Building Inspection Report

Relating to:

XXXX

Report date: XXX 2023

ALLCOTT COMMERCIAL

Address	XXXX XXXXX Manchester XXXX	**Prepared for**	XXX XXXX Manchester XXXX
Survey Date	XXX 2023		
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File reference	XXX
Version	1
Date of issue	XXX 2023

Contents

1 Introduction

1.1 Instructions

In accordance with instructions received from XXX on XXX 2023, we have carried out a Building Survey of the property known as XXX. The inspection was carried out on XXX 2023.

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.

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 relating to priority are used, they generally mean the following:

Priority 1: Serious structural or health and safety issue. Immediate action is necessary

Priority 2: Defects that can cause deterioration of the structural integrity of the building, and require professional repair

Priority 3: Cosmetic defects that do not affect the structural integrity of the building.

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 building is a standalone detached industrial/warehouse building which comprises of portal framed construction on a load bearing slab. Elevations are formed via a combination of low level brick/blockwork and upper cladding and internal plaster lining panels.

The roof is provided via profiled metal cladding which incorporates GRP rooflights. Front and rear box metal gutters can be seen although limited visibility to the rear section valley shared with the rear property. Access into the property is via the front elevation which is provided via uPVC timber effect door. Access shutters can be seen to the front elevation via two roller shutter doors.

Internally purpose formed ground and first floor offices have been formed via solid masonry with boarded flooring.

Internal WCs, kitchen and ancillary areas could be seen throughout.

1.0 Introduction

1.1 A (SoC) report is a factual record of the condition of a property and what it looked like at the point it was occupied/purchased and may identify any existing defects prior to occupation or commencement of work. SoCs can be prepared for either residential or commercial buildings and are used to protect the interests of the Landlord and the Tenant with regard to potential future dilapidations claims when the Lease expires.

1.2 Allcott Commercial were appointed by XXX to carry out a building survey

1.3 The survey was carried out on 9 February 2023 by Jon Powell of Allcott Commercial.

1.4 The weather at the time of inspection was cold, wet and sunny.

1.5 The building is a standalone detached industrial/warehouse building which comprises of portal framed construction on a load bearing slab. Elevations are formed via a combination of low level brick/blockwork and upper cladding and internal plaster lining panels.

The roof is provided via profiled metal cladding which incorporates GRP rooflights. Front and rear box metal gutters can be seen although limited visibility to the rear section valley shared with the rear property. Access into the property is via the front elevation which is provided via uPVC timber effect door. Access shutters can be seen to the front elevation via two roller shutter doors.

Internally purpose formed ground and first floor offices have been formed via solid masonry with boarded flooring.

Internal WCs, kitchen and ancillary areas could be seen throughout.

1.6 The property was subject to a visual non-disruptive inspection. No testing of services or opening of the structure was undertaken.

1.7 The property was un occupied at the time of the survey.

1.8 The SoC provides a record of the state of repair of the property both in writing and with photographs.

1.9 Measurements stated within this SoC and survey report are approximate.

1.10 For the purposes of inspection and reporting, 'left' or 'right' assume a viewpoint facing the element , and the front elevation is that which incorporates the principal entrance.

1.11 A list of limitations that apply to the survey are set out in section 5 of this report.

1.12

2.0 Glossary of Terms

2.1 Condition Ratings

The condition ratings within this report which describe the overall condition of the element is expressed as one of four categories:

Grade	Expression	Definition
A	Good	As new and performing as intended and with regular maintenance will continue to operate efficiently.
B	Satisfactory	Performing as intended but exhibiting minor deterioration.
C	Fair	Exhibiting major defects and/or not operating as intended and will require attention in the short term, although not immediate.
D	Poor	Life expired and/or serious risk of imminent failure.

2.2 Crack Classification

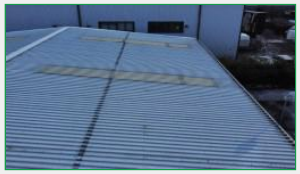
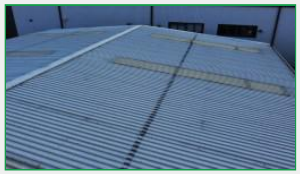
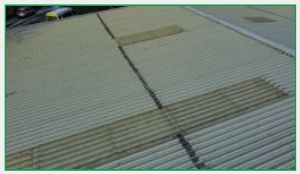
Where reference to cracks are made, the crack is expressed as one of five categories:

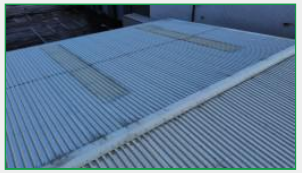
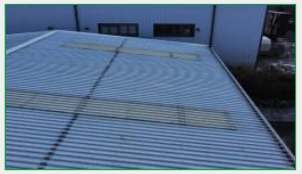
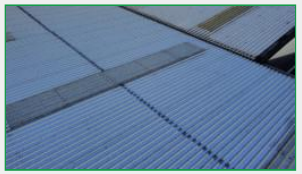
Category	Damage	Description	Approximate crack width mm
0	Negligible	Hairline cracks. No repair action required.	Less than 0.1mm
1	Very slight	Fine cracks. Generally restricted to internal wall finishes. Easily treated using normal decoration.	Up to 1mm
2	Slight	Cracks easily filled. Not necessarily visible externally, but doors and windows may require adjusting to prevent sticking. Can be masked by suitable linings.	Up to 5mm
3	Moderate	Cracks that require opening up. Weather-tightness and service pipes may be affected. External brickwork may need repointing or, in some cases, to be replaced.	5 to 15mm
4	Severe	Extensive damage. Windows and door frames become distorted, walls lean or bulge noticeably. Requires breaking-out and replacement of wall sections.	15 to 25mm
5	Very severe	Structural damage. Beams lose their bearing, walls require shoring and the structure is generally unstable. May require major repair works.	Greater than 25mm

3 Building Survey

The table below lists issues identified:

Area	Location	Element	Priority	Description and works required	Photo
External	Roof	-			 Photo 1

Area	Location	Element	Priority	Description and works required	Photo
External	Roof	Roof Sheets -		Visibility of the roof coverings were limited due to snow/ice build-up. Roof coverings were provided via profiled metal roof coverings, which visibly where it can be seen, presented in a fair to satisfactory state of repair and condition. It was however noted that cut edge corrosion can be seen to the ends and laps of the profile sheets. These have been treated by liquid applied coating. It is possible that the areas concealed to sheet by the frost/ice build-up may uncover further spot deterioration/ delaminated plaster salt coating to the sheets. We have been advised via the agent on site that roof works have been undertaken recently. However, on the day of the inspection internally within the warehouse area, pooling water was noted to the concrete slab within the warehouse area. Given the age and nature, although some light soiling marks can be seen where ice has thawed, no immediate issues of concern were noted.	 Photo 2  Photo 3  Photo 4  Photo 5

Area	Location	Element	Priority	Description and works required	Photo
					 Photo 6  Photo 7  Photo 8  Photo 9

Area	Location	Element	Priority	Description and works required	Photo

Photo 10

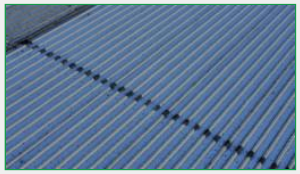


Photo 11

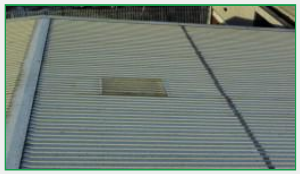
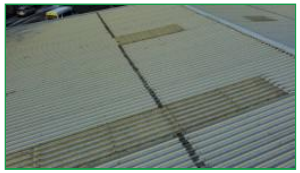
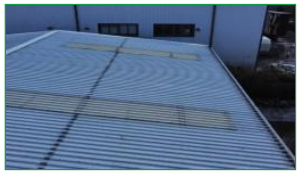
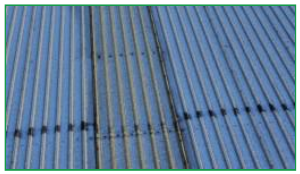
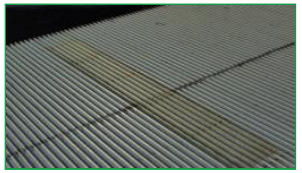
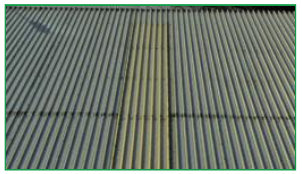
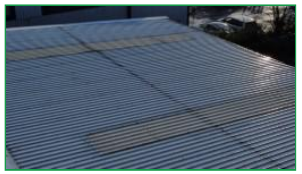
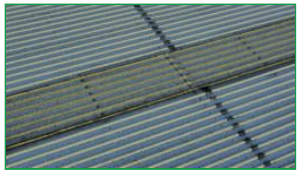


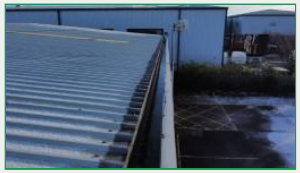
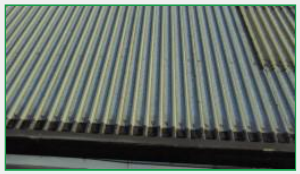
Photo 12

