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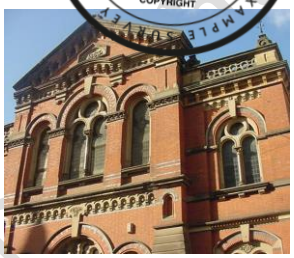






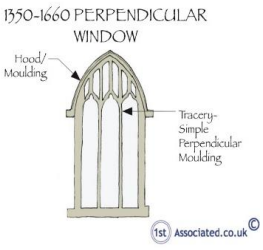




Email: info@1stassociated.co.uk

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INTRODUCTION

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

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

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

We are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. We would stress that the purchase of a property is usually one of the largest financial outlays made (particularly when you consider the interest you pay as well).

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

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

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

REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

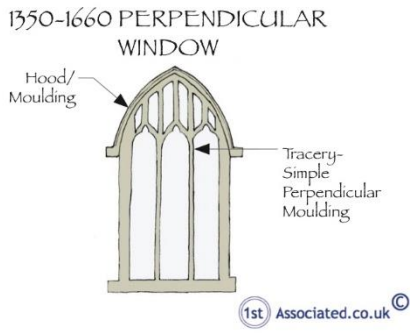
TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not one hundred percent technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.

Perpendicular window



Perpendicular window

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property. Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a detached church, which is two and three storeys in height. We are advised that the main church was built in 1927/1928, with the rear left Unity Hall being opened in 1975. There have also been various other alterations and amendments over the years.

The church sits on a sloping site, with surrounding gardens with grass banks and mature trees that have recently been pollarded.

There is a tarmac area to the front which is used for parking.

If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

We have carried out internet enquiries on HistoricEngland.org.uk website and did not find a record of the building being listed. However it does have what is known as a local listing.

We also spoke to the Council who have confirmed the building is locally listed (see Appendices for full information on the local listing). We also asked whether the church had been assigned an asset of community value and were advised that no nominations had been received. We do feel it has the potential to be registered as an asset of community value.

ACTION REQUIRED: Your legal advisor needs to check and confirm all of the above.

EXTERNAL PHOTOGRAPHS

This is a mixture of external photographs of various different properties we have surveyed.

Front view

Rear view

Rear view / north side
Aerial view – 360 photo

Front view / south side
Aerial view – 360 photo

Front and right view

Front view

FACILITIES

(All directions given as you face the property)

The following gives a general overview of the facilities at the property.

Church

Basement:

1 Plant room
2 Store

Ground Floor:

3 Entrance lobby
4 Vestibule
5 Church main hall
6 Left side organ room
7 Right side entrance and WC
8 Central office
9 School hall,
used for crèche
10 Rear right Male and Female lobby and Toilets
11 Rear cleaner's cupboard
12 Rear middle kitchen

Unity Hall

13 Rear left entrance
14 Middle left toilets
15 Hall

Outside Areas

There is car parking and a grassed area to the front of the property and pathways and grassed areas to the sides.

There is a playground to the rear left.

There is a retaining wall to the rear of the property.

Signage

There is signage to the front of the church.

> **ACTION REQUIRED:** Your Legal Advisor needs to check and confirm the above information together with what your legal rights are with regard to access and parking and permitted hours of work.

INTERNAL PHOTOGRAPHS

(All directions given as you face the property)

The following are a sample of internal photographs from many different properties we have surveyed.

Vestibule

Vestibule

Church hall

Organ within church hall

General view looking to front

General view looking to rear

SUMMARY OF CONSTRUCTION

External

Chimney:	One brick chimney
Towers:	Two venting towers (which look like belfries)

Main Roofs

Front main roof and Rear main roof	Pitched, clad with clay tiles onto cross-battens, with Hessian based felt underlayer.
Roof Structure:	Neither the front or rear main roof structure were visible.

Flat Roofs

Right Side Single Storey Flat Roof:	Covered with Asphalt
Rear Flat Roof, Single storey:	Covered with Asphalt
Unity Hall Rear Left Flat Roofs:	Two roofs; one covered with felt, one covered with mineral felt

Hidden Pitched Roof

Central Office Roof:	Pitched, clad with clay tiles, forming awkward valley gutters
Hopper Heads, Gutters and Downpipes:	Cast iron and plastic, with cast iron ogee gutters that sit onto the wall
Soil and Vent Pipe:	Internal (assumed)
Main Church Walls:	English Bond brickwork and Flemish Bond brickwork, originally in lime mortar now repointed in cement mortar (all assumed)
Extension Walls:	Modern Flemish Bond Brickwork with cavity walls (assumed)
Wall Structure:	Metal structural frame (assumed)

Parapet Walls,	Brick with stone capping.
Fascias:	Render panels (assumed)
External detailing:	
Windows:	Stained glass with polycarbonate plastic protection
Doors:	Timber entrance doors

Internal

Ceilings:	Lath and plaster, suspended ceiling tiles, modern plaster (all assumed) Decorative coving
Perimeter Walls:	Wet plaster; modern and old (assumed)
Internal Walls:	Solid (assumed)
Floors: Basement:	Solid under foot, assumed concrete
Ground Floor:	Concrete with bitumen and timber to the older part of the property and suspended concrete floor. Suspended timber floor to newer part

Services

Heating:	There are two Vaillant boilers located in the basement.
Electrics:	The electrics are located in various places
Gas:	The consumer unit was located in the basement
Drainage:	The manholes are located to the right, rear and left side

The above terms are explained in the main body of the Report.
We have used the term 'assumed' as we have not opened up the structure.

ACTION REQUIRED: Your Legal Advisor needs to check and confirm the above and advise us of anything they require further clarification on before legal commitment to purchase the property.

EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 600 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

We have divided the Executive Summary into 'Plus Points', 'Medium Priority' and 'High Priority', to allow you to clarify and focus on exactly what the issues are.

Plus Points

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

1) You are already located in the building.

2) There has been a programme of maintenance, albeit has had a limited budget and more could have been carried out.

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

Medium Priority

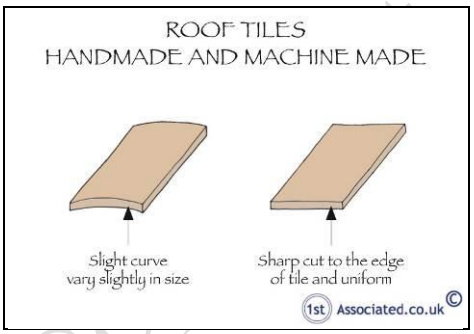
Problems / issues raised in the medium priority section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1.0) The Main Roofs

The main roofs are large, relatively steep pitched tiled roofs, with quite a number of tiles that are broken or been replaced with modern tiles.

There is also a particularly bad roof over the central office area.

There is also a larger than average number of tiles that have slipped. We can also see that the original handmade tiles have been replaced with modern machine made tiles which never fit as well (see sketch).



Handmade and machine made roof tiles

Roof to left side of church
Aerial view – 360 photo

Roof over office area in poor condition
Aerial view – 360 photo

Our concern is beneath the tiles there are cross-battens, which in this case are deteriorating.

Cross-battens defined

These is where there is a row of vertical and horizontal battens.

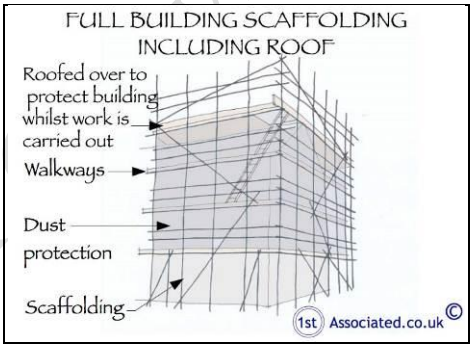
There is a substantial amount of debris beneath the tiles. From what we can see this is acting like blotting paper, causing the cross-battens to have accelerated rot and this needs clearing.

Lifting up roof tiles to find cross-battens beneath

Soft rot occurring to cross-battens

Dirt and timber

Lifting up rear tiles to find dirt and dust beneath



Protective roof over building

To ensure the roof has a long life you will need at some time to remove all the tiles, clear the debris from the cross-battens and repair and replace tiles as necessary. It may be that this debris is only to the lower parts of the cross-batten areas.

Unfortunately, normally when you remove roof tiles of this age you lose a considerable percentage of them, and of course there are also the scaffolding costs to consider, as well as the possibility of putting a protective roof over the church whilst the work is being carried out to stop any damage from wind, rain, snow etc.

ACTION REQUIRED: There are several options:

1. You can keep on repairing the pitched roofs. We recommend you get some form of safe access to the roof organised, such as a cherry picker or tower scaffold or adding a safe system with eye-bolts that can be harnessed into.

2. Alternatively you can carry out large work repairs, such as elevation by elevation, or completely re-roof the church which will need full scaffolding.

It is likely that at the very least you will need to remove all the tiles, clear the debris from the cross-battens and repair and replace tiles as necessary.

Unfortunately as already mentioned, what normally happens when you remove old roof tiles is you lose a considerable percentage of them as they break, and of course there are also the scaffolding costs to consider, as well as the possibility of putting a protective roof over the church whilst the work is carried out, and if you are not careful the scaffolding costs can also overrun the budget when the scaffolding has to remain in place longer as you find additional problems.

This work may be best done in conjunction with other work, or you may wish to carry it out in small sections. Either way, we would start by opening up a section of the roof to see the extent of the damage; we would suggest a section of about four to eight square metres would be a good start.

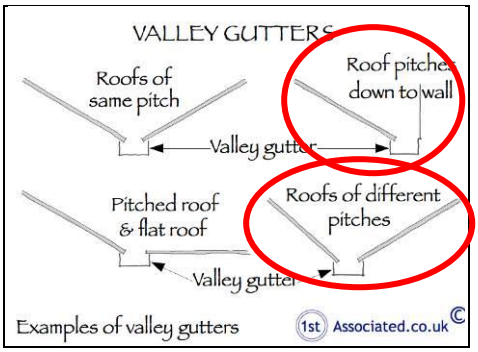
ANTICIPATED COST: Costs for continuing to repair the roof tiles in the region of a few hundred/thousand pounds per year, getting worse as the years progress.

Costs for larger repairs/complete renewal likely to be in the region of £50,000 to £100,000 depending upon the amount of tiles that need replacing and the cost of scaffolding.

It is worth your while thinking in advance and obtaining quotations. You may well be able to put this work together with other work.

1.1) Roof over central office

This roof has particularly awkward valley gutter areas.



Valley gutters


Roof over central office

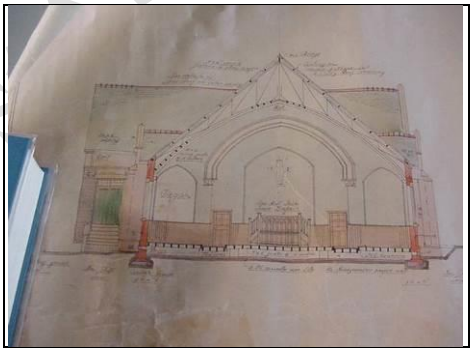
ACTION REQUIRED: We suggest investigation work and then work is carried out as soon as possible.

