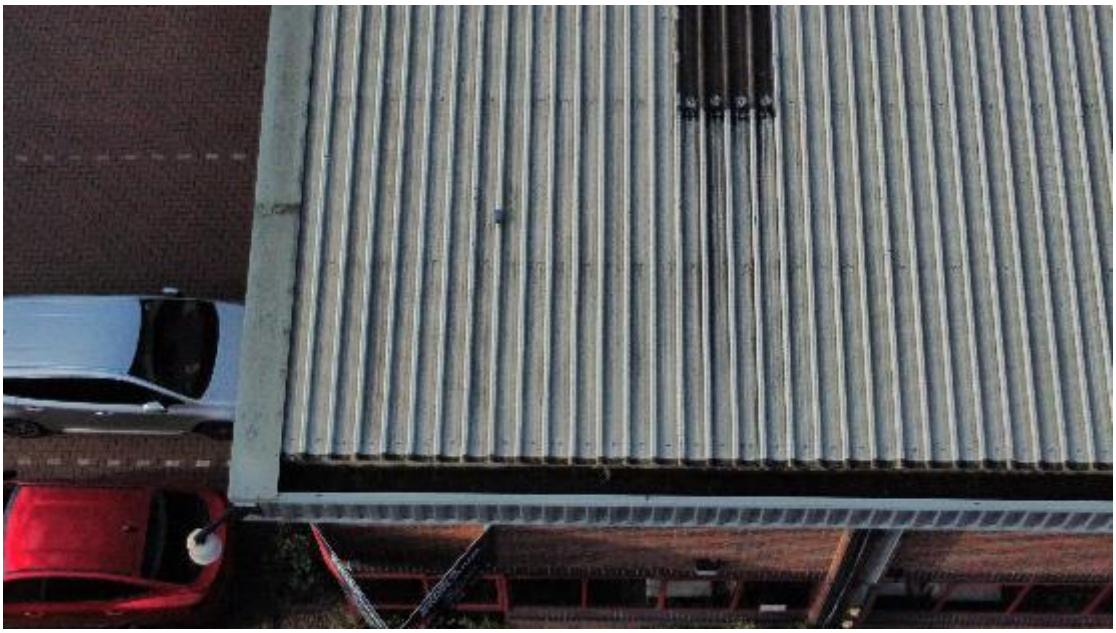
3 General Condition of Property

3.1 External Condition

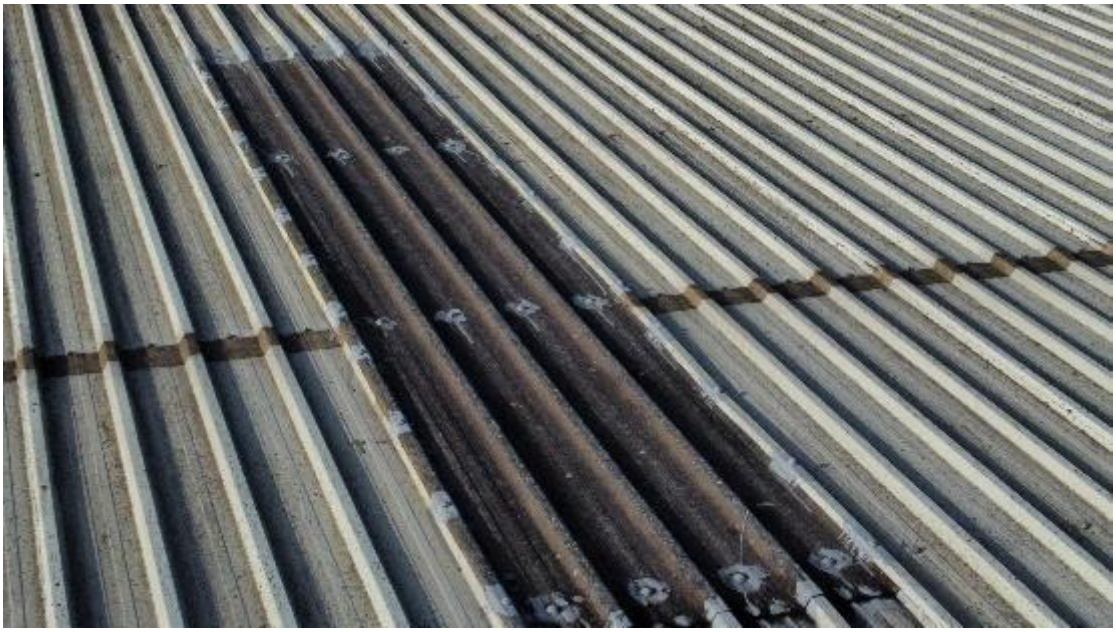
Roof

The roof is formed via profiled metal built-up roof structure which incorporates GRP roof lights. The roof sheets generally presented in a fair state of repair and condition. It was noted on closer examination of the plastisol to the sheets, that stages of spot corrosion and breakdown of the plaster sole sheet can be seen in isolated locations. In an attempt to remedy

the cut edge corrosion ends in laps of the profile sheet have been treated, although the liquid applied product has become discoloured and stained. From examination, we believe the rectifications to the ends in laps of the sheet to be to a satisfactory state of repair and condition at the time of the inspection.



Roof lights presented stained and solar degraded. It was noted that localised remedial works have been undertaken to the perimeters of the sheets which would indicate that some water ingress had been entering the premises. Liquid applied product can be seen to the perimeter of the sheets and to fixing in screws. On the day of the inspection, no water ingress could be seen internally, where the roof sheets have been treated. It was additionally noted that a section of the roof has been treated with a localised repair in the form of replacement cut sheet. The sheet section that has been installed presents to a good state of repair condition, although the liquid applied product to the upper section presented soiled and discoloured.

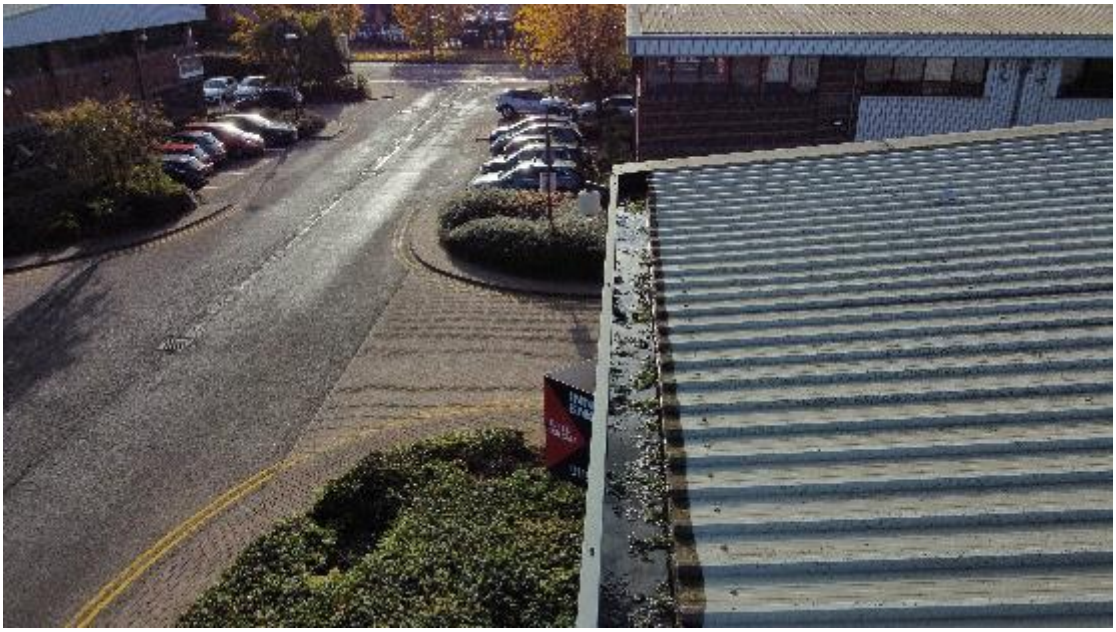


Perimeter trim details presented stained and solar degraded. This is to include the ridge cladding trim details. The roof incorporates a fall arrest (Mansafe) System to the apex of the roof, although we were unable to determine if the minimum annual maintenance and Certification have been undertaken to confirm its compliance with BS EN 365:2004.