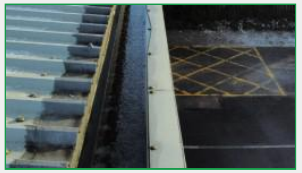
Photo 13

Area	Location	Element	Priority	Description and works required	Photo
External	Roof	Rooflights -	Priority 3	Rooflights visually presented in a fair state of repair and condition. Again, limited visibility of the condition as a result of the frost build-up, however rooflights presented soiled and solar degradated (discoloured). Internally within the warehouse rooflights did offer some level of natural light although limited. We would advise that rooflights are replaced within the short term period to improve natural light and minimise reliance upon artificial lighting.	 Photo 14  Photo 15  Photo 16  Photo 17

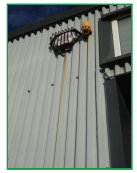
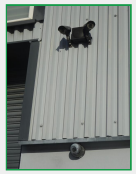
Area	Location	Element	Priority	Description and works required	Photo
					 Photo 18
					 Photo 19
					 Photo 20
					 Photo 21

Area	Location	Element	Priority	Description and works required	Photo
					 Photo 22  Photo 23  Photo 24

Area	Location	Element	Priority	Description and works required	Photo
External	Roof	RWG -		Rainwater goods were provided via box metal gutters and uPVC downpipes. Gutters, where visible, presented clear and in a reasonable state of repair and condition. Again, due to the build-up of frost/snow we were unable to confirm any concealed disrepair, however, no immediate areas of concern were noted.	 Photo 25  Photo 26  Photo 27  Photo 28

Area	Location	Element	Priority	Description and works required	Photo
					 Photo 29  Photo 30
External	Front Elevation	-			 Photo 31

Area	Location	Element	Priority	Description and works required	Photo
External	Front Elevation	Cladding -	Priority 2	Upper section cladding presented overall in a satisfactory state of repair and condition. It was noted that sheets present recently have been redecorated. Visible evidence of poorly applied paint can be seen. It appears that only a single coating is noted and this requires proper preparation and redecoration in order for the profiled metal sheets to be appropriately protected. Isolated areas of impact damage could be seen to the upper section cladding in isolated locations.	 Photo 32  Photo 33  Photo 34  Photo 35  Photo 36  Photo 37  Photo 38  Photo 39

Area	Location	Element	Priority	Description and works required	Photo
External	Front Elevation	Cladding -		Surface staining as a result of carrion runoff from the fixtures and fittings can be seen.	 Photo 40  Photo 41
External	Front Elevation	Fixtures & Fittings -		A number of CCTV installations can be seen to the front elevation of which some light soiling can be seen. Front elevation comms satellite/dish can be seen installed to the front elevation of which visually presents in a satisfactory state of repair and condition.	 Photo 42  Photo 43  Photo 44  Photo 45  Photo 46  Photo 47

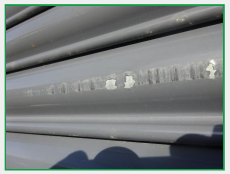
Area	Location	Element	Priority	Description and works required	Photo
External	Front Elevation	Brickwork -		Brickwork to the front elevation overall presented in a fair state of repair and condition, although it was noted in isolated locations that stepped cracking, impact damage and frost attacked masonry can be seen. Isolated areas of localised repairs of which varied in level of quality of workmanship.	 Photo 48  Photo 49  Photo 50  Photo 51  Photo 52  Photo 53  Photo 54

Area	Location	Element	Priority	Description and works required	Photo
External	Front Elevation	Brickwork -	Priority 3	Stepped cracking approximately 1 metre in length and 0. 6 mm in width were noted below the central window opening. Although the crack did not identify as immediate structural concern we would advise that the joint is appropriately raked out and repointed and monitored.	 Photo 55  Photo 56  Photo 57  Photo 58

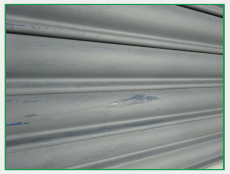
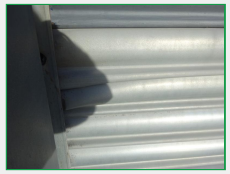
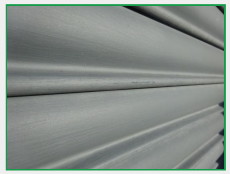
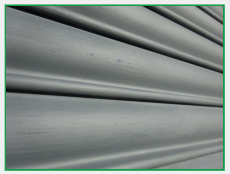
Area	Location	Element	Priority	Description and works required	Photo
External	Front Elevation	Brickwork -	Priority 2	Low level spalling brickwork can be seen to the front elevation in various locations; which a number of bricks of fair faced finish have now perished. We would advise that either the masonry is cut back and replaced or serviceable bricks treated with moisture resistant liquid applied coating as a minimum.	 Photo 59  Photo 60  Photo 61  Photo 62  Photo 63  Photo 64  Photo 65

Area	Location	Element	Priority	Description and works required	Photo
External	Front Elevation	Brickwork -		A number of bricks appear to have been replaced and we anticipate this is a result of former frost attack/damage.	 Photo 66  Photo 67
External	Front Elevation	Brickwork -		A number of impact damaged low-level masonry can be seen around the roller shutter reveals.	 Photo 68  Photo 69
External	Front Elevation	Brickwork -	Priority 3	Isolated areas of perished mortar joints can be seen to the front elevation low level masonry. We would advise that these areas are appropriately repointed and done so on a regularly PPM programme.	 Photo 70  Photo 71  Photo 72

Area	Location	Element	Priority	Description and works required	Photo
External	Front Elevation	Infill Render -	Priority 3	It was noted that cracking and disturbed infill composition around the main pedestrian shutter can be seen. The infill render between the low level masonry and upper section cladding presented blemished and isolated hairline cracking. We would advise that to prevent from further deterioration, freeze and thaw/ frost damage, that this section is cut back and reinstated.	 Photo 73  Photo 74  Photo 75  Photo 76  Photo 77  Photo 78  Photo 79  Photo 80

Area	Location	Element	Priority	Description and works required	Photo
					 Photo 81
External	Front Elevation	Security Shutter -		The shutter to the main pedestrian entrance point presented delaminated and marked paint finishes in various locations. We can confirm that the security shutter was functional on the day of the inspection.	 Photo 82  Photo 83  Photo 84  Photo 85

Area	Location	Element	Priority	Description and works required	Photo
External	Front Elevation	Pedestrian Entrance -		Minor scuffs and marks were noted to the main pedestrian entrance door and associated handles. Access was provided via a security key code system of which was functional on the day of the inspection. White uPVC frames and associated cills have become discoloured and stained and fixing trims was noted to be loose. Some give under force of hand to the associated glazing and low level spandrels could be felt, although overall secure. No evidence of condensation or failed gaskets were noted from the external vantagepoint, however it was noted that UV/ security film has been utilised internally within glazing panel. Kite marks can be seen to 2No. glazing although visibility was limited. Kite marks refer to BS6206 for performance and standard of impact safety window film for glass. It is worth noting that this has since been updated to BSEN1260 although there is no requirement to retrospectively upgrade for day 1 use and purposes present efficient	 Photo 86  Photo 87  Photo 88  Photo 89  Photo 90  Photo 91  Photo 92  Photo 93

Area	Location	Element	Priority	Description and works required	Photo
External	Front Elevation	Roller Shutter #1 -	Priority 2	Visible areas of minor impact damage were noted to the lath panels. It is additionally noted that delaminated paint finishes and poorly applied single coat paint finishes can be seen to have already perished. Small openings/gaps can be seen to the bottom of the shutter although appropriate rubber seal appears to be preventing the majority of water ingress. Impact damage can be seen in various locations to the surrounding painted rendered reveals to roller shutter one. We would advise that these are hacked back and reinstated. Consideration for retrospective profile metal lining panels should be considered in the long term to prevent further costly repairs.	 Photo 94  Photo 95  Photo 96  Photo 97  Photo 98  Photo 99  Photo 100  Photo 101

Area	Location	Element	Priority	Description and works required	Photo

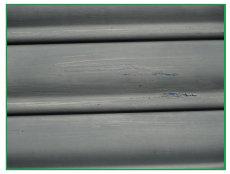
Photo 102

Photo 103

Photo 104

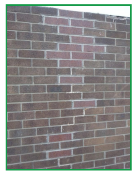
Photo 105

Photo 106

Area	Location	Element	Priority	Description and works required	Photo
External	Front Elevation	Roller Shutter #2 -	Priority 3	Visible areas of minor impact damage were noted to the lath panels. It is additionally noted that delaminated paint finishes and poorly applied single coat paint finishes can be seen to have already perished. Small openings/gaps can be seen to the bottom of the shutter and the rubber seal. A small opening can be seen below the roller shutter door and again a rubber seal is in situ. We would recommend that the seal fitting is replaced.	  Photo 107 Photo 108   Photo 109 Photo 110   Photo 111 Photo 112  Photo 113

