

BUILDING SURVEY REPORT

ON

**Victoria Street
Derby
DE**

PREPARED ON BEHALF OF

Prepared by

Nicholas P Navas, MRICS MCIOB

Of

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**6
th April 2015**

REPORT REFERENCE

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1. INTRODUCTION

1.01 *Scope of Instructions*

This building survey report has been prepared in accordance with the Terms and Conditions of Engagement issued to you prior to the inspection. It is pointed out that this is a general building survey report on the property and not a Schedule of Condition, which would list every minor defect. It is a report intended to give a general opinion as to the condition of the property and to enable you to plan for future maintenance.

Most clients find it useful to read the Surveyor's Overall Opinion, Summary of Repairs and Further Investigations in Section 4 of the report first, to gain a 'general overview' of the most significant matters. It is, however, essential that the whole report is read and considered in detail. Prior to a legal commitment to purchase, you should conclude all of the further investigations we have recommended and have these and all the repairs priced so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

This report has been prepared solely for the benefit of the named client. No liability is accepted to any third party.

No formal enquiries have been made of the Statutory Authorities, or investigations made to verify information as to the tenure and existence of any rights of way or easements.

Where work has been carried out to the property in the past, the surveyor cannot warrant that this has been done in accordance with manufacturers' recommendations, British/European Standards and Codes of Practice, Agreement Certificates, and statutory regulations.

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1.02 *Property Address*

Residential and Commercial Premises at :

Derby

1.03 *Client Name and Address*

1.04 ***Date of Survey***

25th and 26th March 2015

1.05 ***Weather***

The weather at the time of inspection was dry, overcast with sunny spells preceded by similar weather over the previous 6 days.

1.06 ***Limits of Inspection***

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case, recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out investigative and exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequential repair costs will be discovered at a later date.

As the weather was dry at the time of inspection it is not possible to state that gutter joints, roof junctions and flashings, etc. are totally watertight.

The property was occupied by the tenants at the time of inspection to various parts of the building and fitted carpets, stored items, fixtures and fittings installed at the time of inspection. Each room has been inspected in detail where easily and readily accessible. Damp meter readings have been taken where possible without moving heavy furniture. Fitted carpets have not been raised other than where reasonably practicable at the edges.

The inspection of the services was limited to those areas which are visible and no comment can be made as to the condition of those which were not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. Additionally, some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. Services have not been tested but where appropriate specific advice has been made as to the advisability of having them inspected by a specialist contractor.

It should be appreciated that parts of the property are 100+ years old. Accordingly, such parts of the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage. The report, which has been prepared having due regard to the age and type of the building, reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation.

It should be appreciated that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by specialist testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. As a consequence there is the potential for higher running costs, compared to newly built properties.

We have not exposed the foundations of the property and without doing so you must accept the risk of unseen defects. However unless noted within this report, we have not noted any above ground problems, which relate to defective foundations or signs thereof.

We have not carried out any geological survey or site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

The shape of the building and site constraints restricted the external inspection of the main elevations – particularly to the rear elevations where this adjoins nearby properties.

The inward facing roof slopes and abutments could not be inspected due to the height limitations of the surveyor's ladder.

Storage areas to occupied properties were packed full of stored materials and in particular to No10 external walls structures hidden by fitted wall linings and fixtures/fittings to walls, ceiling and floor areas.

Within the roof space the inspection of the ceilings, tanks and pipes was restricted by loft insulation and lagging.

Timber decking in the loft restricted inspection of the ceiling structure.

No beams, lintels or other supporting components were exposed to allow examination.

Consequently, we are unable to comment fully upon the condition of these concealed areas and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

1.07 ***Information Relied upon in this Report***

The property surveyed is a mixed use development and parts of the property were found to be vacant and unoccupied with other parts in regular use and operation. The property is assumed to be a freehold tenure with tenants in occupation to the premises at .

We have made enquiries as to any plans and details available as to the 'as built ' nature of the building and none have been made available to us to date.

It is assumed that all mains services are provided to both premises.

2. DESCRIPTION OF THE PROPERTY

2.01 Type and Age

The property is a circa 1900's 4 storey terraced building constructed in traditional construction materials with commercial and residential premises occupying ground ,first and third floor areas to No 10 , and commercial business use to Ground and Second floor to No .

2.02 Accommodation

Cellar: Lower Ground Floor

Ground floor: Gentlemen's Club area with WC and Disabled WC , Bar Area

First floor: 1 bedroomed apartment

12 Victoria Street

Ground Floor: Entrance Hall/Kiosk Area with stairs leading to :

Second floor: Cresta Gem Jewellers – Occupying second floor areas with shop area and office/workshop facilities.

Third Floor: 3 Bedroomed Apartment (Vacant)

2.03 Tenure and Occupation

Both commercial premises occupying) are currently tenanted and it is assumed they occupy the property on a long leasehold basis.

The tenure of the property is unknown but assumed to be either freehold or a long leasehold interest with in excess of 100 years unexpired term remaining. Legal enquiries are recommended to confirm this matter. If a leasehold interest is less than the assumed term above, this should be referred back to the surveyor for consideration.

2.04 Orientation and Exposure

The front of the property faces approximately a North Facing Elevation. All directions and room locations in this report are given assuming that the reader is facing the front of the property from Victoria Street.

3. LOCATION

3.01 Location

The property is located within the City Centre of Derby close to local shops and amenities including Bus Routes, Shopping Centres and Historic Buildings.

3.02 ***The Site and Surrounding Area***

The site is generally level to the front and side elevations with changes in levels to the rear and adjacent side elevations. The front of the property faces a busy main street and is likely to be noisy during peak traffic times and occupies a busy city centre location.

4. SURVEYOR'S OVERALL ASSESSMENT

4.01 *Surveyors Overall Opinion*

It is important that the report is considered in its entirety before proceeding with the purchase. If there are any points which require clarification or on which you require further advice, please do not hesitate to contact the writer. While we do not attempt here to reiterate all of the points contained in the main body of the report, the following synopsis of the more significant matters may be of some assistance:

The property is considered to be a reasonable purchase at the agreed price provided that you are prepared to accept the cost and inconvenience of dealing with the various further repair works reported. These deficiencies are quite common in properties of this age and type and as long as the necessary works are carried out to a satisfactory standard and the property is kept in good repair, we cannot see any reason why there should be any special difficulties on resale in normal market conditions.

The overall condition of the property internally and externally whilst sound generally is in need of general overhaul and updating to bring the property into a good state of repair.

The property was constructed some 90+ years ago and will not comply with current regulations in some respects. This does not, however, mean the property is not fit for habitable purposes.

The repairs referred to within the body of the report are those which are typically found in properties of this age and design. This does not mean that they can be ignored, since more serious problems could otherwise develop.

The legal enquiries in the 'Matters for Legal Adviser's Attention' section later in the report should be noted in full and all enquiries should be completed prior to a legal commitment to purchase.

4.02 *Summary of Repairs*

It is recommended that quotations for all repairs contained within this report are obtained prior to a legal commitment to purchase.

Ground Floor and Basement Accommodation Electric, Fire Alarm, Emergency Lighting and

Heating Installations – a number of alterations have been carried out over the years and I could not see any evidence when installations were last tested and inspected.

No 10 Lower Ground Floor cellar

Indications of dampness to external walls to perimeter areas below ground level.

Exposed steelwork and structural alterations evident require fire protection works and enquiries should be made as to whether building regulation approvals are in place for this work (Area above store within cellar)

Signs of structural distress to the external walls to adjacent to the delivery hatch.

Stairs from ground floor to cellar steep and hazardous in use.

Fire doors within cellar – closer detached and door does not have any fire/smoke seals installed

Light fittings in service room area – missing/damaged.

No 10 Stairs and Corridor leading to Rear First Floor Flat

Significant staining to walls and linings at high level due to ongoing water leaks from soil and vent pipes to rear of building serving 12 Victoria Street (Appears to have been rectified)

No Stairs and corridor leading to 3rd Floor Flat

Stairs – timber handrail stairs and balustrading including landings require overhaul /repair

Wall linings (Plaster) becoming detached and flank wall to stairs between stairs and adjacent units significant surface cracking between 2nd and 3rd Floor levels.