A number of vents and flues can be seen to the apex of the roof additionally visually present in a satisfactory state of repair and condition. It was however noted that redundant flue ventilation was noted. Corrosion could be seen to the fixing plate. Internally on visual inspection, we do not anticipate that this is still in operation. If this is fitting is no long required for ongoing use, we'd advise that this is removed and the penetrations reinstated.

The gutter run to the front elevation was provided by metal box gutter which presented in a satisfactory state of repair, although it was noted debris, soil and some resultant pooling water can be seen. We would recommend that the gutters and downpipes are flushed leaving them

free flowing. No leaks or subsequent deterioration could be noted to the underside soffit detail.



Front Elevation

Main Walls

Cladded sections are provided via built-up detailing in section and presented in a visually reasonable state of repair and condition. Minor surface soiling could be seen in isolated locations from assessment where fixing bolts have deteriorated above. Surfaces have isolated scuffs and subsequent marks, but overall present well. Isolated openings from former fixings and fittings can be seen, of which we would recommend are infilled to prevent water ingress and subsequent internal disrepair.

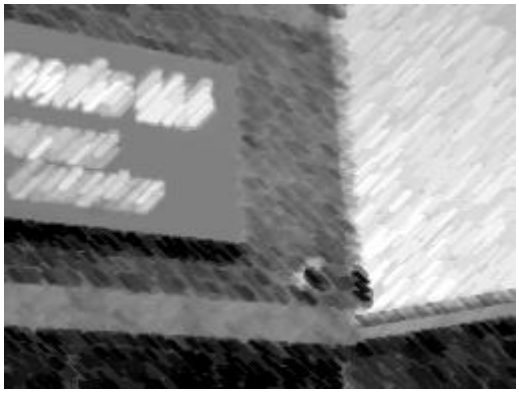
Perimeter trim details to the cladding isolated discolouration and associated soiling as a result of deteriorated fixing screws and bolts. We would recommend that fixing bolts that have deteriorated as replaced in the short term and the trim details are prepared and treated in the short to medium term.

The main walls to the front elevation are provided via cavity wall construction, of which visibility was limited in isolated locations to low level vegetation. Where visible, main walls presented in a good state of repair and condition. No visible areas of deterioration, cracking or impact damage could be seen to the masonry.


Staff only

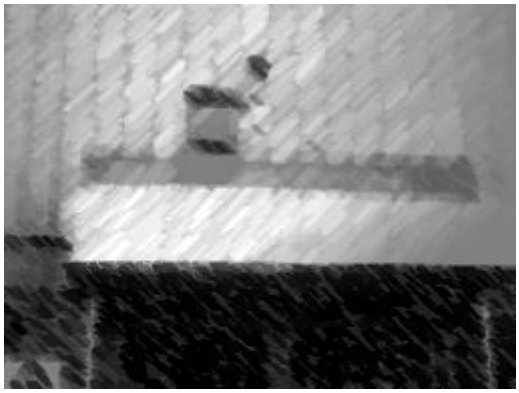
Isolated fixing screws and associated rawl plugs can be seen in isolated locations from former fixtures and fittings. We would recommend that these are removed and infilled to ensure that the accelerated deterioration/expediated deterioration of associated mortar joints and masonry does not occur.

A number of fixtures and fittings can be seen to the front elevation in the form of CCTV, spot lights, alarm systems and control panels. Visually, these fixtures and fittings presented in a satisfactory visual state of repair and condition. We would however recommend that maintenance certification is provided for the fittings to ensure that systems fully functional and in repair.



Tenants' signage to the front elevation can be seen above the main pedestrian door and to the right-hand side of the front elevation above the glazing. Visually these present in a good state of repair and condition.



Main Doors

Doors to the front elevation are provided via powder factory coated metal doors with single glazed impact safety sheets. However, BS 6206 was withdrawn in 2006 and superseded by BS EN 12600 which are a more modern gauge on the impact break safe levels.

Powder coated finishes presented solar degraded and discoloured. It should be noted that scuffs and minor wear can be seen to push plates and handles. No impact damage or deterioration was noted to the door, although we recommend that decorations are undertaken in the short term to further protect the sub-metals behind.

Glazing

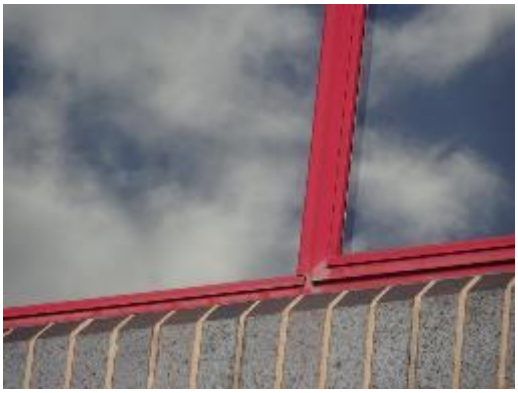
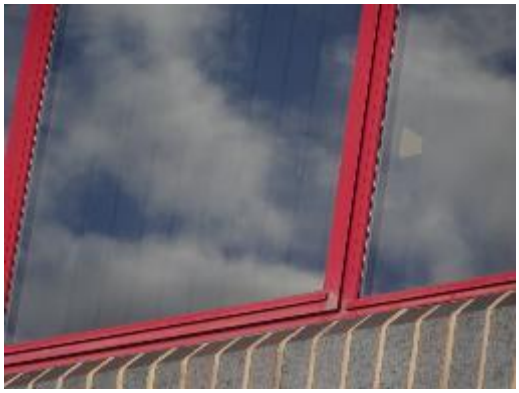
Glazing to the front elevation is provided via powder coated metal frames with double-glazed units which visually presented in a fair state of repair and condition. It was noted that the frames are solar degraded and soiling/discolouration can be seen. Window panes are provided via double-glazing, although were not able to identify any kite marks. Solar reflective and privacy film have been utilised internally to the window units, of which present in a satisfactory state of repair and condition. We would recommend that the glazing is thoroughly prepared and formally decorated with factory finished coatings restored in the short to medium term to ensure that the sub-metals behind remain in good repair and condition.





Staff only



Services

The incoming gas to the front elevation presented in a good state of visual repair and condition. It was however noted internally that the gas installation has been capped. We would recommend that if this is to be utilised, Gas Safe Certificates provided.

Right-Side Elevation

Main Walls

The main walls to the right elevation are provided via cavity wall construction, of which visibility was limited in isolated locations to tenants' fixtures and fittings to include the condenser unit. Where visible, main walls presented in a good state of repair and condition. No visible areas of deterioration, cracking or impact damage could be seen to the masonry.

Fixtures and fittings tenant installed condenser units could be seen to the right-side elevation. Piping and associated cables have been routed through both the masonry and the associated soffit detail. Overall, although penetrations in isolated locations can be seen to be rough edged, some localised repairs undertaken from former pipe runs, the associated penetrations present in a satisfactory state, although we would recommend that a permanent localised repair is undertaken for any capped off sources. We would recommend that maintenance Certificates are provided for the air conditioning units and associated condensers to ensure that fixtures and gases contained are compliant, and that the systems are fully functional and operational.