ANTICIPATED COST: Set aside the sum of £1,000 to £3,000, although the detailing is particularly poor and may well need lead flashings. Please obtain quotes.

2.0) Roof Structure

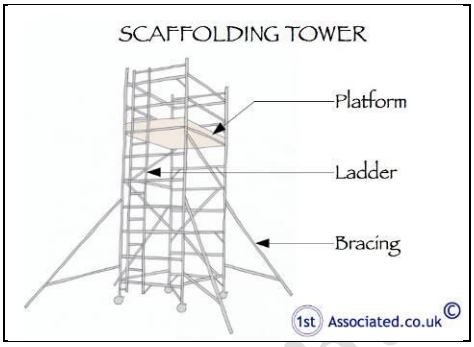
We have not been able to access the roof space and as such have not been able to view the structure. However, we have been provided with a set of faded drawings, which seem to show some form of metal structural frame.

We much prefer to see the roof space as often drawings are not how the building is actually built.


Church drawings


Drawings

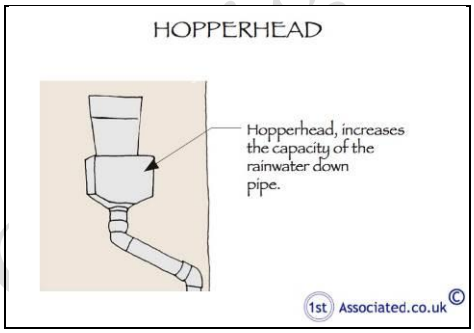
ACTION REQUIRED: We would be happy to return if safe high level access can be arranged into the roof space. It may well be worth you considering how others get into the roof as well and possibly the ownership of a tower scaffold would be beneficial to give access to the high level areas and also for safe maintenance.



Tower scaffolding

3.0) Hopper Heads, gutters and downpipes

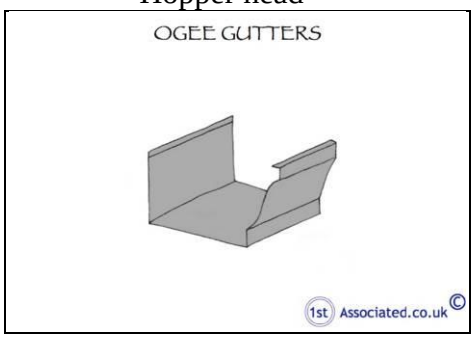
There is a mixture of the original ogee cast iron gutters, hopper heads and downpipes and replacement plastic.



Hopper head


Ogee gutter


Rusting Ogee gutter



Ogee gutter

The problem with the gutters and downpipes is twofold:

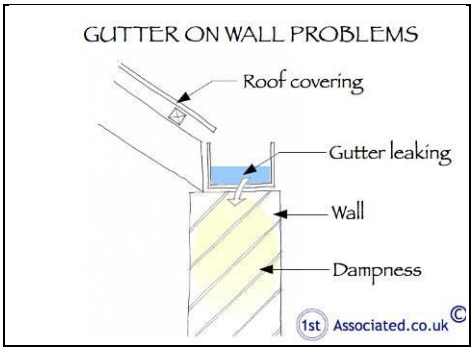
1. **Rusting cast iron**

They are in cast iron and have not been maintained, which is particularly bad news with regard to ogee guttering as they tend to rust at the back.

We would add that generally we always recommend metal guttering which lasts far longer than plastic on large buildings, such as this, if properly maintained.

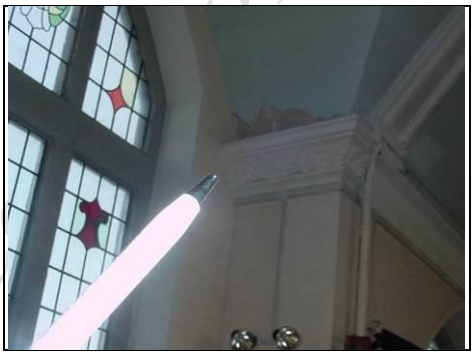
2. Sit on gutters

The second problem is the gutters are sit on gutters in many cases, meaning they sit on the walls, or partly on the walls, so that any leaks coming from them causes dampness to get into the wall structure and we can indeed see dampness getting in which we believe has caused the cornice to come away to the front right side of the main church area (it is likely to be other things such as blocked gutters from leaves etc). We were advised this happened about three years ago but we there is still high levels of dampness in this area.



Sit on gutters


Sit on gutters


Leak from sit on gutters partly responsible for the coving coming down internally

ACTION REQUIRED: A high level inspection is required of the gutters to check they are sit on gutters. If they are sit on gutters then a programme of repairs and renewal of the gutters is recommended. It may even be necessary to put lead (or some sort of waterproof layer) underneath the sit on gutters depending upon how it is detailed.

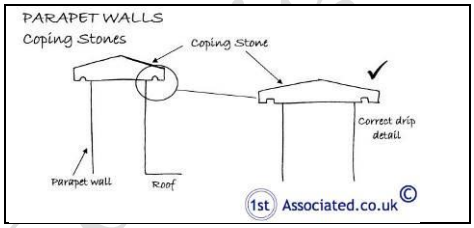
Having said all of that, there are no obvious visual signs of major dampness coming in on the day of our survey.

We would also recommend that a contract needs to be put in place for regular clearing of the hopper heads and gutters; at least yearly. We suggest photos are taken before and after any work on the gutters by the contractors as it is important to ensure the work is done properly.

ANTICIPATED COST: For initial investigation work we would expect costs in the region of £750 to £1,500 and to repair the gutters, assuming that some will need replacing, we would suggest budgeting £5,000 to £15,000 but it really does depend on how good or bad the condition of the gutters and downpipes are when you have the close up inspection, but we would expect this sort of money to be spent in the next 10 or so years. Please obtain quotations.