Area	Location	Element	Priority	Description and works required	Photo
External	Front Elevation	Windows -	Priority 2	uPVC double glazed windows to the front elevation overall presented in a fair state of repair and condition. It was noted that glazing was soiled and white uPVC frames and associated cills were solar degradated, soiled and stained. It was additionally noted sealants/silicone joints had debonded and are perished/or have been disturbed. We would advise that these seals are reinstated to best ensure windows perform as installed.	 Photo 114  Photo 115  Photo 116  Photo 117
External	Right Elevation	-			 Photo 118

Area	Location	Element	Priority	Description and works required	Photo
External	Right Elevation	Cladding -		Cladding to the upper section overall presented in a reasonable state of repair and condition. It was however noted that some paint blemishes can be seen to the cladding and associated metal trim details. Some minor impact damage was noted although this was not structurally compromising.	 Photo 119  Photo 120  Photo 121  Photo 122  Photo 123  Photo 124  Photo 125  Photo 126

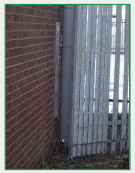
Area	Location	Element	Priority	Description and works required	Photo
External	Right Elevation	Brickwork -	-	Low level masonry overall presented in a satisfactory state of repair and condition although again some evidence of localised repairs can be seen, low level soiling/staining and isolated hairline cracking.	 Photo 127  Photo 128  Photo 129  Photo 130  Photo 131  Photo 132

Area	Location	Element	Priority	Description and works required	Photo
External	Right Elevation	Brickwork -	Priority 3	Stepped hairline cracking can be seen approximately to the midpoint of the lower level masonry. The cracking was circa. 0.5 mm in width and spanned approximately 1.5 metres in length. Again, we do not see this to be structurally compromising, however we would recommend that mortar is raked out and repointed and monitored.	 Photo 133  Photo 134  Photo 135  Photo 136
External	Right Elevation	Brickwork -		Isolated areas of impact damage were noted to the masonry at low level.	 Photo 137  Photo 138

Area	Location	Element	Priority	Description and works required	Photo
External	Right Elevation	Brickwork -	Priority 3	Low level vegetation growth can be seen to isolated locations to the right elevation low level masonry. We would advise that these are cut back and treated with herbicide to ensure that further penetrating rooting vegetation and moisture do not cause internal water ingress/ moisture.	 Photo 139  Photo 140  Photo 141

Area	Location	Element	Priority	Description and works required	Photo
External	Right Elevation	Infill Render -	Priority 3	The infill render between the low level masonry and upper section cladding presented blemished and isolated hairline cracking. We would advise that again to prevent further deterioration and spalling finishes that these sections are hacked back, thoroughly prepared and reinstated.	 Photo 142  Photo 143  Photo 144  Photo 145  Photo 146  Photo 147
External	Right Elevation	Rubbish -		Debris and rubbish built-up were noted to the right hand side elevation.	 Photo 148  Photo 149

Area	Location	Element	Priority	Description and works required	Photo
External	Right Elevation	Drainage -	Priority 2	Low level clay drain points to the right hand side elevation overall visually, where visible appear to be in a fair state of repair and condition. It was however noted that isolated areas presented impact damage, joints between the clay tiles perished and infilled joints between the drains and the associated right elevation wall debonded and open. We would advise that localised repairs are undertaken to the joints and damaged tiles and the joints between the drains and the elevation wall are reinstated to ensure moisture is appropriately discharged and drains cleared to ensure that water is appropriately cleared away from the building.	 Photo 150  Photo 151  Photo 152  Photo 153  Photo 154  Photo 155  Photo 156  Photo 157

Area	Location	Element	Priority	Description and works required	Photo
					 Photo 158
External	Right Elevation	RWG -		uPVC downpipes to the right hand side elevation visually presented in a fair state of repair and satisfactory condition although minor surface soiling was noted and close proximity mature vegetation has recently been cut back although roots still in situ. Blocked drain points with a build-up of pooling water could be seen.	 Photo 159  Photo 160  Photo 161  Photo 162  Photo 163  Photo 164  Photo 165  Photo 166

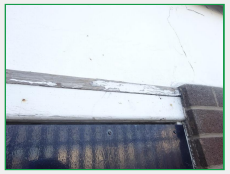
Area	Location	Element	Priority	Description and works required	Photo
External	Right Elevation	RWG -	Priority 3	Mature vegetation has recently been cut back although roots still in situ and blocked drain points with a build-up of pooling water could be seen. The build-up of water could be resultant to a blockages of drainage points or disturbed below ground drainage as a result of rooting. We would advise that this area is uncovered/cleared to further investigate and drains are appropriately flushed to ensure that rainwater runoff is effectively dispersed.	 Photo 167  Photo 168  Photo 169  Photo 170  Photo 171  Photo 172
External	Rear Elevation	-			 Photo 173

Area	Location	Element	Priority	Description and works required	Photo
External	Rear Elevation	Cladding -	Priority 3	Cladding to the upper section presented heavily soiled and stained in isolated areas although no visible significant areas of impact damage or disrepair were noted. We would advise that the cladding is thoroughly cleaned down and prepared and staining as a result of failed joints/leaks within the rainwater goods are repaired.	 Photo 174  Photo 175  Photo 176  Photo 177  Photo 178  Photo 179

Area	Location	Element	Priority	Description and works required	Photo
External	Rear Elevation	Brickwork -		Low level masonry overall presented in a satisfactory state of repair and condition although again some evidence of localised repairs can be seen, low level soiling/staining and isolated hairline cracking.	 Photo 180  Photo 181  Photo 182  Photo 183  Photo 184  Photo 185  Photo 186  Photo 187

Area	Location	Element	Priority	Description and works required	Photo
					 Photo 188
External	Rear Elevation	Brickwork -	Priority 2	In situ openings can be seen to the low level masonry. We recommend that these are appropriately infilled to ensure the building remains wind and watertight.	 Photo 189
External	Rear Elevation	Brickwork -	Priority 3	Low level spalling brickwork and cracking can be seen to the rear elevation which meets with the rear elevation. We anticipate this is a result of freeze and thaw damage as exposure to prolonged periods of moisture. We anticipate that this is failure within the joints of the rainwater goods to the rear right side elevation and below ground drainage. Isolated areas of perished mortar joints can be seen to the elevation low level masonry. we would advise that these areas are appropriately repointed and done so on a regularly PPM programme.	 Photo 190  Photo 191  Photo 192  Photo 193

Area	Location	Element	Priority	Description and works required	Photo
External	Rear Elevation	Infill Render -	Priority 2	The infill render between the low level masonry and upper section cladding presented delaminated paint finishes, blemished and isolated hairline cracking. We would advise that again to prevent further deterioration and spalling finishes that these sections are hacked back, thoroughly prepared and reinstated.	 Photo 194  Photo 195  Photo 196  Photo 197  Photo 198

Area	Location	Element	Priority	Description and works required	Photo
External	Rear Elevation	Door -	Priority 3	The rear fire escape door and associated timber frames presented overall in a fair state of repair and condition. It was noted that the timber door has been fitted with a painted metal security plate of which overall presented fair although surfaces were soiled. We did however note that mortar infill and decorative finishes have deteriorated to perished. We would advise that the seals are reinstated and that decorative finishes to the door and associated frames are prepared and redecorated.	 Photo 199  Photo 200  Photo 201  Photo 202  Photo 203  Photo 204  Photo 205

Area	Location	Element	Priority	Description and works required	Photo
External	Rear Elevation	Rear -	Priority 1	The fire escape route to the rear and a number of debris and recently cut mature vegetation which presented a number of trip hazards. Vegetation to the rear has recently been cut back. We were unable to confirm the nature of the vegetation and if there is any existence of invasive plant species. We would advise that these areas are appropriately cleared as day 1 works given the location and purpose of this area.	 Photo 206  Photo 207  Photo 208  Photo 209  Photo 210  Photo 211  Photo 212  Photo 213

Area	Location	Element	Priority	Description and works required	Photo

Photo 214

Photo 215

Photo 216

Photo 217

Photo 218

Photo 219

Photo 220

Photo 221

Area	Location	Element	Priority	Description and works required	Photo

Photo 222

Photo 223

Photo 224

Photo 225

Photo 226

Photo 227

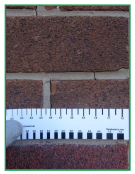
Photo 228

Photo 229

Area	Location	Element	Priority	Description and works required	Photo
External	Left Elevation	-			 Photo 230

Area	Location	Element	Priority	Description and works required	Photo
External	Left Elevation	Cladding -	Priority 2	Cladding to the left side elevation overall presented in a fair to satisfactory state of repair and condition. Again it can be seen that paint applications have been done so to a poor workmanship standard and brush stroke from single application can be seen. We would recommend that thorough preparation decorations are undertaken in the short term to ensure that some metal cladding finishes remain in good repair and condition. Impact damage can be seen to the left side cladding and associated trim in various locations. Although this did not present immediate detrimental concern, we would recommend to ensure the drip detail is realigned to ensure moisture water runoff is effectively dispersed and does not damage masonry or render finishes.	 Photo 231  Photo 232  Photo 233  Photo 234  Photo 235  Photo 236  Photo 237  Photo 238