Windows to staircase areas require overhaul /replacement

N 3rd Floor Flat

Main Entrance door – replace with suitably rated fire door with closer, seals and appropriate furniture.

Lobby /Hallway areas – floorboards uneven, loose and damaged.

Electrical installation requires completion and updating including re wire and new consumer unit as appropriate.

Waste and Plumbing Installations require adding to new kitchen and bathroom location (including removal of lead pipework in property)

Some windows have been replaced/overhauled and do not open /operate correctly.

Internal doors to rooms missing and replaced with fire rated doors with closers , fire and smoke seals.

Fire Alarm system requires completing and commissioning.

Significant structural cracks to main separating wall between internal room and main staircase.

Plaster needs to be fully removed to undertake further investigations and suggest cracked brickwork to be cut out and re stitched. Advice from structural engineer required.

Fireplaces to main rooms require removal /reinstatement including testing or blocking off flues as appropriate.

Central heating system required to whole apartment.

Joinery to walls require completion.

Plastered wall surfaces missing to main living room – exposed brickwork

No Roofspace 3rd Floor generally

Felt underlay installed to main roof

Insulation to roof spaces require updating to current building standards.

Party walls between accommodations requires updating to meet building regulation requirements.

Rear No - Flat Roofs to Rear by fire escapes.

Although these coverings appear satisfactory – the built up felt coverings require further inspection as the surfaces may be reaching the end of their useful life and may require replacement.

No Main Building walls – Front

Consists of facing brickwork with featured painted stone banding and corbelled stone work and featured stone moldings over the windows.

Brickwork is showing signs of localised wear and tear that includes spalled brickwork, cracked bricks and areas of localized repointing in localized areas.

Timber single glazed windows are decayed and opening sashes difficult to open and needs to be openable to provide a secondary means of escape in event of a fire.

The costs of carrying out such works will be high due to the need for access equipment to work safely at height and it is suggested a scheme of works is put together to gain economies of scale in costs.

No 10 Flank Wall

Consists of mainly facing brickwork with localized areas of brickwork requiring repointing and localized repairs – particularly at low level and midway levels.

Rear

Facing brickwork localized areas of brick repointing and spalled brick surfaces requiring attention. Some localized vertical cracking due to poor repairs carried out in the past.

Water stains and vegetation growth to wall surfaces following ongoing leak from Soil and Vent Pipe.

Pitched roof to rear extension over Baby Platinum – enquiries should be made as to planning and building regulation approvals.

Spiral Fire Escape stairs – loose and rusty with a number of non slip surfaces missing – requires replacement or overhaul.

Cresta Gems –

Rear Shop Areas – inspection of walls limited by extent of furniture and fitted installations and generally wall and ceiling surfaces in generally satisfactory condition- but allowance should be made to replace wall/ceiling linings during course of redecoration.

Main Shop Areas – wall surfaces appear satisfactory – inspection limited by furniture, fixtures and fittings and as above allowance should be made to replace wall and ceiling finishes during course of redecoration.

No 12 Main Front Elevation

Windows rotten and decayed with a number unable to open and of dated design – single glazed.

Localized stone and brickwork repairs, repointing and cleaning of bricks surfaces required to elevations generally.

Painted stone banding damaged in places – requiring localised repairs.

Gutters appear satisfactory – although not raining at time of inspection.

No 12 2nd Floor Accommodation – Rear Shop Areas

Electrical, Fire Alarm/Detection, Heating and Machinery Installations – no evidence of periodic test and inspection records. Electrical Installations dated.

Fire Exit Doors – fittings dated and require overhaul /replacement – especially door from rear of shop out into 2nd floor landing.

WC – Appliances and Fittings dated including removal of galvanised water tanks.

Lead pipework present – should be removed as part of associated upgrade replacement works.

External walls to WC require extensive repairs and replacement at floor level as a result of water saturation due to leak from soil and vent pipes externally.

Chemical Tank Room – next to WC

Structural crack to wall facing workshop area – this appears to be settlement associated with normal movement of the building.

Metal Workshop – next to chemical tank room

Structural cracks to plastered wall surfaces – appears historical – advise should be sought from a structural engineer to investigate further

4.03 **Further Investigations**

The further investigations recommended below should be included and quotations for repairs obtained prior to a legal commitment to purchase in order that all potential liabilities may be known, since they may reveal the need for substantial expenditure providing you with the opportunity to perhaps renegotiate the agreed sale price.

1. Dampness was recorded in the cellar areas to property at No 10 Victoria Street which is likely to need remedial work should the cellar use be changed in use from storage to habitable use. This should be referred to a reputable damp-proofing contractor who is a member of the Property Care Association (PCA). Advice and quotations should be obtained for any necessary remedial treatment and associated works such as replastering.
2. Concern was recorded to electrical installations generally – particularly to No where installations and fittings were to be of dated design and to occupied and vacant apartments. A test of the electrical installation by an NICEIC electrician should be obtained.
3. Because I was not able to see any evidence if test and inspection records to both premises including the occupied apartment, a test of the installation by a suitably qualified heating engineer/gas safe registered contractor should be undertaken.
4. You should ask your legal advisor to make enquiries as to building regulation and planning regulation approvals relating to the signal storey extension added to the rear of No 10 Victoria Street.
5. As the development is in use by the public building managers and owners should have relevant fire risk assessments, fire safety certificates and evacuation plans in place and up to date. You should ask your legal advisors to make enquiries on this matter and seek advice on the implications.
6. The property is of an age and condition where Asbestos contained materials may be present within the building fabric and all building owners and managers are to maintain an Asbestos Register of the premises. This is to ensure that building users and those carrying out maintenance operations are notified where there may be a risk present. You should ask your legal advisor to make enquiries on this matter and seek advise on the implications.
7. The premises located to operate as licenced premises and you should ask your legal advisor to make enquiries to ensure that all relevant permits and licences have been obtained from relevant authorities and that these are current and up to date.

Premises at

You are also made aware in the report of certain risk areas relevant to the property, which have not been fully investigated at this stage. You proceed to purchase in full knowledge of these risks and are made aware that in circumstances where essential repairs or works by specialists are not carried out further deterioration and damage may occur with subsequent increased risk and costs.

5. CONSTRUCTION AND CONDITION

EXTERNAL

5.01 *Main Roofs*

The main roof is a pitched roof constructed in timber rafters with slate tiled coverings and felt underlay installed to the underside of the roof slopes. The overall condition of the roof covering is visibly satisfactory with some localised areas of wear and tear.

The pitched roof to the rear elevation serving No 10 has localised areas of damaged tiles and these require replacing to prevent water entry into the roof structure., in particular to the bottom of the roof slopes where this meets flat roof sections.

Some unevenness can be seen in the roof slopes to the front and rear slopes but this is within normal tolerances for a building of this age and is not sufficient to indicate any significant weakness.

It is now standard practice to insulate lofts in order to conserve energy and reduce heating costs. With the increase in insulation it has become necessary to reduce the risks of condensation problems by ventilating roof spaces.

Ventilation to the roof space area to the main roof is provided by way of in line tile vents to the front and rear roof slopes.

The lower level pitched roofs and roof to the rear of the property would benefit from additional inline ventilation to the roof slopes.

Improved eaves ventilation can be achieved in a variety of ways, improving the provision of ventilation grilles and air bricks in gable walls, as well as roof ventilators in the roof slopes. A reputable roofing contractor will be able to undertake this work and it is recommended that quotations be obtained prior to a legal commitment to purchase.

It is possible that the slates contain asbestos. You should obtain a report from an approved asbestos contractor to confirm if asbestos bearing materials are present and any recommendations implemented.

Although the main roof coverings is visibly satisfactory you should allow for ongoing repairs to ridge and hipped tiles and this will be progressive due to wear and tear. The costs for carrying out this work can be high due to the need for specialist and safe means of access equipment.