4.0) Parapet walls leaking around the building

The parapet walls to the roofs are a feature of this building. There are decorative parapet walls to the front of the church and parapet walls to the sides of the building and also around the flat roof areas.



Parapet walls and coping/capping stones

Parapet walls are exposed to weather from both sides and as such can deteriorate over time.

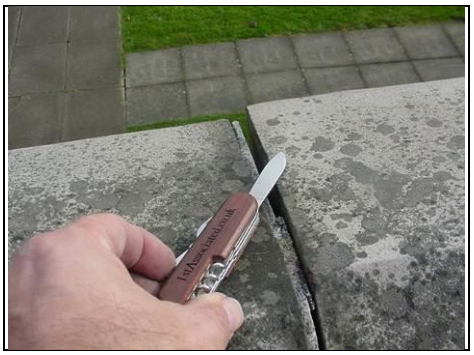
The ones that we could inspect were to the flat roofs to the rear which looked to be in reasonable condition, however some of them were starting to weather. We could see that there have been repairs to the coping stones and that joints are starting to weather, which is allowing water into the top of the walls. We noted in one area a metal capping had been placed over it so it is a known about problem.

Cement coming out of rear parapet wall


Repairs visible to coping stones


Close up of parapet with stone coping

Weathered joints to coping stones



Joints opening up

Parapets with stone copings over entrance area

Probably the worst area we can see is to the rear of the property around the flat roofs, particularly on the rear elevation where water looks to have been getting in. We think this is coming in via the asphalt flashing which we can see has blistered and has a hole in it (see photo below).

Capping to parapet wall to rear flat roof area

Capping has become unfixed

Cement coming out to wall below due to the rear parapet wall leaking

Awkward detail to parapet wall

Leak into Unity Hall ceiling from flashing leaking above

Flashing leaking into Unity Hall ceiling below where the 1970's extension meets the main building where it looks like the lead has been removed

ACTION REQUIRED: Repointing and re-bedding of the parapet walls and checking of the associated flashings and ensure these areas are watertight.

For example:

To the rear roof there is an asphalt flashing.

Deteriorating asphalt flashing to rear roof

ANTICIPATED COST: In the region of £3,000 to £6,000 over the next few years, as long as works are carried out fairly immediately; please obtain quotations.

Flashings on rear roof with parapet wall in front

5.0) Walls wrongly repointed in cement mortar

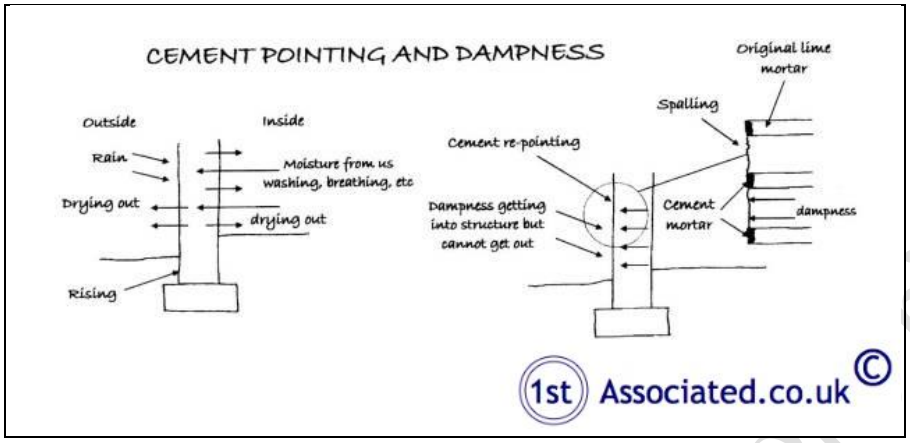
The original walls would have been pointed in lime mortar which help the property to 'breathe'. This has been incorrectly repointed with a harder cement mortar which prevents the property from breathing therefore causing dampness to the walls and spalling brickwork, which we can see and over the long term this will cause deterioration internally.

Cement mortar pointing, with lime behind it

We recommend a programme of works is carried out to repoint in an appropriate lime mortar which needs to be softer than the brick.

Lime every time

We recommend lime is used every time on older properties to help them 'breathe' and dissipate the dampness; this is a very important point.



Use lime mortar every time on older properties

5.1) Spalling brickwork

Damaged caused by repointing in cement mortar can be seen in the form of spalling brickwork.

Spalling Defined

This is where the face of the brick deteriorates due to the mortar being too hard around it and causing extra water to run over the brick which damages it from freeze/thaw action.

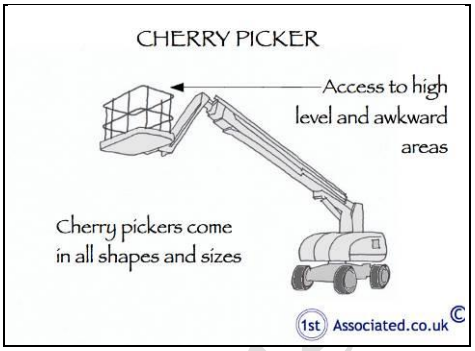
Spalling brickwork

ACTION REQUIRED: Find the oldest/most experienced bricklayer / stonemason to replace the cement mortar over time with lime mortar. At the same time replace any spalling bricks.

ANTICIPATED COST: In the region of £50,000 to £70,000, depending upon whether the scaffolding to the roof is used at the same time as this repointing is carried out. Please obtain quotations.