Main Doors

The main doors to the right-side elevation were limited in visibility on the day of the inspection due to tenant operations, although where noted, finishes presented scuffed and soiled. It was noted that the door was operated on a magnetic security system which visually presented in a reasonable state of repair and condition. Solar/security film installed to the internal glazing presented delaminated, scuffed and marked. Further noted that surface finishes to the metal frames were solar degraded.




Glazing

Glazing to the right elevation is provided via powder coated metal frames with double-glazed units which visually presented in a fair state of repair and condition. It was noted that the frames are solar degraded and soiling/discolouration can be seen. Window panes are provided via double-glazing, although were not able to identify any kite marks. Solar reflective and privacy film have been utilised internally to the window units, of which present in a good state of repair and condition. We would recommend that the glazing is thoroughly prepared and

formally decorated with factory finished coatings restored to ensure that the sub-metals behind remain in good repair and condition.

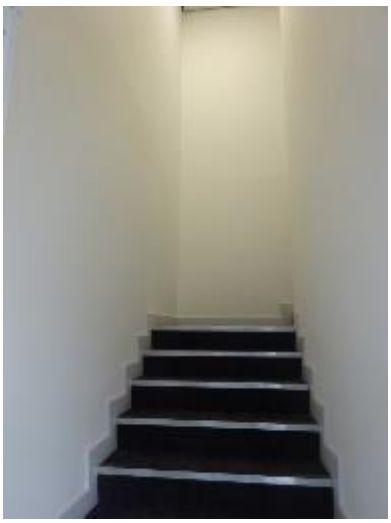





Low-level shrubbery and vegetation could be seen to the right-side elevation. We do not believe this to contain any invasive plant species which will materially affect the integrity of the building. We did however note a metre from the building former mature vegetation which has been cut back. Again, no structural cracking resultant of the vegetation or roots can be seen.

3.2 Internal Condition

Lobby/Stairwell Area



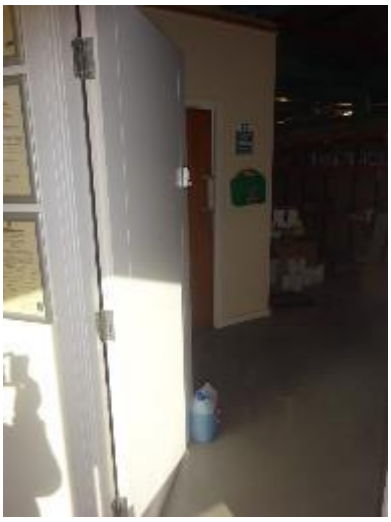
Ceilings throughout the lobby and stairwell area are provided by 600x600 mineral fibre suspended ceiling tile finish incorporate inlaid LED lighting. Visually tiles are presented in a satisfactory condition, although minor scuffs and blemishes could be seen. LED lighting presented well and was operated on PIR sensors. Emergency lighting could also be seen installed inlaid to the suspended grid.

Fire detection systems can be seen incorporated within the suspended ceiling grid and visually presents in a good state of repair and condition; however, we would recommend that fire risk assessments and maintenance Certification is provided to ensure that these are ample and suitable.

The main walls are provided via a combination of painted plaster to solid masonry and stud partition with low-level painted timber skirting details, of which presented in a satisfactory state of repair and condition. There is some minor surface soiling and scuffs can be seen in isolated locations.

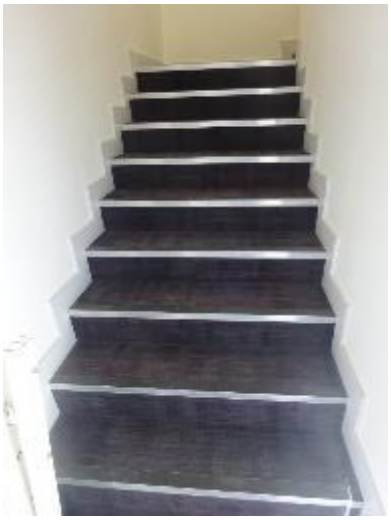
The floor is provided via solid concrete finish with wearing corduroy barrier matting, of which presented in a satisfactory state of repair and condition. There is some minor surface soiling and wear which can be seen. Additionally noted that to the perimeter, edges are slightly frayed and lack adhesion. We would recommend that this is re-adhered to the floor structure to ensure that the expediated deterioration breakdown of the matting does not occur.

The door from the lobby into the storage facility area is provided via painted timber door which incorporates door closures and recessed intumescent strip seals to the door. The door incorporates digilock which again presented in a satisfactory state of repair and condition.



A service cupboard is provided via timber formed enclosure with timber doors of which presented in a good state of repair and condition. Masonry to the rear of the fittings presented in a good state of repair, albeit some minor surface soiling. Incoming three phase power and capped gas supply could be seen. Although installations and fittings can be seen visually in a good state of repair, we recommend that full test and maintenance Certificates are provided.

Steps from the lobby to the first-floor office area are provided via solid concrete steps with carpet tile finishes. Visually the carpet tiles presented surface soiled and stained with some isolated scuffs to the nosings and former fixing openings. We would recommend that the carpet is replaced in the medium term, the nosings are thoroughly deep cleaned with isolated infill to the former opening.



Ground Floor Storage Area

The ceilings are provided via the first-floor floor structure which is provided via timber boarding. Visually timber boards present in a good state of repair and condition. We are however unable to confirm the fire resistance of the boarding used. Though, it is unlikely this provides any resistance, as the above is utilised as a separate space, compartment floors are required to provide a degree of fire resistance of minimum 30min. No fire barrier or separation can be seen throughout and would not meet current day statutory compliance. We would highly recommend a fire risk assessment.

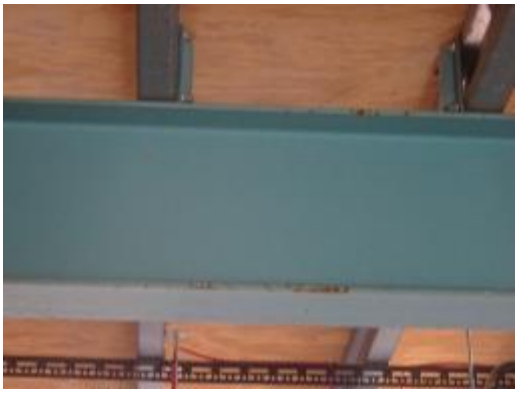
It was noted that the floor boards have a number of electrical installations which serve the first-floor office area to include floor boxes and service cabling. Where seen, service cabling could be seen suspended or fixed on associated cable trays. Visually these presented in a reasonable visual state of repair and condition, although again, we would advise that electrical test certificates are undertaken.

Fire risk assessment should be provided to confirm that the timber boarding is suitable in its current condition without any application/provisions for fire rating and service penetrations are appropriate without duct sleeves or fire collars.

Suspended cable trays incorporates LED light strips, CCTV and air conditioning units. Visually these installations presented in a good state of repair and condition, although again we would advise that maintenance Certification is provided for the AC and CCTV to ensure that these are fully operational and functional. Lighting throughout was fully functional.




Structural steels presented in a satisfactory state or repair and condition, although isolated surface soiling and surface corrosion could be seen. Though from visual assessment, these do not appear to have any effect on the structural integrity of the building.