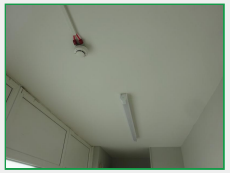
Area	Location	Element	Priority	Description and works required	Photo
External	Left Elevation	Brickwork -	Priority 2	Low level masonry presented overall in a fair state of repair and condition. It was noted that brickwork was soiled and spalling at low level with various perished joints and localised remedial repairs. We would advise that either the masonry is cut back and replaced or serviceable bricks treated with moisture resistant liquid applied coating.	 Photo 239  Photo 240  Photo 241  Photo 242  Photo 243  Photo 244  Photo 245  Photo 246

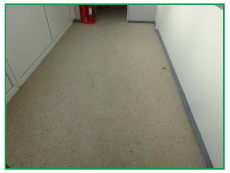
Area	Location	Element	Priority	Description and works required	Photo
					 Photo 247  Photo 248  Photo 249  Photo 250  Photo 251  Photo 252
External	Left Elevation	Brickwork -	Priority 3	Isolated hairline cracking was noted. We would advise that again to prevent further deterioration and spalling finishes that these sections are thoroughly prepared and reinstated.	 Photo 253  Photo 254

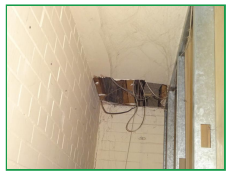
Area	Location	Element	Priority	Description and works required	Photo
External	Left Elevation	Brickwork -		Low level DPC was visible where spalling brickwork has perished/fallen away to the left side elevation.	 Photo 255  Photo 256  Photo 257

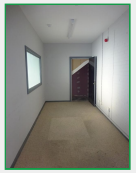
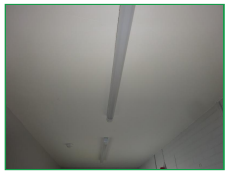
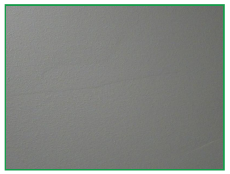
Area	Location	Element	Priority	Description and works required	Photo
External	Left Elevation	Infill Render -		The infill render between the low level masonry and upper section cladding presented blemished and isolated hairline cracking.	 Photo 258  Photo 259  Photo 260  Photo 261  Photo 262

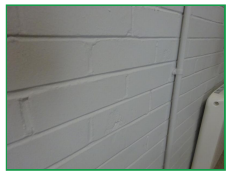
Area	Location	Element	Priority	Description and works required	Photo
External	Left Elevation	Fixtures & Fittings -	Priority 2	Openings and missing fixing screws can be seen between the ventilation louvres and the render wall finish. We would advise that these are sealed to ensure systems function appropriately and remain wind and watertight.	 Photo 263  Photo 264  Photo 265
Internal	Reception Lobby	-			 Photo 266

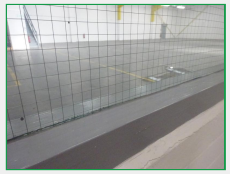
Area	Location	Element	Priority	Description and works required	Photo
Internal	Reception Lobby	Ceilings -		Ceiling was provided via painted plasterboard which incorporated ceiling mounted LED light strip. Visually lighting was functional on the day of the inspection. Isolated blemishes could be seen to the painted plaster although no detrimental areas of disrepair were noted.	 Photo 267  Photo 268  Photo 269  Photo 270  Photo 271

Area	Location	Element	Priority	Description and works required	Photo
Internal	Reception Lobby	Internal Walls/ Partitions -		Painted plaster walls throughout overall presented in a reasonable state of repair and condition, although noted minor blemishes and surface soiling. Hairline cracking can be seen in isolated locations where the solid masonry and uPVC spandrel infill meets. Wall mounted low level more power and comms visually presented in repair although unable to confirm the functionality during the inspection. we would advise that a full electrical is provided to ensure that electrical installations meet current regulations and functional.	  Photo 272 Photo 273   Photo 274 Photo 275
Internal	Reception Lobby	Window -		Glazing separating the two ground floor lobby area and storage area were provided via frosted single glazing with painted timber frames. Visually finishes presented in a satisfactory state of repair and condition.	 Photo 276
Internal	Reception Lobby	Floor Finishes -	Priority 3	Carpet floor finishes presented soiled and lightly worn. We would advise that they are suitable for day 1 purposes but recommend replacement in the short term.	  Photo 277 Photo 278

Area	Location	Element	Priority	Description and works required	Photo
Internal	Reception Lobby	Doors and Frames -	Priority 3	The fire door separating the pedestrian entrance and the lobby area were not provided with door closure. It was additionally noted that no appropriate handle can be seen fitted to the door and smoke strips were paint coated. We would advise that this fire door is overhauled to comply with current regulations.	 Photo 279  Photo 280  Photo 281  Photo 282
Internal	Reception Lobby	Service Cupboard -		Incoming three phase power associated meters/distribution boards can be seen but we are unable to confirm from any information/ certificates on site. We would therefore advise that requests for all up to date electrical test certificates are provided. Openings and disturbed sections of the ceiling could be seen within the service cupboard.	 Photo 283  Photo 284  Photo 285  Photo 286

Area	Location	Element	Priority	Description and works required	Photo
Internal	Room Off Reception Lobby	-			 Photo 287
Internal	Room Off Reception Lobby	Ceilings -		Ceiling was provided via painted plasterboard which incorporated ceiling mounted LED light strip. Visually lighting was functional on the day of the inspection. Isolated blemishes could be seen to the painted plaster although no detrimental areas of disrepair were noted.	 Photo 288  Photo 289  Photo 290  Photo 291
Internal	Room Off Reception Lobby	Fire Detection System -		Smoke detection and sounder presented in visually fair to reasonable state of repair and condition. Although some impact damage was noted to the sounder. Not tested.	 Photo 292  Photo 293

Area	Location	Element	Priority	Description and works required	Photo
Internal	Room Off Reception Lobby	Internal Walls/ Partitions -		Walls throughout were provided via a combination of solid masonry and plasterboard with low level painted skirting details. Surfaces overall presented in a reasonable state of repair and condition although some impact damage and minor hairline cracking was visible in isolated locations and former fixings from previous installations; we did note some minor surface soiling, blemishes to recent paintwork.	 Photo 294  Photo 295  Photo 296  Photo 297  Photo 298  Photo 299  Photo 300  Photo 301

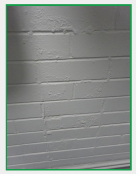
Area	Location	Element	Priority	Description and works required	Photo
					 Photo 302
Internal	Room Off Reception Lobby	Window -		Single glazed Georgian wired with painted timber frame separating the room off the lobby between the warehouse area overall presented in a reasonable state of repair and condition. Considerations for installing safety impact glazing should be considered as any refurbishment/upgrading to the area.	 Photo 303  Photo 304  Photo 305  Photo 306
Internal	Room Off Reception Lobby	Floor Finishes -	Priority 3	Carpet floor finishes presented soiled and worn. We would advise that they are suitable for day 1 purposes but recommend replacement in the short term.	 Photo 307  Photo 308

Area	Location	Element	Priority	Description and works required	Photo
Internal	Below Stairs	-			 Photo 309

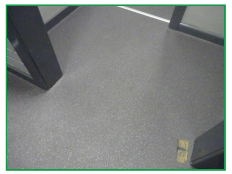
Area	Location	Element	Priority	Description and works required	Photo
Internal	Below Stairs	-		It was noted that a number of voids can be seen between the plasterboard utilised below the stair void with several openings and lack of compartmentation/fire stopping. We would advise that as part of fire risk assessment these areas are reviewed to ensure that above floors and adjoining rooms are not compromised in the event of a fire.	 Photo 310  Photo 311  Photo 312  Photo 313  Photo 314  Photo 315  Photo 316  Photo 317

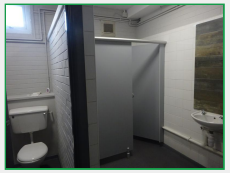
Area	Location	Element	Priority	Description and works required	Photo
Internal	Below Stairs	-		Low level damp/moisture can be seen to the rear wall off the male toilet area. The walls on the day of the inspection were dry and anticipate that this has since been rectified. However, we would recommend that these fittings are assessed via a qualified plumber should the problem persist.	 Photo 318  Photo 319
Internal	Female WC	-			 Photo 320

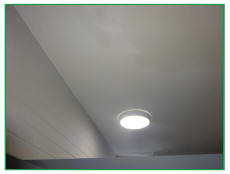
Area	Location	Element	Priority	Description and works required	Photo
Internal	Female WC	Ceilings -		Ceiling was provided via painted plasterboard which incorporated ceiling mounted bulk head fittings. Visually lighting was functional on the day of the inspection. Isolated blemishes could be seen to the painted plaster although no detrimental areas of disrepair were noted.	 Photo 321  Photo 322  Photo 323  Photo 324  Photo 325  Photo 326
Internal	Female WC	Ceilings -	Priority 3	Isolated section of penetrative pipework/service cables can be seen with openings/voids around the attempted fire stopping. We would advise that these are appropriately sealed and again picked up as part of the fire risk assessment.	 Photo 327