6.0) No safe access to high level areas

From what we could see there is no safe access for carrying out maintenance at high level which means it will be very difficult to access some areas.



Cherry picker

We have mentioned using a cherry picker or tower scaffold but it would be far better if access was made available via a safety rail or eye-bolts for use with safety harnesses. Ladders can be used where there is no security problem.

ACTION REQUIRED: Add what is generally known as a man-safe system to give access to high level areas.

ANTICIPATED COST: Put aside the sum of £2,000 to £4,000; please obtain quotations.

7.0) Structural movement and cracking

We would also draw to your attention that there looks to have been some minor movement to the rear right corner of the building. Please also read our comments with regard to the drains.


Cracking to brickwork

ACTION REQUIRED: This does look to be settlement but nevertheless we would always recommend the existing owners ideally take out an insurance claim, advising that the cracking has been noted by a structural surveyor (this should cost them nothing other than time to write the letter). This usually means that the insurance company will carry out a monitoring exercise (the Building Research Establishment recommend monitoring any cracks for a minimum of one year) to establish if there is any progressive movement.

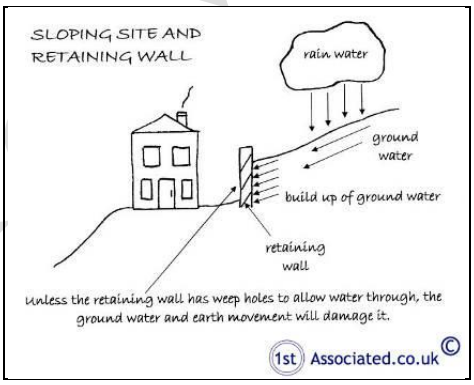
Your future liability will be limited to the cost of the excess on the insurance providing the insurance company is happy for you to take over the insurance claim.

Your solicitor needs to ensure this is a legally watertight process and ensure your liability is limited to paying the excess on the insurance only.

8.0) Sloping site

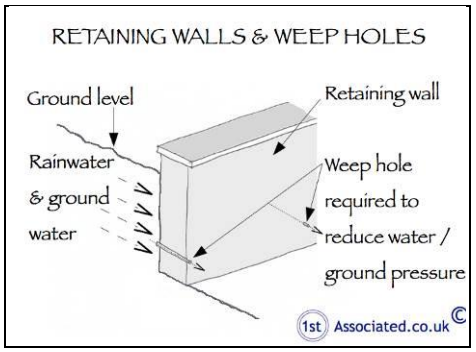
The property sits on a sloping site, meaning that water travels from the top of the site to the bottom. There is a retaining wall at the top and we were pleased to see weep holes, however this is discharging water against the rear of the building, leading to dampness in this area. A better system is required.

Sloping site discharging water towards church



Sloping site

Rear retaining wall could do with more weep holes



Weep holes

Rear retaining wall

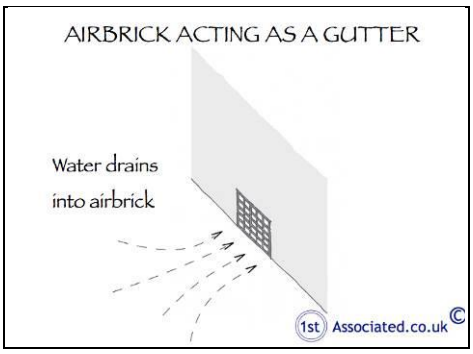
Very damp to rear of property

We feel the sloping site also adds to the dampness in the property as water is travelling down and around the sides of the property with no real travel route which we recommend is added, particularly as there is spalling brickwork.

We would also comment that the concrete around the base of the building causes splashback of rainwater causing deterioration to the bricks.

We can also see some air bricks in this area which means they are effectively acting as gutters and we fear there could be deterioration to the floor beneath the rear of the property.

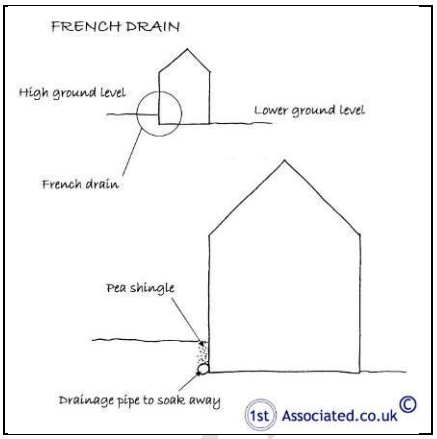
Air bricks acting as gutters



Air bricks acting as gutters

ACTION REQUIRED: We recommend the following:

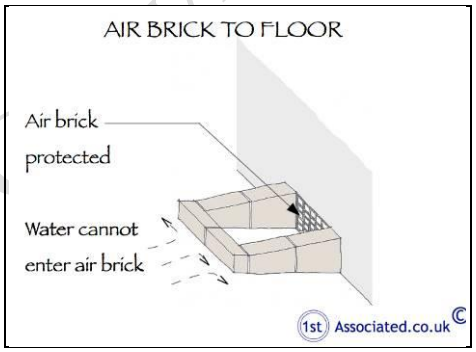
1. To provide a proper drainage system running all the way around the property from the rear to the front, ideally adding a proper French drain.