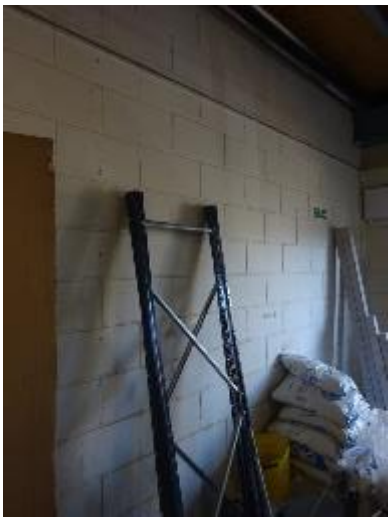



Redundant flue extract system was noted to the ceiling in the store area. Visually this presents in a satisfactory state of repair and condition however if this is not required, we would advise that this is removed and openings reinstated.

Foul and soil and vent pipes noted from within the store area presented in a visually reasonable state of repair and condition. It was however noted that the supporting cable tie was ad hoc and we would recommend that more secure long term installation is integrated.

Internal Rear Elevation

The rear wall within the store is provided via solid blockwork with paint finish. It was noted that some former openings and fixings which have disturbed the finishes were visible to the upper section. Minor hairline step cracking could be seen around the structural steel to the right side. Surfaces presented soiled and stained with some impact damage, scuffs and blemishes, although no water ingress or deterioration can be seen.



Internal Right-Side Elevation

Visibility and access to the right- side internally was limited by tenants' operations on the date of the inspection. It was noted to the main walls at low-level that these were restricted in visibility by timber ply boarding. Where these have been utilised, no areas of water ingress can be seen. Upper section is painted masonry presented in a visually satisfactory state of repair and condition with some minor surface soiling and blemishes.

Openings formed for service pipes and cables although rough edged presented in a reasonable state of repair and condition.

Windows

Windows on the day of the inspection were not operational and could be seen in isolated locations with missing/damaged handles. Additional security mechanisms have been attached though dated, of which we would advise that all windows are overhauled, left fully functional, secure and operational.

Historic water staining can be seen in isolated locations although on the day of the inspection this does not appear to be on-going. Thorough preparation and redecoration should be undertaken to prevent the deterioration of the sub-metal frames.





Internal Front Elevation

Visibility and access to the front elevation internally was limited by fittings and tenants' operations on the date of the inspection. It was noted to the main walls at low-level that these were restricted in visibility by timber ply boarding. Where these have been utilised, no areas of water ingress can be seen. Upper section is painted masonry presented in a visually satisfactory state of repair and condition with some minor surface soiling and blemishes.

Plaster finishes to the window reveal serving the internal front elevation presented disturbed. We would recommend the necessary remedial works are undertaken to rectify.

The front elevation internally was restricted by tenants racking fixtures and fittings. We would recommend that further inspection is undertaken if necessary, following the removal.

Windows

Windows on the day of the inspection were not operational. Additional security mechanisms have been attached to the frames, of which we would advise that all windows are overhauled, left fully functional, secure and operational.

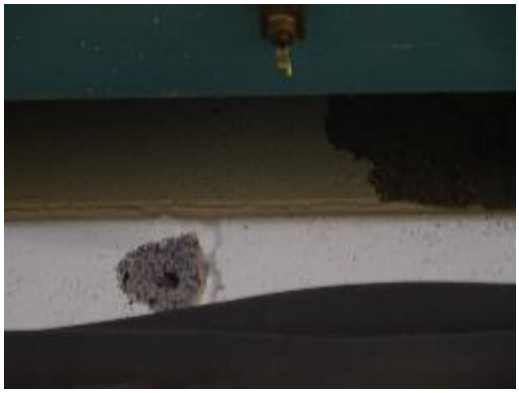
Internal Left-Side Elevation

Visibility and access to the left side elevation internally was limited by tenants' operations on the date of the inspection to part of the main wall. It was noted to the main walls at low-level that these were restricted in visibility by timber ply boarding. Where these have been utilised, no areas of water ingress can be seen. Upper section is painted masonry presented in a visually satisfactory state of repair and condition with some minor surface soiling and blemishes.

Visibility of the main walls from within the ground floor store area left elevation was limited via tenant boarding finishes. Where painted masonry can be seen, hairline cracking and disturbed Thermolite blocks from former fixtures and fittings were visible.





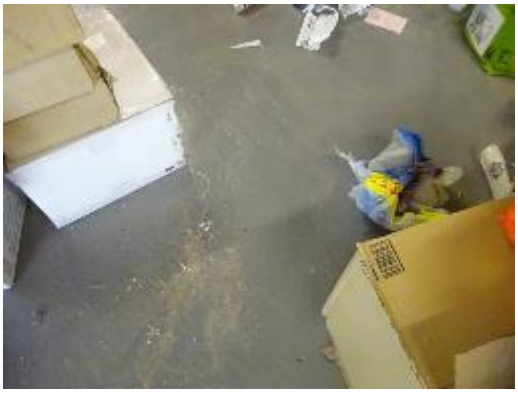




Floor Structure

Visibility of the floor structure and finish throughout were limited by tenants fixtures and fittings. Where visible, it was noted that the floor finish was provided via concrete slab with industrial paint application. Evidence of surface soiling, blemishes, scuffs and pitting/impact damage can be seen, although some localised remedial works have been undertaken. No significant areas of deterioration, cracking or failures in its integrity were noted, although we were visually limited to visibility throughout. Additionally note that during the inspection, racking systems were in the process of being removed and thus some fixing bolts were still in situ.








Cutting Room

Ceilings

Ceilings are provided via painted timber, they visually presented in a reasonable state of repair and condition which integrated fire detection system, emergency lighting and four LED ceiling mounted strip lights. Visually finishes presented in a good state of repair and condition, although it was noted that no extract or natural air ventilation can be seen throughout.

Visibility on the main walls was limited due to tenants' fixtures and fittings, although minor surface soiling, scuffs and blemishes were noted. No visible areas of water damage or failures

to the integrity of the structure were noted, although lateral hairline cracking can be seen which we anticipate is resultant of thermal expansion along joint lines.

Doors

Timber double doors are provided presented in a satisfactory state of repair, although blemishes, minor impact damage and scuffs were seen where visible, although visibility was limited again due to tenants' fixtures and fittings. No smoke strips or seals were noted to the doors.

Disabled WC

Ceiling provided to the disabled WC is provided via 600x600 mineral fibre suspended ceiling tiles with metal grid which incorporates smoke detection system in the inlay with LED lighting. Lights operated on a PIR sensor. Visually surfaces and installations presented in a reasonable state of repair and condition. It was noted above the suspended ceiling that no insulation is utilised.

Main Walls

The main walls are provided via painted plaster with low-level tiled upstand skirting details. Paint finishes presented surface soiled with some visible blemishes and surface soiling.

Tiled splashback section to the wash hand basin presented in a fair state of repair and condition. It was noted that former fixing openings rawl plugs can be seen and grout presented soiled and discoloured. Isolated chipped tiles where fixings have been installed were noted and mastic sealant around the wash hand basin was soiled and in part perished. We would

recommend that the tiled splashback in the first instance is suitable for day one operations, although sealant is to be reinstated.






Sanitaryware

WC, wash hand basin were dated although functional. It was noted that the WC seat was loose and sealant around the tap had perished. Surface soiling stains can be seen to both the WC and wash hand basin, although functional for day one operations. It was noted that although the tap was functional, did not provide running water.

Disabled WC provisions included hand guards, railing and handles which were not compliant with the Quality Act. We would recommend if the WC is to remain disabled WC facilities, that better contrasting handrails and appropriate handles are installed.

Tiled floor finishes to the WC area presented in a satisfactory state of repair and condition, although grouting and tiles in part were surface soiled.