The ridge tiles appear to be firmly fixed in place but it is not uncommon for them to become dislodged by high winds, and occasional refixing of these must be anticipated.

There is no evidence of cracking or loosening of the mortar to localised roof edges but this should be checked periodically and repointed as necessary.

Mortar to the roof edge is cracked and whilst no remedial attention is required at present, the situation should be checked occasionally and the repairs addressed when necessary.

Flat Roofs Rear No

Whilst no evident problems were recorded to the felt roof to the rear of No at first floor levels, such roofs have a limited durability and can require repairs at any time. When the flat roof is next refurbished, it should be ensured that insulation and ventilation to the roof structure is checked and upgraded as required.

5.02 **Roof Spaces**

The roof structure consists of timber rafters and purlins. No cutting out of these timbers should be contemplated without first seeking advice from a Chartered Structural Engineer or a Chartered Building Surveyor.

No comment can be made on concealed roof timbers such as the bottom ends of rafters, wall plates and purlin ends. It is possible that these may have suffered deterioration.

In places, electrical wiring is present beneath the loft insulation. This can cause overheating and in extreme cases lead to fires. All covered cables must be re-positioned on top of the insulation.

The roof space did contain items of storage, limiting the full extent of our inspection. Should you wish to use this area for storage it should be ensured that boarding is securely fixed and storage limited in order to reduce possible over-loading of the roof and ceiling structure.

The underside of the roof is lined with felt underlay. This material provides a secondary defence against water penetration. The underfelt is in satisfactory condition, where visible.

Roof spaces to lower secondary roofs to the rear elevation were not inspected as access was not possible.

Ventilation within the roof space area was noted be limited, particularly to the lower level roofs. Unventilated or poorly ventilated roof spaces can suffer from condensation leading to dampness and timber decay, particularly following upgrading of any thermal insulation whereby the ambient air temperature is reduced.

The mortar joints in the chimney breasts are deteriorating, which may allow the escape of smoke and flue gases into the roof space. It is recommended that the chimney breast be repointed. Where required the perished areas of brickwork should also be cut out and replaced with sound bricks to maintain stability.

5.03 **Chimneys/Chimney Breasts**

To the left of the main building there is a double width chimney stack that has been sealed off and appears not to be in use. To the right of the property there is a double chimney stack with chimney pots installed and it is assumed that this serves the open fireplaces to the vacant property at third floor level. The fireplaces serving this chimney stack area in a poor state of repair and appear not to have been in use for some time.

Chimney pots have been removed and the flues appear to have been capped to protect against rain penetration. The redundant flues should be ventilated, either with air bricks or special chimney pots which allow ventilation and at the same time prevent rain penetration.

The flashings around the chimney stack consist of lead flashings and these appear to be in visibly satisfactory condition.

The soakers [under flashings] that provide water-tightness between the chimney stack edge and the roof are concealed and could not be viewed. However, there is no evidence of internal leakage at these positions to suggest that there has been any internal water ingress.

1st and 3rd Floor Fireplaces

The fireplaces and chimney breasts appear sound. However, within the limits of this report it was not possible to inspect the flues or flue liners in detail to assess their internal condition so we can give no assurances as to the practicalities of using the fireplaces. It is recommended that all flues be checked prior to use and a competent chimney sweep will be able to sweep out the flues and carry out a smoke test, to ensure that they are functioning satisfactorily].

Redundant chimney flues should be ventilated in order to prevent condensation occurring within the dis-used flues. This can be achieved by the removal of single bricks at high and low level on the face of the chimney breast. The resultant holes should be covered with plastic grilles.

3rd Floor Apartment- Gas Appliances

A gas fire had been installed to both fireplace to the 3rd Floor rooms albeit in a state of dis repair.

A Gas Safe registered engineer should be employed to check the flues are clean and function satisfactorily before use. Because of the provision of the gas appliance it was not possible to inspect the flues.

Old chimney flues are prone to gradual deterioration and it is possible for smoke and fumes to escape through gaps in the mortar at floor level or in roof spaces where the surfaces are unplastered. It has been known for smoke to permeate between adjoining buildings. No tests have been made but if this problem occurs, it will need to be rectified. There are modern specialist techniques for restoring old flues by lining with metal linings and insitu repair systems , which can be done without disturbing the structure. Such work, however, is expensive.

5.04 **Rainwater Fittings**

Inadequate disposal of rainwater can cause serious problems in a building including dampness, timber decay and structural movement. It is therefore essential that all gutters, pipes and the drains to which they connect are kept clear and free of blockages at all times, Periodic inspection and adequate maintenance are necessary to minimise against the potential for rainwater fittings becoming defective.

The rainwater goods installed to the property comprise heritage Upvc gutters to the front elevation with Upvc downpipes to the rear and side elevation. The condition of the rainwater fittings appear visibly satisfactory at the time of my inspection.

As it was not raining at the time of inspection the water-tightness of the joints of the rainwater goods could not be checked. The gutters and down-pipes should be observed during rain and any leaking joints re-sealed or replaced as necessary.

Plastic gutters are relatively maintenance free but do require regular cleaning out and periodic re-sealing of their joints. Down-pipes need to be checked regularly to ensure that the joints have not come apart.

5.05 ***External Walls (Main Elevations to front , right hand flank and rear elevations)***

An inspection of the external surfaces of the main walls was made from ground level, with the aid of binoculars, a spirit level and a standard Surveyor's ladder. The inspection was also facilitated from readily accessible windows where it was safe accessible to do so.

The main external walls are constructed in solid masonry with painted stone banding at each floor level to the front elevations, with painted stone corbelled brickwork at eaves level and stone headers above each window.

The rear elevation is constructed in solid masonry with painted stone cills and painted stone lintels above window and door openings.

Facing brickwork surfaces are generally in good overall condition with no significant areas of repointing required other than localised areas to the front elevation due to weathering and soot from the environment.

There are some areas of localised cracking to brick surfaces to a number of localised areas and is associated with normal shrinkage and movement of the building along with some areas where poor brickwork repairs have been carried out.

All elevations to the front, side a rear would benefit from a scheme of localised brickwork repairs and repointing to joints and to include cleaning and redecoration to painted surfaces.

The foundations have not been exposed and whilst there is a risk of unseen defects, there are no above ground signs of any problems.

The external walls to all main elevations are of solid construction. These are structurally robust but can be prone to problems of rain penetration and condensation, compared with modern cavity walls.

To the rear elevation serving No at high level, efflorescence can be seen on the external wall surfaces, as noted by white staining as a result of past water leaks from soil and vent This is an accumulation of naturally occurring salts in the bricks, which are drawn to the external surfaces when wetted by rain and remain there upon drying out. The efflorescence does not cause any particular damage to the brickwork. Over a period of time these deposits will gradually disappear. If desired, cleaning off can be done by dry brushing, taking care not to scour the surface of the brickwork. There is also evidence of vegetation growth to the brick surfaces where the soil and vent pipe branches meet. This should be removed to prevent further damage to the brick structure.

A number of localised areas of spalled bricks are present to the external elevations. Although these are not detrimental – a scheme of cutting out and replacing bricks should be part of an overall scheme of works.

Spalling occurs when brickwork becomes wet due to rain. If freezing conditions occur before the bricks dry out, the entrapped moisture expands and forces off the hard face of the brick, so exposing the softer inner core. The spalled bricks should be cut out and replaced with new.

There is evidence of past slight cracking to external walls to the front and rear elevations indicated by some localised and isolated areas of vertical cracks to some bricks, particularly between windows, this is due to natural settlement of the structure, and no further structural investigation is considered necessary to this area.

Areas of worn and missing pointing were identified to a number locations particularly to the high level areas to the front and rear elevations where weathering has taken place. Contractors should be instructed to provide quotations for raking out worn and missing mortar and thereafter repointing should be undertaken.