French drain

2. Ensure the air bricks do not act as gutters.

3. The rear retaining wall needs some repointing work and also extra weep holes.



Protected air brick

ANTICIPATED COST:

1. To add a French drain £5,000 to £15,000

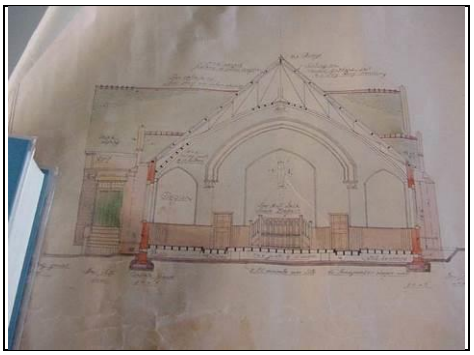
2. Protecting air bricks a few hundred pounds

3. Work to the retaining wall £1,000 to £3,000

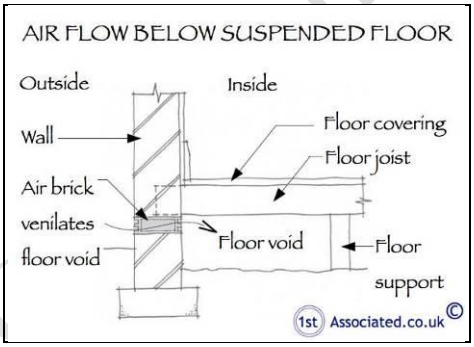
Please obtain quotations.

9.0) Is there a suspended timber floor in the building?

We were advised by the Warden that the floor was concrete with tar and timber on top of it. However, it does look from the air bricks and the old drawings that there may be a suspended timber floor. This is why we have recommended you open up the floor to check its condition, particularly to the rear of the property where most of the water is discharging onto it.



Suspended timber floor



Suspended timber floor

ACTION REQUIRED: We recommend the floor is opened up before you legally commit to purchase the property to check its condition. We also recommend you stop the air bricks acting as gutters protecting them (see previous section).

ANTICIPATED COST: A few hundred pounds; please obtain quotations.

10.0) Dampness visible internally

We can see dampness visible internally;

For example:

1. *To the toilets*

2. *Right side entrance area.*

High damp readings in gents toilet to rear right corner

We believe this probably relates to the matters already discussed with regard to the sloping site around the property and water getting in through the parapet walls, gutters and downpipes etc.

We would also add that we feel there is more dampness in the property that is hidden by the vertical boarding and dado rails. It would be well worth removing some of these at some point in time just to see if there is any deterioration behind them.

High damp readings in right reception room/chapel

The dampness should improve considerably when the property is repointed in a lime mortar and the water is re-directed around the building.

ACTION REQUIRED: We would suggest that sections of the plaster are checked to see if it is a lime mortar or modern gypsum plaster as it needs to be lime mortar to allow the walls to 'breathe' and we would also remove the vertical boarding and dado rail to see what type of plaster is beneath this.

You should also be aware with an older property that dampness problems can be caused by plastic paints being used and in churches there are also problems with condensation when it is not suitably ventilated, depending upon the congregation size, etc.

ANTICIPATED COST: For investigation work a few hundred pounds; please obtain quotations.

11.0) Asbestos?

We have briefly seen an asbestos report, however we recommend you have this updated or you have your own asbestos report carried out.

Asbestos was commonly used post war until it was banned relatively recently, although it is rumoured that it was still used after this point in time.

Asbestos under the seats next to the convection radiator?

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

Fascia panels above windows on Unity Hall will need checking

ACTION REQUIRED: Have your own asbestos report carried out, or even an updated one of the present one, just to ensure you have your own record.

We would look to replace the render panels on Unity Hall with a more thermally efficient cladding.

ANTICIPATED COST: To update the report £500 to £1000 (five hundred to one thousand pounds), for a new report probably double this. Please obtain quotations.

You will need to use an independent asbestos contractor who does not have anything to gain from recommending asbestos removal.

12.0) Trees

There are a lot of trees around the property. We were advised they had recently spent £2,500 on the trees but he did not know whether they had Tree Preservation Orders (TPO's) or not. We think it is likely there will be TPO's which can limit what you can do with the trees, although usually we find local authorities are very good providing you are maintaining them properly.

Pollarded trees

We found tree roots in the drains. The movement to the rear right corner could relate to the trees in this area, although interestingly there are more trees in other areas.

Tarmac lifting due to tree roots from nearby trees

ACTION REQUIRED: We recommend an Arboriculturalist (not a tree surgeon) provides a 10 year plan on the tree maintenance and negotiation with the Local Authority regarding TPO's.

ANTICIPATED COST: For the report £500 to £1,000 for the work we would advise that recently we have known £2,500 to have been spent and we consider that you will need to spend at least this every six months or so. Please obtain quotations.

Tree roots in rear right manhole

Services

13.0) Electrics

We were not given any records of when work has been carried out on the electrics. The units that we could see looked to be from the 1970's-1990's and are therefore dated and better are now available.

Fuse board in kitchen

ACTION REQUIRED: Check if the owners have Institution of Engineering and Technology (IET) test and reports by an NICEIC registered and approved electrical contractor or equivalent. If not then you need to have your own test and report carried out.

ANTICIPATED COST: £250 - £1,000 for the test and report plus any work recommended; please obtain quotations.

14.0) Heating – boiler system

We are aware from the paperwork we have seen that a modern boiler system was intalled in 2016, however it still uses o the older style convection radiator heating system (large pipework) and there can be considerable amounts of sludge in these.

Convection radiator pipes

Convection heating system defined

This is a system which works from heat being transferred around relatively large pipes, as opposed to a modern system which has a smaller pipe and usually a pump on it.

ACTION REQUIRED: We were advised that some precautions have been taken in relation to the sludge by blocking the new system. You need to find whether the system has been pressure jetted and cleaned and the exact details of what has been carried out with the heating system, because a new commercial boiler system can be very expensive.

15.0) Drains

We lifted approximately four manhole covers, but there are around 6 or so manhole covers that we saw. We could see that water is sitting on the left side of the building. We would also refer you to our earlier comments about tree roots to the rear right corner which may also relate to the movement in this area.