First Floor

Ceilings

Ceiling finishes around the main open plan office area is provided via 600x600 mineral fibre suspended ceiling tiles with metal grid. The ceiling tiles incorporated LED lights, emergency light fittings, smoke detection and air conditioning units. Lights are operated on PIR sensors. Ceilings presented in a good state of repair with the fixtures and fittings, although some light surface soiling can be seen around the ceiling tiles serving the air condition unit. We would

still advise that full electrical test Certificates, maintenance and service records are provided for the lighting (including emergency) and fire detection system. It was noted above the suspended ceiling that no insulation is utilised.

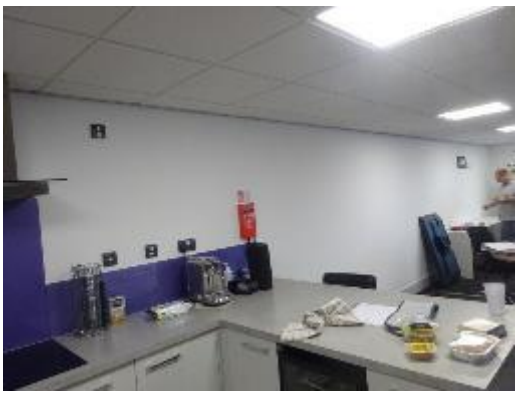
Windows throughout the open plan office area were provided via double-glazed powder coated aluminium framed windows. The windows visually presented in a satisfactory state of repair and condition. It was noted that surfaces were generally soiled and seals between the glazing and the frames were in part distorted, warped or presented minor sections missing. Windows presented in a good state decorative condition and no disrepair could be seen to the window blind fittings. All windows were functional and operational at the time of the inspection, although a request should be made for keys for the purposes of security and clarification with insurers that the locking mechanisms are sufficient.

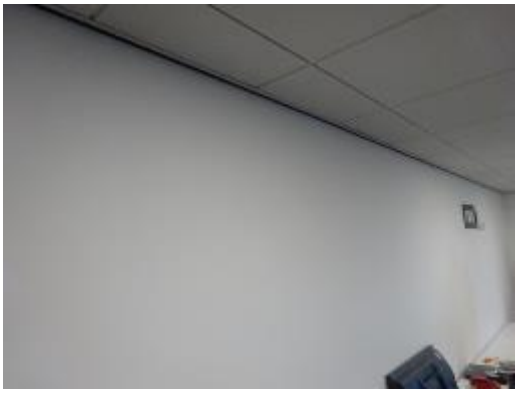
Main walls are provided via painted plaster to a combination of solid masonry and plasterboard, of which visually presented in a satisfactory to good state of repair and condition. Only some minor surface blemishes could be seen. No areas of cracking or water staining to suggest any water ingress was noted throughout.







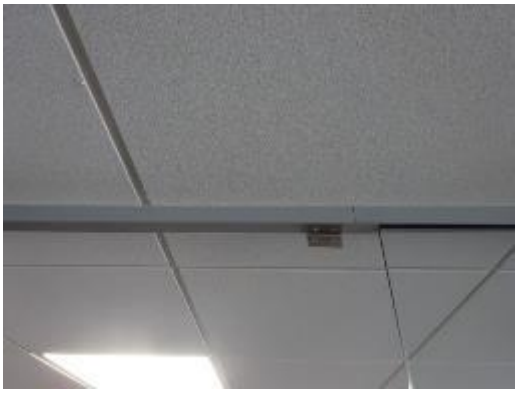


Meeting Room

The meeting room was compartmented via glazed curtain walling which presented in a glazed partitioning which presented in a good state of repair and condition. Glazing was fixed from suspended ceiling to the finished floor level and was secure on the day of the inspection. Glazing incorporated manifestations in compliance with approved document K.

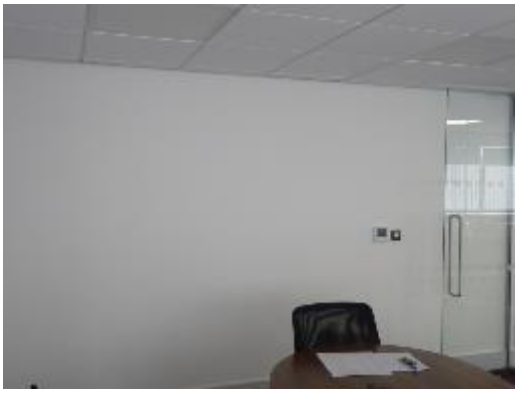
It was further noted that the small openings to the grid and the partitioning frame had been infilled.



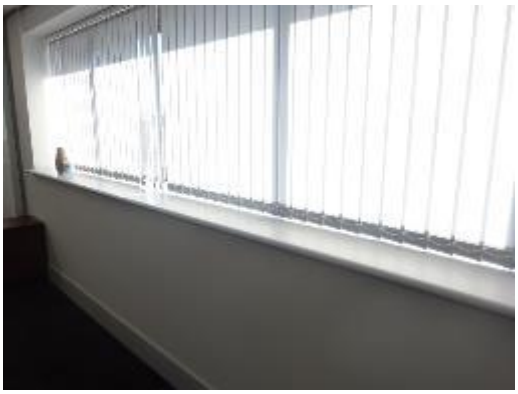
Ceiling finishes around the meeting room area is provided via 600x600 mineral fibre suspended ceiling tiles with metal grid. The ceiling tiles incorporated LED lights, emergency light fittings, smoke detection and air conditioning units. Lights are operated on PIR sensors. Ceilings presented in a good state of repair with the fixtures and fittings, although some light surface soiling can be seen around the ceiling tiles serving the air condition unit. We would still advise that full electrical test Certificates, maintenance and service records are provided for the lighting and fire detection system.

It was noted above the suspended ceiling that voids were not seen to be compartmented and clarification from Fire Risk Assessment should advise the validity.

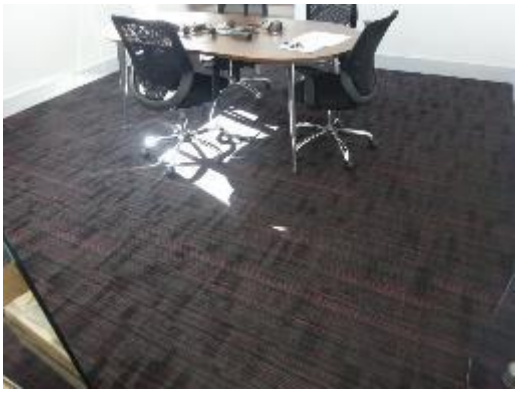
Main walls are provided via painted plaster to a combination of solid masonry and plasterboard, of which visually presented in a satisfactory to good state of repair and condition. Only some minor surface blemishes could be seen. No areas of cracking or water staining to suggest any water ingress was noted throughout.

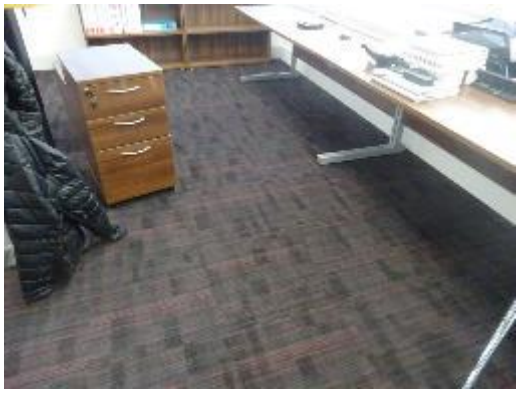


Windows throughout the meeting room area were provided via double-glazed powder coated aluminium framed windows. The windows visually presented in a satisfactory state of repair and condition. It was noted that surfaces were generally soiled and seals between the glazing and the frames were in part distorted, warped or presented minor sections missing. Windows presented in a good state of repair and decorative condition and no disrepair could be seen to the window blind fittings. All windows were functional and operational at the time of the inspection, although a request should be made for keys for the purposes of security and clarification with insurers that the locking mechanisms are sufficient.