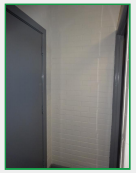
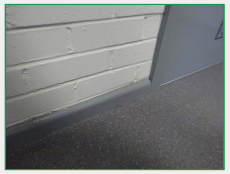
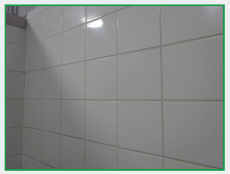
Area	Location	Element	Priority	Description and works required	Photo
Internal	Female WC	Internal Walls/ Partitions -		Walls throughout are provided via combination of painted plasterboard and solid masonry with low level painted skirting details. Overall wall finishes presented to a satisfactory state of repair and condition although noted minor blemishes and surface soiling.	 Photo 328  Photo 329  Photo 330  Photo 331  Photo 332  Photo 333

Area	Location	Element	Priority	Description and works required	Photo
Internal	Female WC	Internal Walls/ Partitions -		On assessment of the partition wall between the female toilets and the low stairs area, it was noted that a number of openings/penetrations were not appropriately fire stopped and voids/opening could be seen around the jumbo stud partition wall.	 Photo 334  Photo 335  Photo 336  Photo 337  Photo 338  Photo 339

Area	Location	Element	Priority	Description and works required	Photo
Internal	Female WC	Sanitary Fittings -		All taps and WCs were functional on the day of the inspection. Light soiling and staining could be seen although no evidence of leaks were noted.	 Photo 340  Photo 341  Photo 342  Photo 343  Photo 344
Internal	Female WC	Floor Finishes -		Vinyl sheeting utilised within the female WC area presented lightly soiled and marked although overall in a satisfactory state of repair and condition.	 Photo 345  Photo 346

Area	Location	Element	Priority	Description and works required	Photo
Internal	Male WC	-			 Photo 347

Area	Location	Element	Priority	Description and works required	Photo
Internal	Male WC	Ceilings -		Ceiling throughout was provided via painted plasterboard of which presented hairline cracking across the joints with a number of openings to both the ceiling and associated boxing. Surfaces presented suspect areas of former moisture although on the day of the inspection surfaces were dry. These could potentially be cold spots as a result of the condensation within the area. We do however advise that openings penetrative to the ceiling and associated boxing are appropriately compartmented/fire stopped and again form part of the fire risk assessment.	 Photo 348  Photo 349  Photo 350  Photo 351  Photo 352  Photo 353  Photo 354  Photo 355

Area	Location	Element	Priority	Description and works required	Photo
Internal	Male WC	Internal Walls/ Partitions -		Walls throughout were provided via painted plaster, painted brickwork with low level painted timber skirting details. Small section of tiled partitions was noted of which presented overall in a fair state of repair and condition although noted some minor blemishes and raw plugs still in situ from former fittings. Grouting overall presented soiled, although suitable for day 1 use. Former door opening has been infilled within the male toilet area of which painted plasterboard has been utilised. Lintels have been in situ.	 Photo 356  Photo 357  Photo 358  Photo 359  Photo 360  Photo 361  Photo 362  Photo 363

Area	Location	Element	Priority	Description and works required	Photo

Photo 364

Photo 365

Photo 366

Photo 367

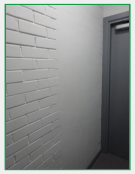
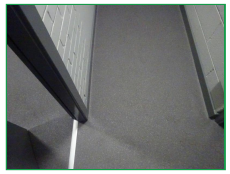


Photo 368

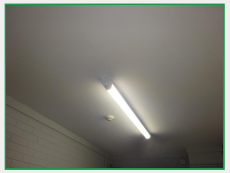
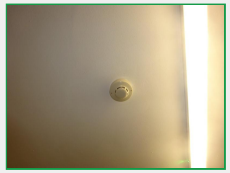
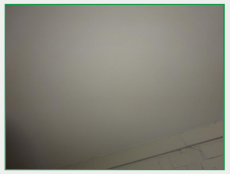
Photo 369

Area	Location	Element	Priority	Description and works required	Photo
Internal	Male WC	Internal Walls/ Partitions -		Opening between the disabled toilet area and male toilet area can be seen at the dividing wall which has not been appropriately fire stopped. We would advise that this is considered as part of the fire risk assessment and works undertaken.	 Photo 370  Photo 371  Photo 372

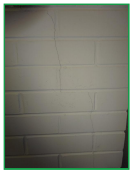
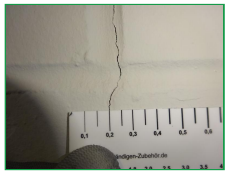
Area	Location	Element	Priority	Description and works required	Photo
Internal	Male WC	Sanitary Fittings -		All taps and WCs were functional on the day of the inspection. Light soiling and staining could be seen although no evidence of leaks was noted. It was noted that toilet seats presented loose and require readjustment/securing.	 Photo 373  Photo 374  Photo 375  Photo 376  Photo 377

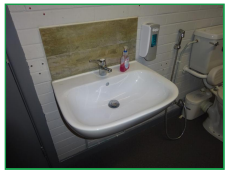
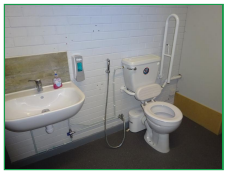
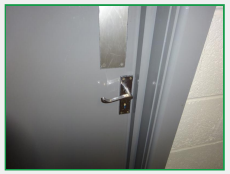
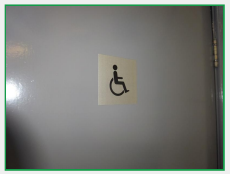
Area	Location	Element	Priority	Description and works required	Photo
Internal	Male WC	Floor Finishes -	Satisfactory	Vinyl sheeting utilised within the male WC area presented lightly soiled and marked although overall in a satisfactory state of repair and condition.	 Photo 378  Photo 379  Photo 380  Photo 381

Area	Location	Element	Priority	Description and works required	Photo
Internal	Male WC	Doors and Frames -		Dividing door between the disabled toilet and the male toilet has been painted shut and locked with handles removed.	 Photo 382  Photo 383  Photo 384  Photo 385  Photo 386
Internal	Disabled WC	-			 Photo 387

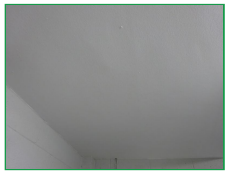
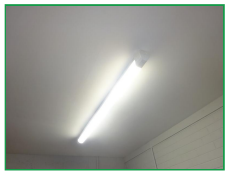
Area	Location	Element	Priority	Description and works required	Photo
Internal	Disabled WC	Ceilings -		Ceiling was provided via painted plasterboard which incorporated ceiling mounted LED light strip. Visually lighting was functional on the day of the inspection. Isolated blemishes could be seen to the painted plaster although no detrimental areas of disrepair were noted.	 Photo 388  Photo 389  Photo 390  Photo 391

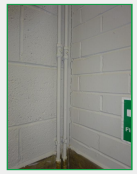
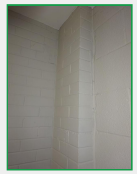
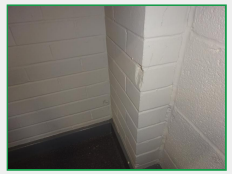
Area	Location	Element	Priority	Description and works required	Photo
Internal	Disabled WC	Internal Walls/ Partitions -		Walls throughout the disabled toilet area were provided via painted masonry of which overall presented in a satisfactory state of repair and condition with painted low level skirting timber joinery. Overall some isolated marks and blemishes could be seen with in situ raw plugs from former fixtures and fittings. Cracking can be seen to the brickwork within the disabled toilet area.This did not appear to be of any structural concern, although we would advise monitoring the cracking within the first instance.	 Photo 392  Photo 393  Photo 394  Photo 395  Photo 396  Photo 397  Photo 398  Photo 399

Area	Location	Element	Priority	Description and works required	Photo
					  Photo 400 Photo 401  Photo 402
Internal	Disabled WC	Internal Walls/ Partitions -		Note the opening from the male toilet area which has not been appropriately compartmented/fire stopped at high level.	 Photo 403

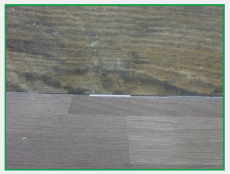
Area	Location	Element	Priority	Description and works required	Photo
Internal	Disabled WC	Sanitary Fittings -		All taps and WCs were functional on the day of the inspection. Light soiling and staining could be seen although no evidence of leaks were noted. It was noted that toilet seats presented loose and require readjustment/ securing. Evidence of historic water staining could be seen however to the plumbing directly below the wash hand basin.	 Photo 404  Photo 405  Photo 406  Photo 407
Internal	Disabled WC	Doors and Frames -	Priority 3	Although the area is designated as a disabled toilet space, installations and fittings to include door handles and accessibility rails did not meet current approved document M guidance. We would advise that consideration for replacement of fittings are considered if this is to meet approved document M guidance.	 Photo 408  Photo 409  Photo 410