The external mortar and mastic fillings around window and door frames are, in parts, showing signs of deterioration. This can allow water to penetrate, with a risk of dampness and decay to timbers and internal plaster. Raking out and replacement with a flexible mastic is recommended. The mastic should be a type suitable for this specific purpose, and normally should not be applied along the top edge of any frame as this can increase the risk of water retention. If there is any doubt, further contractor's advice would be prudent.

5.06 ***Damp Proof Course (DPC) and Floor Ventilation***

It was not possible to locate the DPC position due to the installation of the shop front linings installed along the front elevation. The DPC is not visible along the flank wall between 8-10 Victoria Street without further intrusive investigations.

It was not possible to check the external walls to No for dampness due to the extent of fixtures, fittings and linings installed to the external perimeter walls which were not easily accessible or removable.

Walls require a DPC to prevent moisture travelling up through the structure, which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers.

Sub-floor ventilation is necessary to properties with suspended timber floors at ground level to ensure that there is an adequate flow of air beneath the timbers, which is important to reduce the risk of rot particularly to the cellar areas.

There appear to be sufficient air bricks in the external walls and openings to the side and rear elevations to ventilate the sub floor cellar space underneath the timber ground floor.

5.07 **External Joinery and Decoration**

Fire escape

The design of some windows does not allow people to escape from a fire and this is a safety hazard in particular to both the residential and commercial premises at second floor level this has to be considered when updating or replacing window installations.

The external joinery consists of painted stone banding to the front elevation, painted stone cills and lintels to windows, painted shop fronts, timber sash windows and doors to ground and first floor levels.

General decoration to the main building elements (Excluding windows) is in a fair condition with redecoration being typically required within the next 2-3 years.

Surfaces to the external doors are showing signs of wear and tear with plywood laminates coming apart and requiring replacement (Fire Doors to First Floor level to rear elevation).

The decorations to timber windows to front and rear elevations would benefit from redecoration where windows have been replaced and to the front and rear elevations a number of windows are dated and in a poor state of repair with rotten and decayed frames and sliding sash units.

It is recommended that sliding sash windows are replaced as part of a scheme of works and it is important that the sliding sash units have suitable safety devices to allow safe use and operation of the windows, including the facility to clean the windows from inside the property.

You should also check with the local authority that there are no planning, conservation or listed building requirements relating to the installation of replacement windows as there may be specific requirements.

The timber windows to the 3rd floor facing the main street elevation have been replaced, but would benefit from complete overhaul and redecoration to allow safe use and operation of the windows.

The external decorations are showing signs of break-down particularly to the windows to the main elevations. New decoration in reasonable course is recommended, including thorough preparation by removal of all loose and flaking decorative finishes. Filling of all cracks and making good damage prior to priming of bare surfaces and re-application of appropriate decorative coatings should be undertaken initially.

INTERNAL

5.08 **Ceilings**

The ceilings have been inspected from within the rooms and no opening up has been undertaken. The nature of the ceiling materials cannot be ascertained fully without damage being caused.

Premises at 10 Victoria Street

The ceilings to majority of ground and first floor areas to this part of the property are suspended ceilings with a variety of linings and finishes installed to form the club environment. It was not possible to inspect the ceiling voids due to height and access limitations.

Ceilings to 1st Floor Flat

These comprise papered, plastered lath and plaster ceiling linings with variety of coatings applied. Surfaces appear generally sound but allowance should be made to replace ceilings during course of normal redecoration.

Ceilings –Fire Escape Corridor (First Floor from club area towards rear elevation)

Extensive water damage to ceilings in corridor area due to past water leak from No due to leaking external soil and vent pipework which appears to have been repaired. The ceiling linings will require localised removal and replacement.

Ceilings – Third Floor Apartment

A number of ceilings to this part of the property have been replaced and the existing ceiling linings are constructed in lath and plaster with surface cracks indicated due to wear and tear and recommend ceiling linings be replaced as part of improvement works to this part of the property.

Ceilings – No 2nd Floor accommodation

These are generally in original condition constructed in lath and plaster with papered linings installed. The ceiling surfaces were found to be uneven and showing signs of wear and tear to shop and office/workshop areas. This normal and typical to properties of this age and condition.

However, you should allow to replace ceiling linings during the course of normal redecoration.

A textured coating has been applied to some of the ceilings within the property particularly behind false ceilings and to some office areas on the second floor. This material may contain small quantities of asbestos fibre. The general use of asbestos ceased in the mid-1980's and it is possible that the age of this textured coating pre-dates this. On the basis of the likely age of the textured finish it is therefore recommended that it is not worked or sanded in any way that could release fibres. Further advice from an asbestos contractor, to confirm whether the material contains asbestos fibres is advised.

Polystyrene tiles have been provided to ceilings particularly to the workshop areas on the second floor. These tiles appear relatively old and by current standards can constitute a fire risk. They can also conceal defective ceilings and plaster. It is possible that upon their removal there will be a need for replastering attention, or possible complete replacement of the ceiling linings.

Some of the ceilings appear to be of traditional lath and plaster construction. Lath and plaster ceilings are vulnerable to cracking and loosening as they age. Due to the relatively fragile nature of this type of ceiling, failings can occur. The risk of unevenness and failure of the ceilings will increase with time and you must anticipate the need for future repair and replacement work.

A number of the ceilings have been replaced already and it is possible that further replacement of the original ceilings will be needed as time goes on.

Some general unevenness and cracking was recorded, indicating that these ceilings would benefit from being replaced. The work is likely to be disruptive and costly. Appropriate contractors' quotations should be obtained.

Ceilings are provided with decorative finishes, although from the roof space inspection it was evident that lath and plaster ceilings are provided at third floor level. It is assumed that these ceilings are provided throughout the property, unless otherwise stated. These types of ceilings can deteriorate over time with plaster detaching from laths. Some undulations were noted to the ceilings, to the extent that we would recommend allowances be set aside for carrying out at least patch ceiling repairs prior to redecoration.

There are some localised ceiling areas that appear to be of plasterboard construction. Cracks along the lines of plasterboard joints are not unusual or structurally significant and can be filled prior to redecoration.

5.09 ***Internal Walls and Partitions***

The main internal walls separating the main areas of accommodation are constructed in solid masonry with localised intermediate walls within each parts of the accommodation. The walls forming compartments between rooms are constructed in timber frame with mixture of plasterboard/ or timber lathing's and plaster coatings applied. The overall condition of walls internally to the main parts of the properties were found to be in a condition commensurate with the assumed age and condition of the property.

There were some walls to parts of the property that require further investigation structurally and this is to the main spine wall separating the main stairs leading to the 3rd floor Apartment and the office accommodation to No on the second floor with localised structural cracking noted to the 3rd and second floor accommodation. It is recommended that the wall linings are removed and masonry inspected for structural integrity and associated brickwork repairs carried out.

3rd Floor Apartment –No

Wall linings throughout this property have been disturbed as part of a scheme of refurbishment and it is recommended that all existing wall linings are removed and replaced as the existings surfaces are showing signs of wear and tear.

2nd Floor Office /Workshop Areas

A number of partitions and party walls within the workshop and toilet areas are showing signs of structural cracking to both the partitions and solid party walls. The movement noted to these walls appear to be historic indicated by the condition of the cracks and no recent movement noted.

Walls to 1st Floor –Fire Escape Corridor from No 10

Extensive water damage has occurred to the drylined plasterboard walls showing signs of extensive staining and defective wall surfaces– this is due to a ongoing water leak from the external soil and vent pipes serving the 2nd and Third Floor accommodation located to the rear of the building at high level to No 12 Victoria Street. It appears the repair has now been completed.

External walls – 2nd Floor WC

To the external wall in this area there is extensive water damage around the waste and soil pipe penetrations with plaster surfaces extensively damaged and walls requiring cutting out and making good including plastered surfaces. This damage is associated with the leaks that had occurred to the soil and waste pipework externally which has since been rectified.

Within parts of the second floor and third floor accommodation areas of hollow sounding plaster was recorded. In practical terms this can [but does not necessarily] mean that plaster will fall away when stripping off old decorations. It must be accepted that the plaster is becoming fragile and patch repairs, or more substantial renewal of plaster will be found to be necessary in future.