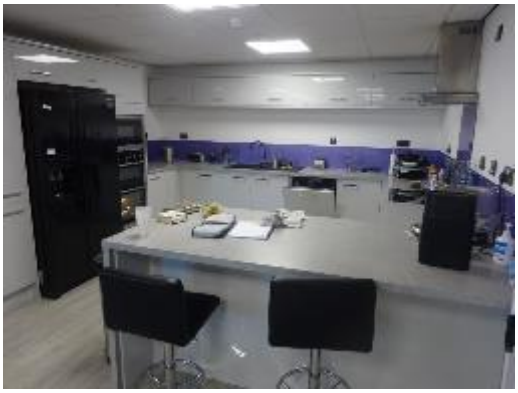


Flooring throughout was provided via timber deck with carpet tile finishes throughout. Floors generally presented in a reasonable state of condition with some minor surface soiling and light wear. We recommend under general wear and tear, regular maintenance. Carpets do not require replacement until the medium term.





Kitchen



The kitchen forms part of the open plan area and was provided with modern kitchen fit out. Sink and associated plumbing presented functional and in a good state of repair and condition. No leaks or signs of water ingress could be seen to the plumbing below the sink. It was noted that the air extraction unit was not vented and only recycles the intake air within the area. White goods presented in a good state of repair and condition and were functional on the day of the inspection.

The floor was finished with a wood-effect vinyl which presented in a good state of repair and condition. Some minor surface soiling and wear could be seen in a satisfactory condition.

First Floor Female WC

Ceilings within the WC were provided via painted plasterboard with LED lighting which was controlled on a PIR sensor. On the day of the inspection, lighting was fully functional. Extract ventilation was noted to the WC ceiling, although we were not able to confirm if this was operational on the day. Test and maintenance Certificates should be provided for the fire detection system located to the ceiling, although visually appeared in a good state of repair and condition. Decorative ceiling finishes presented well. No evidence of cracking or water ingress were noted.

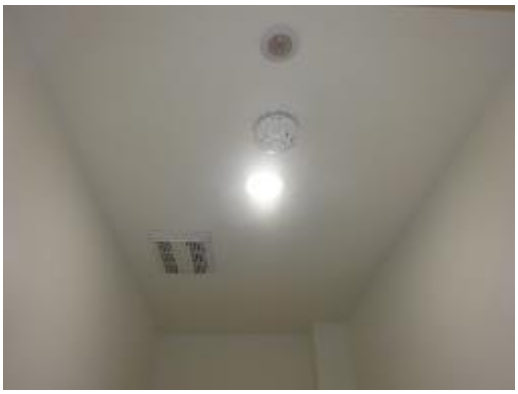
Walls throughout were provided via painted plasterboard with low-level painted timber skirting details. Visually surfaces presented in a satisfactory condition, although minor scuffs and marks were noted. No evidence of cracking or moisture were noted.

Floors are provided via a vinyl sheet covering which presented in a good state of repair and condition. Some minor surface soiling/discolouration was noted around the WC fitting.

Sanitaryware wash hand basins and WCs presented in a satisfactory condition, although there was some minor surface soiling. The WC flush and wash hand basin taps were fully functional and operational.

Male WC

Ceilings within the WC were provided via painted plasterboard with LED lighting which was controlled on a PIR sensor. On the day of the inspection, lighting was fully functional. Extract ventilation was noted to the WC ceiling, although we were not able to confirm if this was operational on the day. Test and maintenance Certificates should be provided for the fire detection system located to the ceiling, although visually appeared in a good state of repair and condition. Decorative ceiling finishes presented well. No evidence of cracking or water ingress were noted.



Walls throughout were provided via painted plasterboard with low-level painted timber skirting details. Visually surfaces presented in a satisfactory condition, although minor scuffs and marks were noted. No evidence of cracking or moisture were noted.

Floors are provided via a vinyl sheet covering which presented in a good state of repair and condition. Some minor surface soiling/discolouration was noted around the WC fitting.

Sanitaryware wash hand basins and WCs presented in a satisfactory condition, although there was some minor surface soiling. The WC flush and wash hand basin taps were fully functional and operational.

Comms Room

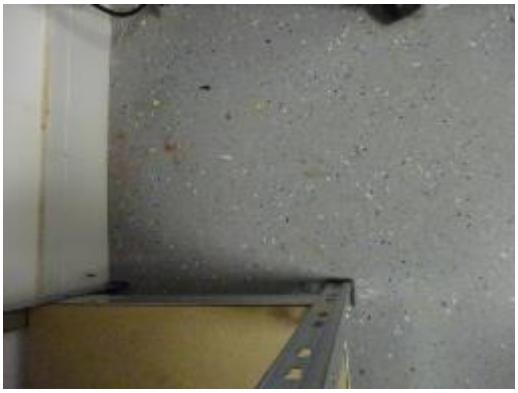
The ceiling within the comms room was provided via 600x600 suspended ceiling with mineral fibre tiles and inlaid LED lighting. Surface finishes presented in a good state of repair and condition. It was noted that lighting was controlled on a PIR which was functional on the day of the inspection. Fire detection systems presented well however we would recommend that full fire maintenance certificates and records are provided.

Wall mounted air conditioning was utilised within the comms room and was fully operational on the day of the inspection. We are unable to identify any maintenance Certificates are formerly mentioned. We advise that a request is made. It was evident that a former leak has occurred which had stained a section of the wall and associated small power socket and plug. We have been advised that the leak has been rectified and no evidence to suggest that it is on-going was visible on the day of the inspection, but again, we would advise that maintenance Certificates are provided.

Walls throughout provided by painted plaster with low-level painted timber skirting details, of which presented in a reasonable state of repair and condition. Some minor surface soiling was noted as forementioned from the historic leak from the air conditioning unit, and hairline cracking which we anticipate to be thermal cracking and not to affect the integrity of the building. The cracks were located on joints and suggest thorough preparation and redecoration is undertaken.




Floors are provided via a vinyl sheet covering which presented in a good state of repair and condition. Some minor surface soiling/discolouration was noted.

4 Deleterious and Problematic Materials

In Appendix 2, we provide background information relating to the nature of materials and components that are regarded by the UK property and construction industry as “deleterious” or, in some way, problematic. We had regard to the presence of these materials and components during our inspection

It is suspected that the following deleterious and problematic materials/components are present at the property:

1. Asbestos – No evidence was identified within the building to assume asbestos within the building and given the age, unlikely.

Other Hazards to be Considered

We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections and tests be carried out immediately by a suitably qualified Engineer.

5 Compliance with Legislation

Consideration has been given to certain issues concerning compliance with legislation. The specific issues considered are:

- Building Regulations,
- Planning and listed building legislation,
- Conservation area status,
- Workplace safety legislation associated with artificial lighting, glazing, falling, WC provision and asbestos.
- Fire precautions and means of escape
- Disability discrimination legislation

We have not undertaken a detailed review of the standard of compliance of the building with current legislation, nor have we undertaken specific risk assessments. However, the following matters would benefit from further investigation and possible action:

1. The fire detection system maybe inadequate to meet with modern day standards and future use operations and will require upgrading.

2. Disabled access throughout the property will require further management upon occupation of the building. We would recommend that this is considered as part of the proposed refurbishment work.