Area	Location	Element	Priority	Description and works required	Photo
Internal	Disabled WC	Floor Finishes -		Vinyl sheeting utilised within the male WC area presented lightly soiled and marked although overall in a satisfactory state of repair and condition.	 Photo 411  Photo 412
Internal	Kitchen/Canteen	-			 Photo 413

Area	Location	Element	Priority	Description and works required	Photo
Internal	Kitchen/Canteen	Ceilings -		Ceiling was provided via painted plasterboard which incorporated ceiling mounted LED light strip. Visually lighting was functional on the day of the inspection. Isolated blemishes could be seen to the painted plaster although no detrimental areas of disrepair were noted. Isolated openings serving fire alarm sounder and small power installation presented areas of openings around ceiling penetrations which were not appropriately fire stopped, which we would advise are picked up within the fire risk assessment. It is additionally noted the fire alarm incorporated to the ceiling appeared dated and we would advise that full maintenance certificate is provided to ensure that the system is functional and meets current user requirements.	 Photo 414  Photo 415  Photo 416  Photo 417  Photo 418  Photo 419  Photo 420

Area	Location	Element	Priority	Description and works required	Photo
Internal	Kitchen/Canteen	Internal Walls/ Partitions -		Walls throughout were provided via painted masonry which overall presented in a satisfactory state of repair and condition. It was however noted cracking between the disabled toilet wall and outer wall can be seen which we anticipate is due to thermal movement and not of any structural concern. Minor blemishes can be seen to the masonry below paint finishes although again, no visible damage of any long term structural concern.	 Photo 421  Photo 422  Photo 423  Photo 424  Photo 425  Photo 426  Photo 427

Area	Location	Element	Priority	Description and works required	Photo
Internal	Kitchen/Canteen	Window -		Georgian wired glazed separating the warehouse from the canteen kitchen area presented in reasonable repair. We would advise that consideration for long term replacement is considered with both fire and impact safe glazing.	 Photo 428

Area	Location	Element	Priority	Description and works required	Photo
Internal	Kitchen/Canteen	Kitchen Fittings -		Kitchenette Worktops overall presented in a satisfactory state of repair and condition. It was noted that grouting and jointing has in part perished between the tiled splashback and the sink evidencing spot corrosion and openings around former fittings/ pipework. Structural legs again presented impact damage, scuffs and spot corrosion although these did not affect the functionality and appropriate for day 1 use.	 Photo 429  Photo 430  Photo 431  Photo 432  Photo 433  Photo 434  Photo 435  Photo 436

Area	Location	Element	Priority	Description and works required	Photo

Photo 437

Photo 438

Photo 439

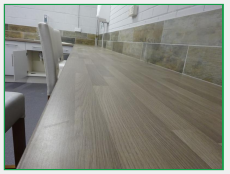


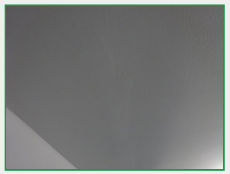
Photo 440

Photo 441

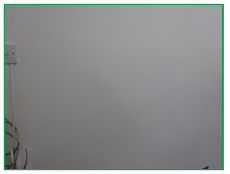
Photo 442

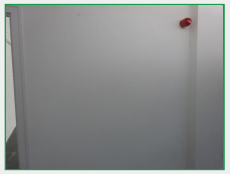
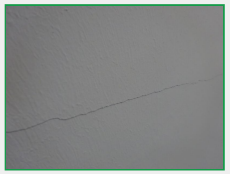
Photo 443

Area	Location	Element	Priority	Description and works required	Photo
Internal	Kitchen/Canteen	Floor Finishes -		Vinyl sheeting utilised within the kitchen canteen area presented lightly soiled and marked.	 Photo 444  Photo 445  Photo 446
Internal	Kitchen/Canteen	Doors and Frames -	Priority 3	It was noted that the door separating the kitchen and warehouse area would not close/stay and requires readjustment.	 Photo 447  Photo 448
Internal	Meeting Room	-			 Photo 449

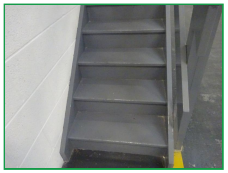
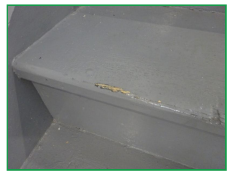
Area	Location	Element	Priority	Description and works required	Photo
Internal	Meeting Room	Ceiling -		Ceilings were provided via painted plaster with drop down bulkhead and recessed light fittings. Overall bulkhead presented in a fair state of repair and condition. All downlight lighting was functional. Minor blemishes and hairline cracking were seen to the surface finish and bulkhead presented secure.	 Photo 450  Photo 451  Photo 452  Photo 453  Photo 454  Photo 455  Photo 456  Photo 457

Area	Location	Element	Priority	Description and works required	Photo
					 Photo 458  Photo 459  Photo 460  Photo 461

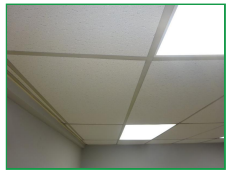
Area	Location	Element	Priority	Description and works required	Photo
Internal	Meeting Room	Internal Walls/ Partitions -		Walls were provided by painted plasterboard with low level painted timber skirting details of which overall presented in a good state of repair and condition. However, noted minor blemishes from previous works/ installations. A number of small power and comms installations appear to have been disturbed.	 Photo 462  Photo 463  Photo 464  Photo 465  Photo 466  Photo 467  Photo 468  Photo 469

Area	Location	Element	Priority	Description and works required	Photo
					  Photo 470 Photo 471
Internal	Meeting Room	Internal Walls/ Partitions -		Hairline cracking was noted where a former window opening has been infilled with painted plasterboard. We are unable to confirm if the glazing remains in situ behind the partitions although it is unlikely, we are unable to comment.	  Photo 472 Photo 473   Photo 474 Photo 475

Area	Location	Element	Priority	Description and works required	Photo
Internal	Meeting Room	Floor Finishes -	Priority 3	Flooring throughout has been provided via raised access floor which we anticipate is timber formed and finished with carpet floor covering of which presented slightly worn and discoloured. Floor coverings are appropriate for day 1 use although we would recommend consideration for replacement in the medium term.	 Photo 476  Photo 477  Photo 478  Photo 479
Internal	Meeting Room	Doors and Frames -		Door from the ground floor office area was controlled via secure magstripe door which was functional on the day of the inspection. Again, we would advise that a fire risk assessment system is checked to ensure functionality and releases work should power fail throughout.	 Photo 480  Photo 481  Photo 482

Area	Location	Element	Priority	Description and works required	Photo
Internal	Warehouse	Staircase -		Painted timber stairs from the first floor office area through to the warehouse overall visually presented in fair state of repair and condition although noted minor blemishes, scuffs and marks below paint application. Timber stairs were secure although noted some areas of blemished paint finishes. No nosings or anti-slip properties/ finishes noted, which should be considered.	 Photo 483  Photo 484  Photo 485  Photo 486  Photo 487  Photo 488  Photo 489  Photo 490

Area	Location	Element	Priority	Description and works required	Photo
					 Photo 491  Photo 492
Internal	FF - Offices	-			 Photo 493  Photo 494

Area	Location	Element	Priority	Description and works required	Photo
Internal	FF - Offices	Ceilings -		Ceilings throughout the offices are provided via 600 mm x 300 mm mineral fibre suspended tiles with metal grid and inlay LED lighting. Suspended ceiling tiles overall presented in a fair state of repair and condition, although noted minor scuffs and blemishes in various locations. It was additionally noted areas of undulation and displaced ceiling grids and slightly warped tiles. Grids however presented scuffed, marked and soiled generally throughout. A number of voids above the ceilings were inspected none of which were appropriately compartmented and varied in level of insulation. Again, we would advise that these are picked up as part of the fire risk assessment although it was noted to the rear office area that the void above the ceiling where it potentially meets with unit 14 requires additional assessment as no compartmentation could be seen between the two units at high level.	 Photo 495  Photo 496  Photo 497  Photo 498  Photo 499  Photo 500  Photo 501  Photo 502

Area	Location	Element	Priority	Description and works required	Photo

Photo 503

Photo 504

Photo 505

Photo 506

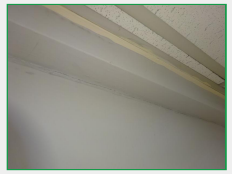
Photo 507

Photo 508

Photo 509

Photo 510

Area	Location	Element	Priority	Description and works required	Photo
					 Photo 511  Photo 512  Photo 513  Photo 514

Area	Location	Element	Priority	Description and works required	Photo
Internal	FF - Offices	Internal Walls/ Partitions -		Walls throughout were provided via painted plaster with painted timber joinery. Walls overall presented in a satisfactory state of repair and condition. We noted minor hairline cracking in isolated locations with some surface soiling and blemishes. No areas of structural concern were noted to the walls throughout. Low level PVCu dado trunking and small power were noted in various locations of which varied in age although no visible areas of concern were noted subject to some missing end caps.	 Photo 515  Photo 516  Photo 517  Photo 518  Photo 519  Photo 520  Photo 521  Photo 522