Water sitting in drains, it could be the falls are wrong

ACTION REQUIRED: We would recommend a closed circuit TV camera report of the drains if one does not already exist.

ANTICIPATED COST: A few hundred pounds; please obtain quotes.

Manholes Defined

Access areas which usually fit a man (or woman) into them and are put in where the drains change direction.

High Priority

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

We think on a building such as this it has to be a high priority to keep it wind and watertight and warm.

Pitched Roofs

We refer you to our earlier comments about the pitched roofs and we would just like to reiterate about the poor condition of the roof over the central office and also about the cross-battening.

We would also bring into the equation the flat roofs.

Flat Roofs

We noted that the flat asphalt covered roof has blistering and deterioration and some cracking to the flashing.

Blistering and deterioration to the flat asphalt covered roof

Middle right roof

The middle right side roof, which we were not able to access however from the moss sitting on it we assume that the fall is not particularly good. Rainwater is also discharging from the relatively large pitched roofs close by and we feel work is likely to be necessary here.

Middle right roof with moss sitting on it due to it being a flat, flat roof with minimal fall

Rear left felt covered roof

Moss is sitting on this roof indicating that water is not getting away properly. It looks like the parapet wall and flashings have had a problem which is why it has been felted over.

Rear left felt covered roof

Rear left flat roof with moss covering

Rear left small flat roof adjoining larger flat roof

There is moss sitting on this roof and we noted a leak coming into the entrance lobby of the Unity Hall area below.

Rear left small flat roof

Whilst all these flat roofs could be kept going sometimes using a patch repair method, we do feel you will have to budget to start replacing them in the not too distant future. We would be happy to discuss this further with you if you so wish.

Other Items

Moving on to more general information.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of the property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

Services

We have carried out a visual inspection of the services and no tests have been carried out. We would comment as follows in brief. More detail is within the main body of the report.

Electrics

There are various fuse boards throughout the property. There really needs to be a diagram of how the electrics work in the building and which fuse boards relate to what.

Whilst we have carried out a visual inspection of the electrics (this is commented upon in the Electrics Section of the report) we also need to advise you of the following:

The Institution of Engineering and Technology (IET) recommend a test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Heating

We would refer you to our earlier comments that we have slight concerns that domestic quality boilers have been used. We were reassured by the Warden that adequacy checks have been carried out but we would nevertheless suggest this is put in writing before you commit to purchase the property.

Lighting

The lighting should be appropriate for the use and upgraded as necessary.

Drainage

As mentioned, we have lifted some of the manholes covers and found roots in the system on the rear right of the property and water sitting in the left side. The only true way to find out the condition of the drains is to have a closed circuit TV camera report to establish the condition of the drains. In this age of property there have often been leaks over the years.

Roots in the drains

Just to reiterate; tree roots in drains are never good. These roots look to be fairly substantial.

> **ACTION REQUIRED:** We would specifically ask the owners what problems they have had with tree roots in the drains.
>
> We would recommend a closed circuit TV camera report of the drains.

Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for any remaining lead pipes.

> **ACTION REQUIRED - SERVICES:** We would reiterate that we recommend with regard to all services that you have an independent check by a specialist contractor.

Purchase Price

We have not been asked to comment upon the purchase price in this instance.

Estimates of Building Costs

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

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

SUMMARY UPON REFLECTION

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

Relatively high future costs

There are relatively high future costs in repairing any property such as this, particularly where the work is at high level. A large amount of the work is to the roof areas, both pitched and flat roofs, and as such scaffolding will be needed which will be expensive.

A price to reflect the repairs needed

We feel that the property needs to have a discount in the purchase price to reflect the repairs that will be required in the not too distant future.

We would refer you to our comments in the Plus Points, Medium Priority and High Priority Sections and ask that you re-read these.

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

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

AERIAL VIEW – 360 PHOTOS

Where permission has been obtained from the owners we have carried out aerial photographs using an aerial drone, stationary drone or a mono-pod pole (where the environment/weather is suitable).

Rear left flat roof with roof windows

Roof windows on rear left flat roof

Middle right area with broken tiles (circled)

Door to rear roof

Rear left play area

Entrance through blue doors

MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

We have assumed that the property is to be sold Freehold or Long leasehold, with no unusual or onerous clauses and that vacant possession will be available on completion. Your Legal Advisor should confirm that this is the case.

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your property purchase - just phone us.

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

Email: info@1stassociated.co.uk

EXTERNAL

CHIMNEY STACKS AND PARAPET WALLS AND ROOF WINDOWS

Chimney Stacks

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

There is one chimney to this property located to the middle right side (all directions given as you face the property).

Chimney One - middle right

This chimney is brick finished with an asphalt flashing and one chimney pot. From what we could see from ground level the chimney and the flaunching looked in average condition considering its age, type and style.

ACTION REQUIRED: Periodic inspection.

Chimney to middle

Flashings Defined

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

Flaunchings Defined

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

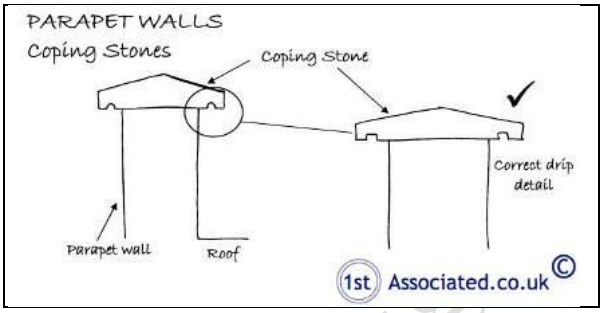
Parapet Walls

Parapet walls are usually walls that are above roof level and often sit on the boundary of the property.