Some internal walls have been lined with plasterboard. This is often referred to as “dry lining” and is a popular method of finishing off the internal surfaces of walls as it saves on costs and reduces the drying out period when construction took place. Dry lining is where plasterboard sheets are fixed to either timber battens or dabs of plaster and then decorated over. This means that there is a gap between the plasterboard and the walls. Because of the gap, it is difficult to screw directly into the walls, although a range of proprietary fixing products can be found in DIY stores. Dry lining can sometimes hide dampness. It is not possible to ascertain the condition of wall surfaces behind dry lining. If the supporting timbers are not adequately protected and the intervening space ventilated, these can create the circumstances for decay to develop.

Cracking was noted in the wall surfaces. These minor cracks, which are typically found in properties of this age and are not of structural significance, can be filled when decorating.

Distortion can be seen in the shape of some internal door frames particularly to the second floor accommodation, caused by internal settlement and shrinkage of floor timbers. We found no evidence of progressive movement to warrant further investigation. There is the potential to re-set distorted door frames acceptably square, as part of on-going maintenance.

5.10 **Floors**

The lower ground floor construction is of solid construction with intermediate floors to the first, second and third floors constructed in suspended timber.

The timber floors to the 3rd floor apartment are in need of extensive overhaul and replacement particularly to the floorboards with surfaces that are uneven, loose and in poor condition.

10 Victoria Street- Cellar Areas

During our inspection of the cellar area in particular above one of the storage areas – sections of the ceiling had been exposed indicating the installation of structural steelwork on new padstones with associated timber joist connections.

Enquiries should be made as to whether this work has received building regulation approval and as this cellar area is used as means of storage and the risk of fire is present – the steelwork should be encased behind fire rated linings to a suitable standard to maintain a suitable level of fire protection. This should be addressed as part of fire risk assessment review of the property.

Due to the age and condition of the property it is recommended that the timber joists at third floor level area are opened up and timber checked by a timber specialist for any infestation and undertake timber treatments as appropriate.

Fitted coverings and furniture inevitably restricted the detail of inspection. Comments are therefore based on selected areas where the edges of floor coverings could be turned back, with the vendor’s

permission, to give an indication of the method of construction used and its condition. The risk must be accepted that concealed defects may exist beneath the floor coverings.

The floors generally were found to be in a reasonably firm and level condition.

Due to the age and condition of the building it is noted that the floor to the 3rd Floor Apartment and those above the 1st floor Apartment have not been constructed to meet acoustic and fire compartmentation requirements as noted within the building regulations. Consideration should be given to upgrading these floor structures to meet the requirements of the building regulations should the current use be maintained.

Some unevenness was noted to the floor surfaces but this is within reasonable tolerances and does not appear to be of structural significance.

5.11 ***Internal Joinery***

Internal joinery to the properties comprise timber panelled doors, door frames, skirting's and architraves, timber balustrading and handrails to internal staircases serving 2nd and 3rd floor accommodation.

Fire exit doors to first and second floor accommodation require general overhaul and updating to maintain adequate security and safe means of escape in the event of a fire.

Fire compartmentation doors to the cellar areas within the lower ground floor areas had door closers fitted, but these had been removed and door propped open. These doors must be kept in the closed position to provide fire safety compartmentation in the event of a fire.

The joinery was carefully inspected where readily accessible.

The staircase is fully carpeted, preventing a detailed examination but it appears serviceable and there is a satisfactory handrail.

The gaps to the banister rails are wider than the required maximum of 100mm. Additional spindles or rails should be installed to protect against the potential falling of small children or animals particularly to the stairs serving the 2nd and 3rd floor accommodation located to the rear of

5.12 ***Internal Decorations***

Internal decoration to occupied properties at No 10 and No 12 Victoria Street is in a condition commensurate with the current use and assumed age of the property, in particular to parts of the property that are used by visiting customers.

It is likely, however, that surfaces will be found to be marked and faded when existing furniture, pictures, etc. are removed. It has been assumed that a programme of internal re-decoration will be carried out following occupation.

5.13 **Basements and Cellars**

There is a cellar which is located on the lower ground floor to and this is accessed via a single flight of steep steps and provides access to service areas that includes the pump rooms, storage areas, air handling units and electric and gas service installations.

The main external walls of the cellar are constructed in solid masonry with localised signs of damp and moisture ingress to the external walls below ground.

There is signs of some structural cracks to the external walls to the cellar areas – particularly to the storage areas adjacent to the delivery hatch. Inspection of these cracks was limited due to extent of stored items within the cellar areas and paint coverings require removal to facilitate further investigations.

General damp conditions exist within the cellar walls. Consequently the space only has limited use for storage. Old cellar areas were very rarely protected against damp ingress from the adjoining ground and this situation will persist unless a proper waterproofing system is installed.

There are uninsulated pipes within the cellar. These should be lagged as a frost precaution measure and also as to assist in conserving energy by reducing heat loss.

Ventilation to the cellar area is considered to be inadequate. This requires improvement, to assist in reducing against the potential for timber deterioration and to assist in allowing movement of moist air to circulate freely..

5.14 **Dampness and Timber Defects**

Tests were conducted with an electronic moisture meter at appropriate positions throughout the properties (except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access to take readings).

The moisture meter test provided no significant high readings, indicating that the assumed damp proof course is currently operating effectively. From the limitations of our inspection, it is recommended that clarification be sought if any damp-proof coursing guarantees exist.

Solid external walls can be prone to rain penetration. Leaking gutters and rain can cause the rainwater to soak through masonry.

Persistent water penetration can cause damage to plaster and decorations, as well as creating the right conditions for timber decay. The risk can be minimised by maintaining gutters and downpipes in good condition.

The inner face of external walls was checked at random intervals with a moisture meter. No readings were taken to indicate a penetrating dampness problem. The external face of walls, rainwater fittings and especially edges around windows and doors should be maintained to a satisfactory condition in order to reduce the amount of rain penetration within the wall area.

There is evidence of some condensation within the property, in the form of black spot mildew particularly to the bathroom areas within the first floor apartment above Street .

Improvements are needed to the ventilation arrangements, to assist in minimising condensation. This could be achieved by mechanical extract ventilation, particularly to those areas where excessive humidity is likely to be created, such as bathrooms and kitchens, or for bedrooms. Passive ventilation fitted to window frames can also help to disperse humidity, although additional measures may prove to be necessary. Adequate heating and ventilation will assist in keeping condensation to a minimum.

There is no evidence of timber decay to the accessible timbers. All reasonable care in the inspection has been taken but hidden decay may be present in parts of the structure that were inaccessible.

It should be noted that a number of timbers are built into external walls and therefore, it is essential to maintain the walls in as dry a condition as possible. If the walls are allowed to become damp, then this could transfer to the timbers, which can cause rot damage. The condition of such unexposed timbers cannot be established without opening up the structure, which is beyond the scope of this survey and therefore the risk of such defects must be accepted.

There is no evidence of wood-boring beetle infestation to the accessible timbers and whilst all reasonable care has been taken hidden infestation may be present in parts of the structure which are inaccessible.

6. SERVICES

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as a helpful comment and suggestions. They are not a full and complete assessment of any problems that may exist.

6.01 *Electrics*

No

The electrical intakes are located within the ground floor cellar area within a locked room supported by consumer boards located within the cellar and operational areas of the club.

The 1st floor flat has its own consumer unit located to the rear of No .

3rd Floor Apartment

This property is vacant and consumer unit is located within the main entrance hallway. This property has been stripped and electrical installations are noted to be incomplete and unsafe.

No 12

Main electrical switchboard is located on the ground floor entrance opposite the kiosk and this is assumed to operate the electrical installations to the shop and workshop areas located on the second floor.

Consumer units are located within the 2nd floor accommodation within the false ceiling areas and also to the workshop areas providing further means of isolation and control.

Electrical installations appear visibly serviceable but benefit from updating to current standards.