Area	Location	Element	Priority	Description and works required	Photo

Photo 523

Photo 524

Photo 525

Photo 526

Photo 527

Photo 528

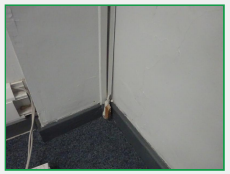


Photo 529

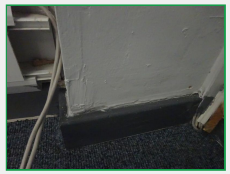
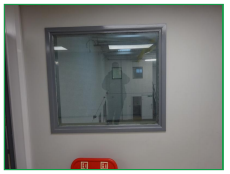


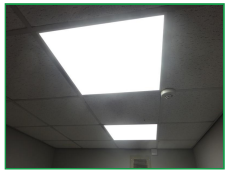
Photo 530

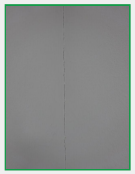
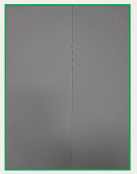
Area	Location	Element	Priority	Description and works required	Photo
					 Photo 531  Photo 532  Photo 533  Photo 534  Photo 535  Photo 536

Area	Location	Element	Priority	Description and works required	Photo
Internal	FF - Offices	Windows -		Georgian wired single glazed timber framed windows from the first floor are presented in a fair state of repair and condition. However, consideration should be granted to location and height for replacement with fire and impact safe glazing. Although this is not a compulsory certification as the compliance does not need adherence to retrospectively. Consideration from a fire and health and safety risk should be considered.	 Photo 537  Photo 538  Photo 539  Photo 540  Photo 541

Area	Location	Element	Priority	Description and works required	Photo
Internal	FF - Offices	Windows -	Priority 2	PVCu double glazed windows serving first floor office areas presented evidence of failed gaskets and condensation. We would advise that in the short term these windows should be replaced to ensure functionality to include sound and thermal properties as intended when installed.	 Photo 542  Photo 543  Photo 544  Photo 545  Photo 546

Area	Location	Element	Priority	Description and works required	Photo
Internal	FF - Offices	Floor Finishes -	Priority 3	Flooring throughout is provided via suspended timber with carpet floor coverings. The carpet coverings presented soiled and in part worn, although appropriate for day 1 use. We would recommend that these are replaced in the short to medium term.	 Photo 547  Photo 548  Photo 549  Photo 550  Photo 551  Photo 552  Photo 553  Photo 554

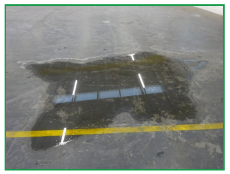
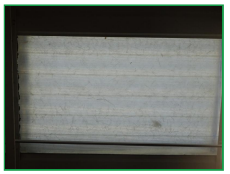
Area	Location	Element	Priority	Description and works required	Photo
					 Photo 555
Internal	FF - Kitchen	-			 Photo 556
Internal	FF - Kitchen	Ceilings -		Ceilings throughout the kitchen presented in a reasonable state of repair and condition, although noted minor scuffs and blemishes in various locations.	 Photo 557  Photo 558  Photo 559  Photo 560

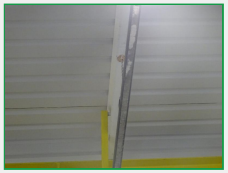
Area	Location	Element	Priority	Description and works required	Photo
Internal	FF - Kitchen	Internal Walls/ Partitions -		Walls throughout were provided via painted stud with low level painted timber joinery. Visually finishes presented overall in a fair to reasonable state of repair and condition. It was noted some minor hairline cracking was noted at corner joints and localised remedial works below small power socket. Where the localised remedial works have been undertaken, touch up paintwork has not been remedied.	 Photo 561  Photo 562  Photo 563  Photo 564  Photo 565  Photo 566  Photo 567

Area	Location	Element	Priority	Description and works required	Photo
Internal	FF - Kitchen	Kitchen Fittings -		Kitchenette presented in a satisfactory state of repair and condition. Some minor surface soiling, scuffs and blemishes were noted to the sink and evidence of former leaks were noted to the plumbing below.	 Photo 568  Photo 569  Photo 570  Photo 571  Photo 572
Internal	FF - Kitchen	Floor Finishes -	Priority 3	Vinyl floor covering was worn and soiled. Part of the vinyl floor covering has started to crack and replacement in the short to medium term should be considered.	 Photo 573  Photo 574

Area	Location	Element	Priority	Description and works required	Photo
Internal	Warehouse	-			 Photo 575  Photo 576  Photo 577  Photo 578

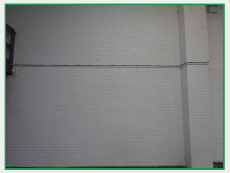
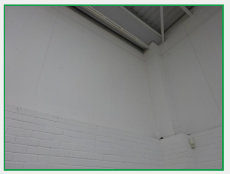
Area	Location	Element	Priority	Description and works required	Photo
Internal	Warehouse	Roof Structure & Covering -		The roof from within the warehouse area is provided via a profile metal lining with dual skin layered GRP rooflights. Visually the lining panels presented in a good visual state of repair and condition with some minor surface soiling. Rooflights and linings below gutter runs presented some additional surface soiling and although no areas of concern were visually noted. We did however note that on the day of the inspection visual evidence of pooling water were noted to the slab directly above the pooling water. No evidence to identify the area of water ingress were noted. We would advise that thorough roof assessment is undertaken as we have been advised that the landlord has recently undertaken roof remedial works.	 Photo 579  Photo 580  Photo 581  Photo 582  Photo 583  Photo 584  Photo 585  Photo 586

Area	Location	Element	Priority	Description and works required	Photo
Internal	Warehouse	Rooflights -		Rooflights and linings below gutter runs presented some additional surface soiling and although no areas of concern were visually noted. We did however note that on the day of the inspection visual evidence of pooling water were noted to the slab directly above the pooling water.	 Photo 587  Photo 588  Photo 589  Photo 590  Photo 591  Photo 592  Photo 593  Photo 594

Area	Location	Element	Priority	Description and works required	Photo
Internal	Warehouse	Light Fittings -		Lighting throughout the warehouse area visually presented in a satisfactory state of repair and condition although noted some minor surface soiling to the conduit and suspended fixings. Installations have been installed on a grid like formation and all functional during the inspection. We would still advise the electrical test certificate is provided.	 Photo 595  Photo 596  Photo 597  Photo 598
Internal	Warehouse	Internal Left Side Elevation -			 Photo 599

Area	Location	Element	Priority	Description and works required	Photo
Internal	Warehouse	Internal Left Side Elevation - Internal Walls/ Partitions		Walls were provided via low level painted masonry with jumbo stud partitioning to the upper sections. Walls overall presented in a satisfactory state of repair and condition with some minor blemishes and former openings from previous fixtures and fittings that require reinstating. We did however note that openings around the formed office areas at first floor level were not appropriately compartmented/fire stopped. We would advise that these works are undertaken and would expect to fall as part of fire risk assessment to prevent the spread of fire and smoke.	 Photo 600  Photo 601  Photo 602  Photo 603  Photo 604  Photo 605  Photo 606  Photo 607

Area	Location	Element	Priority	Description and works required	Photo
					  Photo 608 Photo 609   Photo 610 Photo 611
Internal	Warehouse	Internal Rear Elevation -			 Photo 612

Area	Location	Element	Priority	Description and works required	Photo
Internal	Warehouse	Internal Rear Elevation - Internal Walls/ Partitions	Priority 3	The rear elevation was provided via a combination of low level masonry with a section of full height and upper painted lining panels. Overall upper lining panels although dated, were redecorated and presented in a reasonable state of repair and condition. It was however noted to low level masonry that minor blemishes and evidence of historic and live damp was noted. We would advise that low level brickwork is treated with appropriate damp proof coating prior to redecorating low level masonry.	 Photo 613  Photo 614  Photo 615  Photo 616  Photo 617  Photo 618  Photo 619  Photo 620

Area	Location	Element	Priority	Description and works required	Photo

Photo 621

Photo 622

Photo 623

Photo 624

Photo 625

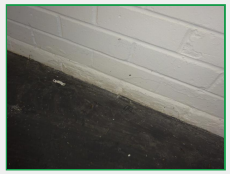
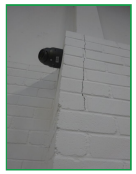


Photo 626

Photo 627

Photo 628

Area	Location	Element	Priority	Description and works required	Photo
					  Photo 629 Photo 630
Internal	Warehouse	Internal Rear Elevation - Rear Door		Rear fire escape door visually presented overall in a satisfactory state of repair and condition, although surfaces were soiled and marked. The associated security shutter was functional on the day of the inspection although lightly soiled.	  Photo 631 Photo 632   Photo 633 Photo 634
Internal	Warehouse	Internal Right Side Elevation -			 Photo 635