3. You should obtain up to date service certificates for the gas boilers and electrical installation.

4. You should obtain an asbestos management plan for the property.

5. Should fire risk assessments be available these should be obtained from the previous occupier. Alterations to the FRA will be required following the proposed refurbishment work.

6. Glazing to the property, should be tested to ensure that it satisfies modern day safety standards.

6 Environmental Hazards

Consideration has been given to certain environmental hazards in the form of:

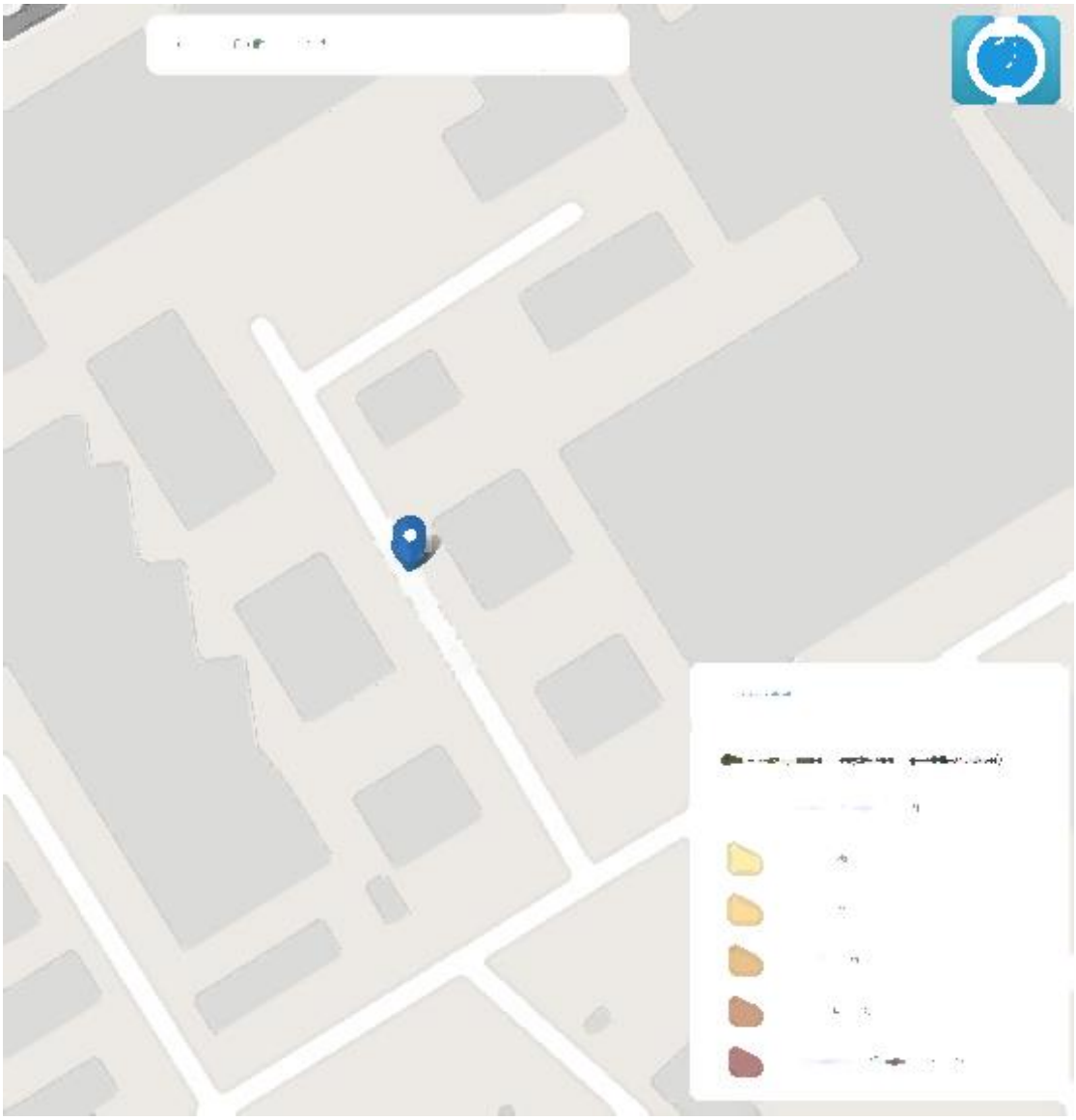
- flooding
- tree root proximity
- radon
- electromagnetic fields and microwave exposure
- vermin (rodents, birds, insects)
- Invasive vegetation (Japanese Knotweed/Giant Hogweed)

Flooding risk

We have not undertaken detailed investigations into the potential for flooding of the land on which the property lies. However, we have consulted the website at www.environment agency.gov.uk of the Environment Agency and their information regarding the potential for flooding suggests that the area is at risk from flooding.

Land contamination issues are the subject of separate specialist reports and consideration of this issue is outside the scope of this report. If land contamination issues are important to you consideration should be given to the commissioning of an environmental audit.

Radon Risk



Low Radon Risk - Our desktop survey revealed the property to be located in an area where the likelihood of radon is at its lowest. It is not possible in the course of a building survey to determine whether radon gas is present in any given building, as the gas is invisible and odourless. Tests can be carried out to assess the level of radon in the building at a small charge. It is understood there is a testing period, possibly lasting several months, which does not appear to be required in this instance.

Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks.

Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer.

Radon is everywhere, but usually in insignificant quantities. General technical information on Radon can be obtained from Public Health England. Their website address is https://www.gov.uk/government/organisations/public-health-england

Following the legal searches, if Radon, as an environmental hazard, is something that you are particularly sensitive to, further investigations and, if necessary, testing should be considered for an assessment of the site's exposure.

7 Minimum Energy Efficient Standards (MEES)

The Energy Efficiency (Private Rented Sector) (England and Wales) Regulations 2015 will make it unlawful from April 2018 to let residential or commercial properties with an Energy Performance Certificate (EPC) rating of 'F' or 'G. The marketability of some properties will as a result become impossible unless they are upgraded to meet the minimum standards. This necessary upgrade work may have a substantial financial implication.

From 1st April 2018 the regulations will be enforced upon the granting of a new lease and the renewal of existing leases. Landlords will be required to ensure compliance before the lease is granted. From April 2023 this requirement will cover all leases including where a lease is already in place.

You should carefully consider whether the implication of the MEES will affect the purchase of the property or your intention for the property in the future.

8 Conclusion/Discussion

Services

We are not electrical or mechanical engineers and have not inspected or tested the services installations. Our comments here are general in nature and intended as guidance with a recommendation further investigation and budget costings.

Power – Incoming 3 Phase power was visible in the lobby service cupboard. The cabling throughout appears in reasonable repair.

Several electrical installations presented redundant within the store area. We would highly recommend that a qualified electrician inspects and carries out the repairs to the defects or issues are raised. This should also be followed up with a satisfactory NICEIC Certificate, any works falling within a C1 or C2 are completed.

- Code 1 (C1) - ' Danger present. Risk of injury. Immediate remedial action required.'
- Code 2 (C2) - 'Potentially dangerous - urgent remedial action required.

It was noted throughout that service penetrations were not appropriately fire stopped to prevent the spread of fire through walls and floors. We advise that a fire safety survey and the recommend works are undertaken.

Alterations

Confirmation that the current tenant's alteration/refurbishment has been formally recorded within the lease by means of license of alteration.

Other

The property presented in an overall reasonable state of repair and condition. Profiled metal roof coverings have localised repairs that evidence cut edge corrosion was present but has since been treated.