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current. Indeed, the Institute of Electrical Engineers (IEE) recommend that installations should be tested on a change of ownership and/or every 10 years.

There is no indication as to the date of the last electrical testing.

Because of the areas of concern, as detailed above, together with no indication of electrical testing having been undertaken we recommend that you commission an electrical inspection prior to a legal commitment to purchase, with all recommendations to be implemented. Such a test should be carried out by an NICEIC registered contractor.

6.02 *Gas*

A gas meter is located within the lower ground floor cellar to No .

For precautionary purposes it is recommended that the gas installation be inspected by a Gas Safe registered engineer. All recommendations for improvement, to ensure compliance with current Gas Regulation standards should be implemented.

6.03 **Water Supply and Plumbing**

Water supply pipework serving No^d floor level is provided via pipework and associated plumbing installations that are likely to contain lead pipework.

There is no visible water supply pipework installed to the 3rd floor apartment and new plumbing and waste pipework will need to be installed to suit the new locations of bathroom and kitchen locations.

Properties with a mains water supply require both internal and external stop taps for a proper control of the incoming water supply. It is important to know their position so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be periodically checked to ensure that they open and close properly.

The external stop tap could not be found and you should ask the water supplier to tell you where it is located so that you can turn off the water in an emergency.

The incoming mains water supply pipe is likely to be in lead, a material which is hazardous to health. It is possible that the supply to the property is common to this and neighbouring properties and therefore subject to demand related fluctuations in pressure. It would be prudent for contractors to confirm the extent of any lead piping to the interior of the property and that the existing main be stripped out and a new individual main installed in blue polyethylene. You should however be aware that you may be responsible for the cost of all replacement pipes from the external stop tap up to that inside the property.

Within the second floor accommodation there are a number of galvanised water tanks installed and these appear to be redundant and not in use.

No

Disabled WC and washbasin with grab rails installed to ground floor accommodation

Separate public WC with urinals, Washbasins , Cubicles installed

No 12 – 2nd Floor

Single WC and separate washbasin installed with stainless sink to kitchenette area. Installations dated and showing signs of wear and tear offering scope for replacement and overhaul.

The sanitary fittings appear serviceable but were not exhaustively tested.

No – First Floor Apartment

Panelled bath with electric shower installed , WC and washbasin to bathroom areas

No 3rd Floor Apartment

No kitchen or bathroom is installed to this property.

With respect to showers generally, they should be regularly cleaned including the shower heads to prevent the harbouring of bacteria.

It is equally important to ensure that the seals to the sanitary appliances, in particular baths and showers are maintained in good condition to avoid water penetration to the floors beneath. As a precautionary measure it would be advisable to open up panels to check the condition of floors beneath the fittings.

6.04 **Space Heating and Hot Water**

Domestic hot water is provided from:-

From the combination boiler (Worcester CDI) located in the kitchen area to first floor apartment to rear No .

The combination boiler is located within the kitchen area. This is a modern appliance and appears to be operating satisfactorily at the time of inspection.

For precautionary purposes a heating engineer should examine the hot water and heating boiler and undertake appropriate servicing, with any recommendations to be implemented.

Heating to the property is provided by radiators via distribution pipework to rooms

The radiators and visible pipework appear in satisfactory condition, with no significant corrosion or leakages noted.

We have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. Heating appliances appear adequate, although we recommend that the system be assessed and if found to be inadequate, upgrading may be required.

No 3rd Floor Apartment – There is currently no heating system in this property at present.

No 2nd Floor Accommodation – there does not appear to be a full heating system installed to these premises and heating is provided by electric heaters to various rooms.

6.05 **Drainage**

The property is assumed to be served by mains drainage with the main soil and vent pipe located to the rear of the property and constructed in Upvc.

There is evidence of past leaks to the soil and vent pipe to the rear of the building indicated by heavy water staining to brickwork and vegetation growth. This should be cleaned and vegetation removed and brickwork surfaces made good.

The rainwater may also be directed into the foul drains. This is acceptable if there is a combination foul and storm water drain, as was generally the case before the introduction of modern Building Regulations. If, however, there is a separate surface water drainage system it is not permissible to discharge surface water into the foul drain and vice versa. Your legal advisers should make appropriate enquiries on this matter with the Local Authority.

There are no inspection chambers within the grounds of the property and we cannot therefore comment on the condition of the underground drainage system.

7. OUTBUILDINGS, GROUNDS AND BOUNDARIES

7.01 *Gardens and Grounds*

The property is situated on a relatively level site.

It is recommended that a certified copy of the Deed Plans be obtained and boundaries checked on site, with any discrepancies investigated further, to assist in reducing the possibility of boundary disputes with adjoining owners.

7.02 *Garages*

There is no garage provided to the property.

7.03 *Conservatories*

There is no conservatory to the property.

7.04 *Other Buildings*

There are no substantial outbuildings with the property.

7.05 *Shared Areas*

The property has a shared access between no and the adjacent building at used by the public and building users to No via the side entrance and rear fire escape exists. It is assumed that the footpath areas between properties is managed and maintained by the local authority. You should ask your legal advisor to make enquiries as to rights of access and whether any restrictive covenants exist to this area.

8. ENVIRONMENTAL AND OTHER ISSUES

8.01 *Thermal Insulation and Energy Efficiency*

As part of the marketing process current regulations require the provision of an Energy Performance Certificate (EPC). Legal enquiries are advised to confirm that such a Certificate has been obtained. This document provides the usual information regarding advice on energy efficiency and thermal improvement, which will assist in potentially reducing heating expenditure.

We have not seen sight of the EPC certificate relating to the property.

It was not possible to ascertain the amount of insulation, if any, in the flat roof. It is likely that the insulation is minimal by modern standards, and improvements should be considered next time the roof is re-covered.

The single storey rear extension added to the rear of the main building is of fairly recent construction and is of cavity wall construction. It is assumed that the wall construction has the cavity filled with insulation.

Consideration should be given to providing mechanical extract ventilation to the kitchen and bathroom, and WC areas in order to reduce the possibility of condensation forming. Any system should be humidistat controlled to give automatic operation.

8.02 *Noise and Disturbance*

The proximity of the gentlemen's club at ground floor level to No may result in noise disturbance at times.

The proximity of the street frontage to the property could result in traffic congestion at times.

The property is a converted building that is mixed in use. We were unable to confirm the acoustic insulation of the adjoining property/communal areas. Some noise disturbance may be experienced.

8.03 *Means of Escape/Security*

No fire escape windows are installed to the 1st Floor accommodation at first floor level.

Smoke detectors should be maintained at the landing levels to give the earliest possible warning of fire. Further advice can be obtained from the local fire and rescue service.

The property is provided with a security alarm system. You should request a demonstration of this prior to taking ownership. Further general advice can be obtained from the local Police authority with respect to the security measures.

Nt

This property contains living accommodation on the third storey. The current Building Regulations for dwellings that are three or more require doors between habitable rooms and circulation areas of a self-closing type and together with their frames conform to current fire resistant standards.

We were unable to confirm that all doors comply with this current safety standard and upgrading should be implemented.

8.04 **Other Health and Safety Concerns**

No other health and safety concerns were identified, unless referred to above in the body of the report.

8.05 **Hazardous Materials**

The manufacture of asbestos based building materials has now ceased, although asbestos materials can still be found within existing dwellings. For example, these can include roofing felt, roof sheets, plastic floor tiles, ceiling tiles, fireproof linings, eaves, soffits, gutters, drainpipes, etc. Asbestos waste has also been identified within lofts and floors, sometimes installed by owners as insulation. As commented above asbestos is a hazardous material and removal is expensive. Because of the presence of possible asbestos building materials further contractor's advice should be sought prior to a legal commitment to purchase and all recommendations and quotations obtained.

Prior to any demolition or refurbishment works a Asbestos Survey should be undertaken by specialist Building Surveyors.

No other hazardous materials were identified, unless referred to in the body of the report.

9. **MATTERS FOR LEGAL ADVISERS' ATTENTION**

9.01 **Legal Enquiries**

Your legal adviser should make the appropriate enquiries in respect of ALL of the following matters where relevant.

- Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.
- Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters, down pipes and chimneys should be established.
- The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.
- Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.

- Obtain any certificates or guarantees, accompanying reports and plans for damp-proof course and timber treatment, which may have been carried out in the property.
- Investigate if any fire, public health or other requirements or regulations are satisfied and that up to date certificates are available.
- Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development, which could adversely affect this property.
- Where there are trees in the adjacent gardens, which are growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.
- Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries.
- You should obtain all guarantees relevant to the property, including matters such as replacement glazing, damp-proof course, etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.
- The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your legal adviser should confirm all details.
- Confirmation should be obtained that all mains services are indeed connected.
- Confirmation should be obtained by the provision of service documentation, of when the electric and gas installations were last tested.

It is understood that the property could be a listed building or located within a conservation area. This imposes additional responsibilities in terms of maintenance and alterations either internally or externally. The cost of such works can also be more expensive. Enquiries should be made initially with the Local List Building Consent Officer from the Local Planning Authority in order to seek further guidance if work is proposed. Your legal advisers should provide further advice on such restrictions prior to a legal commitment to purchase.

9.02 ***Guarantees/Warranties***

I am not aware of any works carried out to the property that have been the subject of any guarantees or warranties.

10. VALUATION

We assess the Market Value of the property at the date of inspection to be **£0,000 – £0,000**. This valuation is provided on the assumption that all recommendations for reports and quotations detailed in Section 4 have been investigated fully.

The Reinstatement Value for rebuilding purposes is **£0,000**, as calculated in accordance with the RICS Guidelines.

Signed:	
Name & Qualifications:	Nicholas P Navas MRICS MCIQB
Office Address:	Navas Associates Ltd Unit 1 Rushtons Yard Market Street Ashby De La Zouch LE65 1AL
Telephone Number:	0845 431 0242
Fax Number:	0115 824 0291
Date of Report:	6 th April 2015

Premises at

APPENDIX A
CONSTRUCTION PRINCIPLES

Construction Principles

A pitched roof is usually a simple inclined beam structure, on a timber frame. The structure supports loads imposed on the roof from the weight of the materials and external elements such as wind and snow. These loads are transferred to the support point on the load-bearing walls.

With modern lightweight timber trussed rafters the structural integrity relies on the timbers acting together as a single unit, no individual member should ever be removed.

Walls are typically conventional load-bearing masonry which transfer loads to the foundations. With cavity wall construction most of the load is carried by the internal leaf of the brickwork or blockwork. The external leaf provides stability to the load-bearing inner leaf by increasing its overall thickness and also provides weather-proofing. Solid walls rely on the thickness of the material to prevent weather penetration. The principal is that weather hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient heat and air movement, the water will evaporate away before it penetrates completely through to the wall. If the walls are particularly exposed or inadequately maintained penetrating dampness may occur. Thin walls are more vulnerable to penetrating dampness.

Where there are openings in the walls, either brick arches or beams/lintels transfer the weight from above and around the openings to the support point. The thrust created at the support point is resisted by the weight of the masonry on each side of the opening.

Dependent upon the orientation of the elevations, different parts of the building can be more prone to external factors. For example warm and wet winds typically come from the west and south-west, which are likely to create the potential for weathering and penetrating dampness and rot. North and north-eastern elevations tend to be more cold and relatively dry, although can be more prone to the weathering effect from frost damage or condensation. Moss build-up on roofs, which can wash off into gutters, is also likely to be more pronounced on north and north-eastern elevations. South and south-westerly elevations are generally more exposed to high temperatures during the day and weathering, such as expansion or cracking in masonry, or paint finishes is a possibility.

Premises at

APPENDIX B

STRUCTURAL SURVEYS AND DELETERIOUS MATERIALS

STRUCTURAL SURVEYS AND DELETERIOUS MATERIALS

We have not carried out a site survey nor have we inspected those parts of the property which are covered, unexposed or inaccessible and such parts have been assumed to be in good repair and condition. We cannot express an opinion about or advise upon the condition of uninspected parts and this report should not be taken as making any implied representation or statement about such parts. We have had regard to the general condition of the property as observed in the course of our inspection for valuation purposes (if applicable).

We have not arranged for any investigation to be carried out to determine whether or not high alumina cement, calcium chloride additive or any other potentially deleterious material including asbestos has been used in the construction of the property and we are therefore unable to report that the property is free from risk in this respect. For the purposes of this valuation we have assumed that such investigations would not disclose the presence of any such material in any adverse conditions.

Where we observed the presence of potentially deleterious materials, such as asbestos, we have not made any investigations to establish the condition of these materials and whether any remedial work is necessary. For the purpose of this valuation we have assumed that further investigation would not reveal any adverse circumstances that would require repair, renewal or replacement.

Certain types of composite cladding panels contain combustible insulation which causes concern to some insurance companies. During the course of our inspection for valuation purposes we were not able to determine the insulation within any composite cladding panels and recommend that you obtain assurances that the panels have a suitable fire retardant quality and insurance is available.

No specialist tests have been carried out on any of the services systems and for the purpose of this valuation we have assumed that all are in reasonable working order and in compliance with any relevant statutory or Bye-Law regulations unless otherwise specified in the report, we have assumed all mains services are available to the property, including electricity, gas, water and mains drainage and have assumed the capacity of the services is adequate for future use.

No allowance has been made in our valuation in respect of rights, obligations or liabilities arising under the Defective Premises Act 1972.

SITE CONDITIONS AND CONTAMINATION

We have not carried out soil bearing tests and cannot offer any opinion either as to the suitability of the site for existing or proposed developments nor the condition of or potential liability for any embankment, river, wharf or retaining wall.

We have not carried out any investigations regarding the potential liability of the property to flooding and have assumed the property is located in an area where there is an insignificant risk of flooding.

Other than as recorded in the body of the report, we have neither undertaken, commissioned nor read any environmental audits, site surveys or any other investigations on the property that may draw attention to any contamination or the possibility of any contamination. We have assumed that no hazardous or potentially contaminated substances have been or are being used at the property.

Should it however be established subsequently that contamination exists at the property or on any neighbouring land or that the premises have been or are being put to any contaminative uses, this might reduce the values now reported (if applicable).

We have not commissioned nor read any coal mining or radon gas reports or any other investigations of this nature, and we have assumed no potentially adverse conditions pertain to the property in this regard, which would affect value (if applicable).

Premises at

APPENDIX C

GLOSSARY

GLOSSARY

Brief explanation of some of the technical words and terms that may be found in our report.

Air brick	Perforated brick or grating set into wall to provide ventilation. Most frequently used at the base of walls to ventilate timber ground floors. Insufficient ventilation can result in dry rot to floor timbers.
Barge Board	Wide board fitted below tiles of overhanging verge to gable.
Binder	Horizontal timber placed at right-angles to and above ceiling joists to stiffen ceiling and provide additional support.
Bressummer	Beam supporting walls and floor joists over openings in main walls by bay windows.
Cavity Wall	External wall, comprising inner and outer 'skin', brick or block with space between. Properly constructed it is more resistant to damp penetration than solid wall and improves thermal insulation.
Cesspool	Watertight chamber in which sewage effluent is collected. Has to be emptied at intervals - a service usually provided by Local Authority for which a charge is made.
Collar (in roof)	Timber that ties across between rafters on either side of a roof at some point above the feet of the rafters.
Collar (in drain)	Wider end of pipe into which another pipe fits.
Damp Proof Course (dpc)	Layer of some impervious material incorporated in the structure to prevent passage of dampness through porous materials. Older buildings often constructed without dpc. Chemical injected dpc often recommended as the cheapest method of damp proofing. This method not as effective as physical barrier and depends partly on replastering walls.
Damp Proof Membrane	Similar to dpc but in solid ground floors to prevent damp rising up through floor. Should be connected to dpc in surrounding walls to be fully effective.
Dormer Window	Window set into roof slope.