Area	Location	Element	Priority	Description and works required	Photo
Internal	Warehouse	Internal Right Side Elevation - Internal Walls/ Partitions	Priority 3	Right side elevation was formed via painted low level masonry with upper painted plaster based lining panels. Visually for the most part the upper lining panels presented in a reasonable to satisfactory state of repair and condition although isolated impact damage could be seen to the central panel. We would advise that a section of the panel is reinstated. The lower section masonry overall presented in some minor cracking was noted. Surface blemishes below most recent paint applications and various impact damage. It was additionally noted to low level masonry that blemishes and evidence of historic and live damp were noted. We would advise that low level brickwork is treated with appropriate damp proof coating prior to redecorating low level masonry.	 Photo 636  Photo 637  Photo 638  Photo 639  Photo 640  Photo 641  Photo 642  Photo 643

Area	Location	Element	Priority	Description and works required	Photo

Photo 644

Photo 645

Photo 646

Photo 647

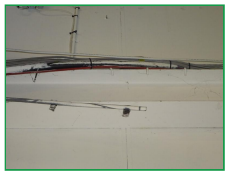
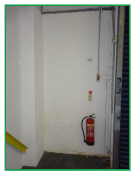
Photo 648

Photo 649

Photo 650

Photo 651

Area	Location	Element	Priority	Description and works required	Photo
					 Photo 652  Photo 653  Photo 654
Internal	Warehouse	Internal Front Elevation -			 Photo 655

Area	Location	Element	Priority	Description and works required	Photo
Internal	Warehouse	Internal Front Elevation - Internal Walls/ Partitions	Priority3	The front elevation was formed again by low level masonry with painted lining panels to the upper section. Visually the upper section lining panels were in keeping with the age and nature of the building although recently redecorated. Isolated areas of displaced panels were noted, we additionally noted numerous cables and installation which presented redundant, which we would advise are removed if no longer required. It was noted to low level masonry that minor blemishes and evidence of historic and live damp were noted. We would advise that low level brickwork is treated with appropriate damp proof coating prior to redecorating low level masonry.	  Photo 656 Photo 657   Photo 658 Photo 659   Photo 660 Photo 661   Photo 662 Photo 663

Area	Location	Element	Priority	Description and works required	Photo
					  Photo 664 Photo 665   Photo 666 Photo 667

Area	Location	Element	Priority	Description and works required	Photo
Internal	Warehouse	Floor Finishes -	Priority 3	The floor slab throughout was provided via concrete with industrial paint finish. Generally the floor presented in a reasonable/satisfactory state of repair and condition given the age and nature. We did however note areas of pitting, impact damage, movement joints have since been sealed/coated and varying water related surface staining. No visible areas of structural concern were noted although we would advise that further confirmation is sought as to the visible water to the floor slab during the inspection and localised remedial works are undertaken to the slab prior to recoating with either an industrial floor paint or epoxy floor resin.	 Photo 668  Photo 669  Photo 670  Photo 671  Photo 672  Photo 673  Photo 674  Photo 675

Area	Location	Element	Priority	Description and works required	Photo

Photo 676

Photo 677

Photo 678

Photo 679

Photo 680

Photo 681

Photo 682

Photo 683

Area	Location	Element	Priority	Description and works required	Photo

Photo 684

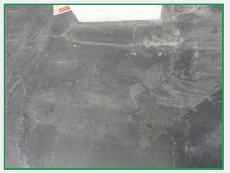


Photo 685

Photo 686

Photo 687

Photo 688

Photo 689

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 – given the age of the property this is perfectly possible.

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, toilet 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 systems visually varied in age, it is likely inadequate to meet with modern day standards and may require upgrading. In the first instance we would recommend requesting copies of maintenance certificates and conformation from insurers it is suitable.

2. Disabled access and toilet within 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. Internal glazing throughout the property should be tested to ensure that it satisfies modern day safety standards.

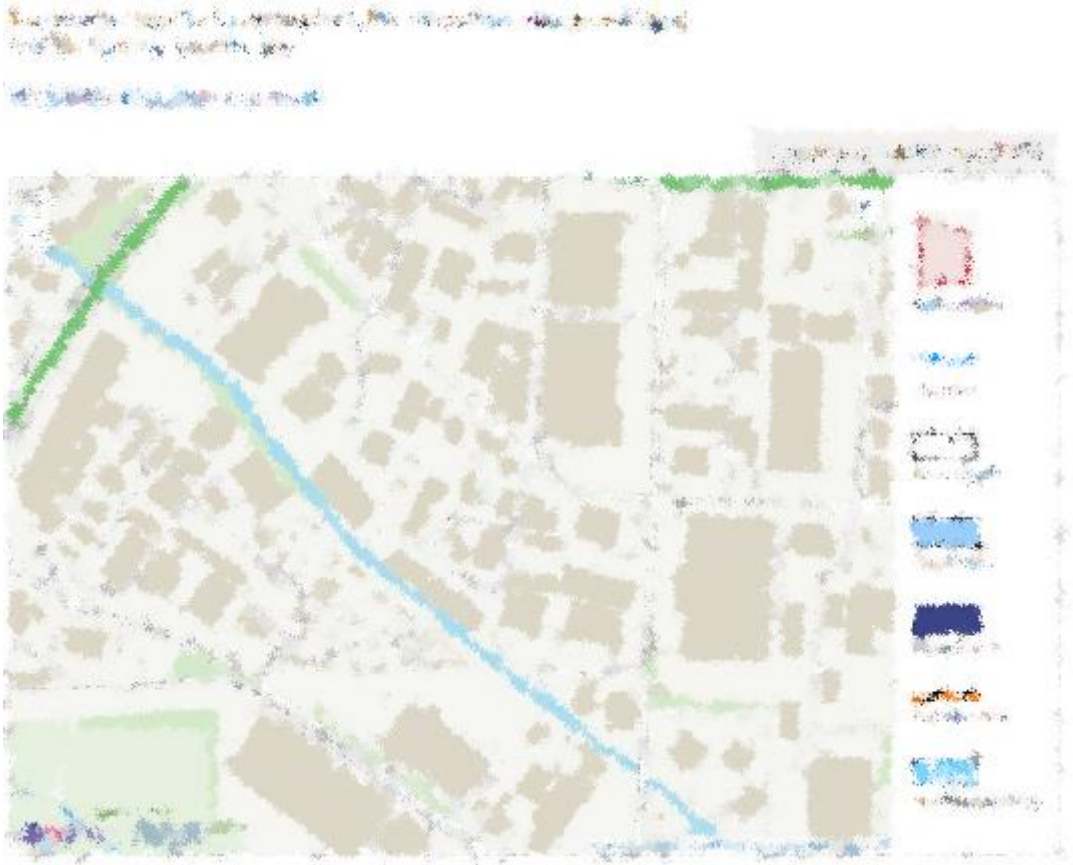
6 Environmental Hazards

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 not at risk from flooding.



Based upon visual inspection and information obtained from relevant web sites, we do not believe that the property is significantly exposed to any of these hazards.

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

The building overall presented in a satisfactory state of repair in condition given the age of nature. We would however recommend the following works below are considered as day one consideration:

During the inspection, the roof visibility was limited for a frost, no visual evidence of disrepair was noted further to the treated cut edge corrosion. However, on undertaking the internal inspection, pooling water could be seen to the warehouse slab. We were advised that Landlord has recently undertaken works and therefore recommend that this is reported back to Landlord rectification/clarification.

External low-level masonry evidence frost damage to all visible elevations. Advise that these works are undertaken as per advised in the full report. We anticipate a cost of £4,000 to appropriately, cut back and replace damaged masonry (cost, includes consideration to low level brickwork, which is in part restricted access via hardstanding).

Drainage to the rear of the right side elevation below ground appeared blocked/damaged. We recommend that the section is cleared back so the interest of investigations can be undertaken appropriate remedial works carried out. We would advise a budget of £2,500.

To the rear, recently cut vegetation can be seen on able to confirm if any invasive plant species are present. We would advise that a specialist undertakes an assessment and further in this the pathway is cleared from the health and safety perspective.

We are not electrical or mechanical engineers and have not inspected or tested the service 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.

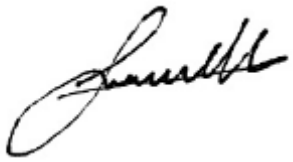
We would highly recommend that a qualified electrician inspects and carries out the repairs to the defects or issues are raised. This should also be followed up with a satisfactory NICEIC Certificate, any works falling within a C1 or C2 are completed.

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

Internally, finishes commiserate with the age and nature of the property. However, it is noted that little to no compartmentation/fire stopping has been incorporated throughout. We recommend that a full fire risk assessment is undertaken, compartmentation separating ground first floor level areas and appropriate separation from the warehouse/neighbouring unit.

We would finally advise that discussions with your legal advisor is sought; as it is our recommendation given the age and disrepair items noted throughout the inspection a schedule of condition is prepared and annexed to the lease to limit repairing liability at least expiry.

END OF REPORT



Jonathan Powell MCIOB BSc (Hons)
For and on behalf of **Allcott Associates LLP**

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.

- 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.

Appendix: photos