Externally windows and doors presented in a fair to reasonable state of repair and condition, although decorative finishes require treatment in the short term as they are solar degraded. Internally the windows to the ground floor we were unable to operate on the day of the inspection and advise that these are overhauled and security keys are provided. We recommend you budget in the region of £8,000.00 for an overhaul and redecoration**.**

Internally within the store area, it was noted that the ceiling/first-floor floor structure was exposed. We would advise that a full fire risk assessment is undertaken and provided to ensure its compliance. Isolated areas of penetrations throughout the ceiling were not appropriately fire stopped and should be picked up again in the Fire Risk Assessment. We recommend you budget in the region of £17,000.00 to enclose and firestop the above floor structure**.**

Internal finishes throughout generally presented in a reasonable state of decorative condition. The first-floor levels have been fit out to a reasonable modern standard. We would advise that true compartmentation of offices is assessed when the Fire Risk Assessment is undertaken.

END OF REPORT

For and on behalf of **Allcott Associates LLP**

9 Allcott Commercial: Commercial Services

Allcott Commercial's structural engineers provide services across all types of commercial buildings.

If you are planning on carrying out any building works at your current or future property, our IStructE chartered structural engineers and RICS surveyors can help.

Structural Feasibility Studies

Our structural engineers are experienced at assessing existing commercial buildings and critically evaluating the structural impact of changes such as extensions, alterations and change of use.

We help clients avoid delays and unexpected costs by identifying issues and finding solutions before works are underway.

Roof Calculations and Design

Our roof structure calculations and steel structural element designs consider load capacity and structural integrity ahead of alteration works such as retro-installations of photovoltaic (PV) panels, green roofs and plant machinery.

We do more than simply calculating the increase in load and stress on the roof. Our engineers consider not only the roof itself, but also the whole building as a supporting structure.

Beam Calculations and Design

Our structural engineers conduct site visits to check loadings and always consider the removal of supporting structures and the installation of the beam in context of the entire building.

We then put together all the documentation required for submission to building control, including both structural steel calculations and element designs.

Construction Quality Assurance

Our engineers' expertise, which is drawn from reviewing multiple construction projects of a wide range of type and scale, means they are ideally placed to monitor build quality from the start of a project through to completion.

They are available at short notice and conduct regular site visits to make sure that any deviations from specification are identified and reviewed early.

Structural Design Review

We carry out independent technical design reviews of planned alterations against industry standards. Our structural engineers are experienced in a variety of alterations, from large-scale changes such as adding in mezzanine floors, to smaller projects such as installing glass screens and changing balustrades, disability works such as widening openings, lift installations and similar alterations.

Contract Administration

We can support you throughout the lifecycle of the project. From drawing up specifications to using our large pool of approved, vetted contractors in our competitive tendering process, we ensure your projects run smoothly, on time and on budget. By conducting frequent site visits we can track progress and help avoid delays. We make sure that everyone is up to date on the progress of the remedial works. If anything unexpected occurs, or if anything goes out of specification, we step in immediately to make sure that everyone is informed and in agreement on next steps.

Flood and Fire Reinstatement

In the case of an insurance claim, we get on site immediately to ensure that the property is secure and that any temporary measures to safeguard the property are put in place. Our surveyors have extensive experience of surveying damaged properties and we produce detailed, clear and comprehensive specifications of the repairs necessary to reinstate the property or properties affected. In addition, our structural engineers will assess any load bearing elements and ensure that the property is made structurally sound.

Schedules of Condition

The Allcott Commercial team appreciates the unique nature of each property and lease and subsequently the need to record schedules accurately and the need to work within often challenging time frames to deliver the information in a variety of forms. We offer ingoing schedules of condition with photographs, existing schedules of condition with photographs and film/ DVD schedules.

Dilapidations

Allcott Commercial specialises in both the enforcement and defence of commercial, industrial and retail dilapidations claims. We offer strategic advice on liabilities and are able to advise on appropriate tactics to be adopted towards the end of a tenancy. Our experience allows us to minimise dilapidations claims when defending a tenant and maximise settlement returns when acting on behalf of landlords.

For more information visit allcottcommercial.co.uk, call us on 0333 200 7198 or email info@allcottassociates.co.uk.

Appendix 1

LIMITATIONS APPLICABLE TO PRE-ACQUISITION INSPECTIONS AND REPORTS

General Limitations

Inspection and Concealed Parts: Our report will cover all parts of the site made available to us during our visual inspection of the property, which is normally and safely accessible without the use of ladders, unless stated within the report. Where inspection of roof areas by use of access hoists is required this will be agreed with you prior to inspection. The structure and fabric will not be opened up for further investigation.

Those parts of the building and engineering services that are concealed, inaccessible or covered will not be inspected and confirmation that such parts are free from defects cannot be provided. Where we feel further investigation is merited, reference will be made in our report.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections and tests be carried out immediately by a suitably qualified Engineer and 20.4 in the event that it or any test is in connection with high alumina cement, it is carried out or prepared by a suitably qualified Engineer.

Our services survey is based on a visual inspection and comment on the condition and the quality of the installation relating to normal good standards. Internal inspection of plant will only been carried out where access is readily available and not where plant strip-down is required. We will specifically exclude tests relating to the performance of any heating, air

conditioning or ventilation systems, pipe pressure tests, electrical or drainage tests. The omission of such tests might give rise to the fact that certain problems could exist which are not reflected in our report. No Inspection or comment is made on the below ground drainage installations unless Instructed otherwise.

Occupied Buildings: Where buildings ore occupied at the time of our inspection access to some areas may be restricted or denied although these areas will be noted in our report. Regardless of occupation, we will not lift fitted carpets, nor disturb any part of the fabric or fittings which are fixed or would cause damage.

Budget Costs: Where approximate budget costs are included in our report, these costs are for guidance purposes only and will not be calculated from measured quantities but will be based on knowledge and experience of similar repair or replacement situations. Costs are exclusive of contractor's preliminaries, contingencies, builders work associated with services, professional fees and VAT. They will be based on current prices and no allowance will be made for inflation. Access costs for high level works will be included.

Liability and Confidentiality: Our report will be for the attention and purposes of the instructing party only and consequently we cannot accept any third party liability for the whole or any part thereof. Neither may the whole nor any part of our report, nor any reference thereto, be published in any way nor included in any published document, circular or statement without our prior written approval of the form and context in which it may appear.

Pre Acquisition Survey

Compliance with Legislation: Our inspection will involve a general review of the state of compliance with Statutory Requirements such as the Building Regulations, Workplace Regulations, Fire Regulations, Disability Discrimination Act and other relevant matters. Please note that compliance with these Regulations often requires a more detailed study and/or the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of our report. It should be noted that the requirements under the Disability Discrimination Act are based on reasonableness, the meaning of 'reasonable adjustment' has yet to be determined by the Courts and our advice represents our Interpretation of the Act at this time.

Building Services

Design Analysis: No definitive calculations will be undertaken to determine the capacity of the plant, nor will performance tests be carried out on any of the systems or plant items. Design analysis of the systems will be undertaken using generally accepted design criteria.

White Goods and Data: Our report will not include an inspection of the white goods, catering and vending equipment telecommunication or data systems found within the property. We are unable to comment, advise or identify items that are reliant on day/date dependent embedded chips.

Deleterious and Hazardous Materials Generally: Our report and survey excludes any investigation into the unsuitable use of deleterious or hazardous materials except insofar as such matters may come to our knowledge in the normal course of inspecting the property and state of repair. We will advise you if we consider there is a significant possibility that deleterious or hazardous materials exist at the property, although we will not undertake or commission specific inspections, laboratory testing or reports unless this possibility has been 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.

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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Building Integrity.