Dry Rot/Wet Rot	Fungus growth which attacks timber. Conditions conducive to growth of dry rot are damp, coupled with stagnant air, e.g. if sub-floor ventilation is lacking. Wet rot thrives in similar conditions also in external joinery unless maintenance is meticulous. Does not worsen after damp source removed, unlike dry rot which will continue to spread and affect new timber or adjoining areas if not properly treated.
Eaves	Projecting edges of a roof.
Expansion Tank	Small storage tank linked with the central heating system to top up water in that system independent of main cold water storage tank.
Fascia	Vertical board at eaves level to which guttering often attached.
Fillet	Method of weatherproofing joint between roof covering and brickwork, e.g. around the base of chimney. Most frequently in cement but sometimes of tiles set in cement. Less satisfactory than flashing (see below) because of inflexibility and liability to crack.
Flashing	Method of weatherproofing joint between roof covering and brickwork using metal sheeting.
Floors	Suspended timber - a system of joists covered with floorboards or chipboard at first floor level, suspended between walls and resting on them, at ground floor level, most often supported by small 'sleeper' walls on oversite concrete. Cavity beneath floorboarding should be ventilated by air bricks set into external walls to avoid conditions conducive to growth of dry rot. Solid floor usually formed of hardcore, surmounted by 4" to 6" concrete, then a damp proof membrane with final surfacing of cement screed and floor finish.
Foundations	Firm base constructed beneath ground to spread loading from a building on to subsoil. Modern buildings normally have strong concrete foundations. Older buildings often have weaker, shallow foundations, more susceptible to failure and subsidence. Some older buildings are sometimes constructed direct onto compacted soil.
Gable	Triangular part of an exterior wall beneath two roof slopes.
Gutters	Normally formed in cast iron in older properties but in PVC in modern houses. 1) Half round semi-circular section fixed to fascia with brackets. 2) Ogee - a different pattern with vertical rear side screwed direct to fascia -disadvantage is that it restricts decoration of fascia and rear face of gutter; rusting and failure of gutter can result, and in extreme cases, rot in fascia and feet of rafters.
Hanger	Vertical timber fixed between rafters and binder to provide additional support to ceilings.

Hip	External angle formed by roof when end slopes backwards instead of ending in a gable. Usually protected by tiles even on slate roof.
Land Drain	Method of disposal of water beneath ground. Usually comprises a drain laid down with open joints and surrounded by shingle or similar material through which water can disperse into surrounding soil. Drains will become blocked with silt in time.
Lath and Plaster	Traditional way of forming plaster surface on ceilings or timber partitions. Comprising a number of horizontal battens or laths which form a key for the plaster. Now largely obsolete and replaced by plasterboard.
Lean-to Roof	Roof constructed with single pitch leaning from eaves against another external wall.
Lintel	Beam normally of concrete or metal - sometimes timber - spanning opening in a wall to support the wall above.
Purlin	Horizontal timber in roof space which provides intermediate support to rafters.
Rafters	Inclined timber immediately beneath the roof covering to which the tiling battens or boarding for sloping roofs are fixed.
Reveal	Vertical side face of an opening for a window or doorway between the frame and outer face of wall.
Ridge	The horizontal line at the apex of a roof. Usually has tile covering.
Roof Truss	Triangular framework of structural members supporting a roof, carrying horizontal members (purlins) which in turn support common rafters. (See also 'Trussed Rafter').
R.S.J.	Rolled steel joist - steel supporting beam.
Septic Tank	Sewage disposal system normally comprising two or three linked chambers within which self-purifying (bacteria) process takes place, beyond which is an outfall to land drains or a soakaway (see below) for the purified liquid effluent. Occasional emptying may be needed, but dependent upon soil conditions and method of use, septic tank can remain undisturbed for a number of years. New land drains or soakaways may also be required but on average probably at intervals of not less than ten years.

Soakaways	Method of water disposal, usually for surface water, i.e. hole dug in the ground and then filled with brick, rubble or similar material and covered over. Disperses water from drains leading into it provided surrounding soil conditions are suitable.
Soffit	The underside of overhanging eaves or an archway. Sometimes used to describe sloping sections inside a house beneath a roof or staircase.
Spall	Process whereby the face of damp bricks or other building materials is blown off by frost action, leaving a soft porous surface. Affected bricks should best be cut out and renewed, although resurfacing with a coloured cement render is often acceptable.
Strut	Load bearing timbers normally supporting purlins (see above) and fixed at an angle down to a wall or some other load bearing point.
Stud Partitions	Wall formed of pieces of timber (stud) covered with plasterboard or lath and plaster in older property. Unless specially constructed, unlikely to give sound insulation or strength of brick or block partitions.
Throat	Groove cut in the underside of external sills to throw rainwater away from walls. Where throats do not exist, rainwater can run back beneath the sill, soaking into the wall and causing dampness inside the building.
Tie Bar	Metal bar inserted across building to tie outer walls together, i.e. to arrest movement in structure and improve stability.
Trussed Rafter	Derivative of roof truss (see above). Factory made timber framework used instead of common rafters, joined together by metal connectors or adhesive.
Underpinning	Construction of new foundations beneath existing walls to arrest uneven subsidence due to ground movement or foundation failure.
Valley	Internal angle formed by the outside surfaces of two adjoining roof slopes. Can be tiled or formed in metal or, less durably, in felt. May be called 'valley gutter' particularly when horizontal, i.e. between two parallel adjacent sloping roofs.
Verge	Edge of a roof which runs from eaves to ridge at a gable (usually cement pointed).
Wall Plate	Horizontal timber at top of wall on which floor or roof timbers, rafters or joists rest.
Wall Tie	Metal connector used to provide structural link between inner and outer skins of cavity wall.
Woodborer	

Infestation

Insect that attacks timber. Eggs are laid by the insect. Resulting grub eats away within the timber before emerging as adult insects through distinctive and characteristic flight holes in spring/early summer. Serious infestation can ultimately result in breakdown of timber but is relatively slow process. Most usual attack is by common furniture beetle. Other species are more voracious such as Deathwatch Beetle and House Longhorn Beetle. Chemical treatment will eradicate woodborers. Specialist companies offer a service with long term guarantees against re-infestation.

Premises at

APPENDIX D

BASIS OF VALUATION AND VALUATION ASSUMPTIONS

DEFINITIONS

We have not carried out the valuation in accordance with the RICS Valuation Standards, although the principles of these standards have been followed as an example of best practice.

The valuation has been prepared on the assumption that should the property enter the open market for sale and / or to rent, as at the date of this report and valuation, we assume the property would achieve the level of value specified in the report.

We specifically assume it is an arms-length transaction, achieved after an appropriate marketing period and where the two parties involved have not acted in haste but have acted knowledgeably.

We specifically disregard any assumption of a forced sale unless otherwise specified.

We have also specifically disregarded any potential for 'hope value', 'special value', 'marriage value' or a 'special purchaser' being involved in the transaction, unless otherwise specifically specified within the report.

If the property has been measured by us, it has been done so in accordance with the Code of Measuring Practice issued by the Royal Institute of Chartered Surveyors.

Our valuations exclude any expenses which would be incurred on a realisation or disposal of any liabilities due to taxation on disposal such as Capital Gains Tax or Value Added Tax. We have however taken account of purchaser's acquisition costs for investment valuations.

Our valuations reflect plant and machinery on the property that would be regarded by the market as an integral part of the land and buildings for letting or sales purposes.

VALUATION ASSUMPTIONS

SOURCES OF INFORMATION

Third parties provide us with such information as details of tenure, use, town planning consents and the like.

We have not made oral and internet enquiries of the Local Planning Authority in respect of the property. We have not effected official searches and for the purposes of this valuation we have assumed that full planning consent exists, or established use rights are available for the existing buildings and present uses. We recommend these assumptions be verified by your lawyers who we presume will be making the usual searches and enquiries.

We have not inspected the title deeds or other legal documents pertaining to the property and our valuation is based upon the assumption that there are no unusually onerous restrictions or obligations attaching to the property and that it enjoys good marketable title.