There are parapet walls to the main roof and also the rear flat roofs.

ACTION REQUIRED: Please see our comments in the Executive Summary.

We would advise that many of them are leaking and in need of repair.

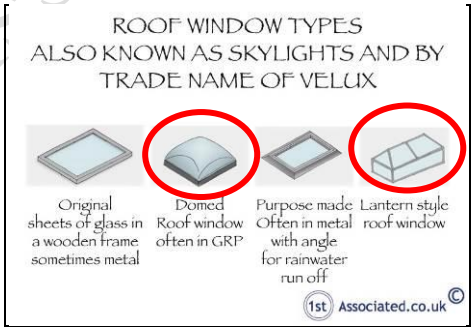


Parapet walls

Finally, we were only able to see approximately fifty percent of the parapet wall, therefore we have made our best assumptions based upon what we could see. A closer inspection may reveal more.

Roof Windows (Known as roof lights or Velux windows which is the trade or generic name)

The rear left flat roofs has three domed roof windows on it, one of which looks to have been replaced. The lower rear roof has two lantern roof windows that look to be original. They look in average condition given their age, type and style.



Roof windows

Three domed roof windows to rear left roof
Aerial view – 360 photo

Close up lantern roof window

Lantern roof windows to lower rear roof
Aerial view – 360 photo

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

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

ROOF COVERINGS AND UNDERLAYERS

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

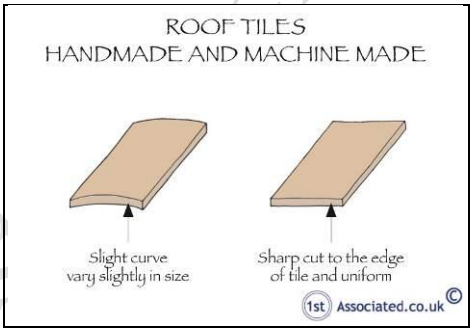
Dependent upon the age of your property and the type of construction a protective underlayer may or may not be present, please read on:

We will consider the roofs in four areas:

1) Main roof and middle hidden roof
2) Front single storey flat roof
3) Rear right single storey flat roof
4) Rear left single storey flat roof over Unity Hall
5) Small rectangular roof to left side
6) Small square roof to left side

Main Roof

The roof is pitched and clad with a mixture of handmade and machine made clay tiles onto cross-battens. From ground level, this looks in below average condition considering the roofs age type and style.



Roof tiles

Main pitched roof
Aerial view – 360 photo

Middle hidden roof

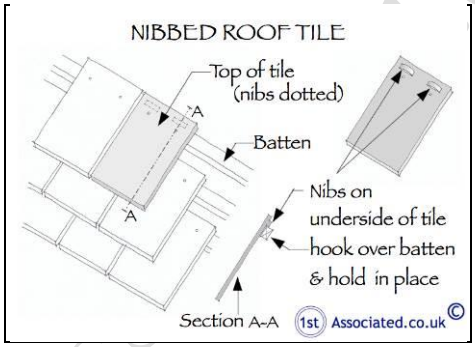
This roof is in probably the poorest condition of all the roofs. We were not able to access this roof and are not sure whether the roof is deteriorating or has been damaged by vandalism.

Middle hidden roof with tiles off
Aerial view – 360 photo


Main roof, with broken tiles on valley gutter
Aerial view – 360 photo

Cross-battens

We lifted some of the roof tiles to reveal the cross-battens; there is a great deal of debris beneath the cross-battens. This tends to lead to the battens becoming damp and in turn the nibs of the tiles starting to deteriorate.



Nibbed tile roof

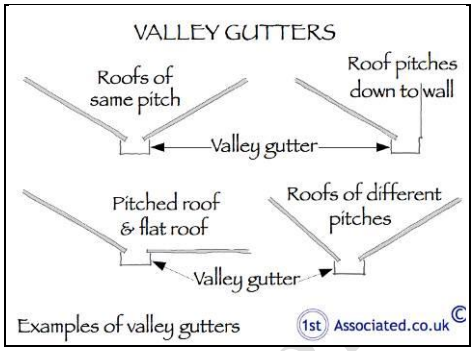

Dirt and timber

ACTION REQUIRED: Please see our comments in the Executive Summary.

Valley Gutters

There are valley gutters around the middle roof, as well as the left and right sides.

We would comment that valley gutters are often problematic areas as they are difficult to access to clear. In this instance with the surrounding trees we imagine they get blocked with leaves etc.



Valley gutters

Valley gutter to left side of main roof
Aerial view – 360 photo

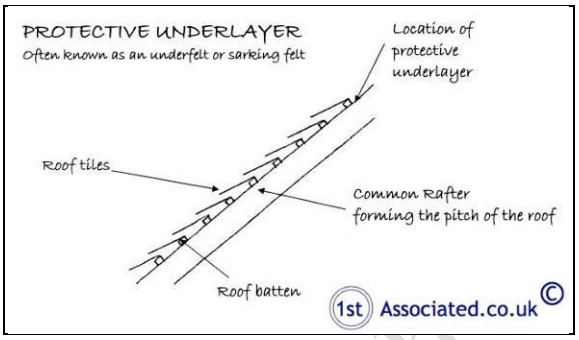
Hidden valley gutters to rear middle with broken slates sitting in this area
Aerial view – 360 photo

ACTION REQUIRED: You will need to keep the trees well maintained to reduce the amount of leaves and we also recommend a contract is put in place to clear the roofs and gutters periodically.

Please see our comments in the Executive Summary.

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

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



Protective underlayer

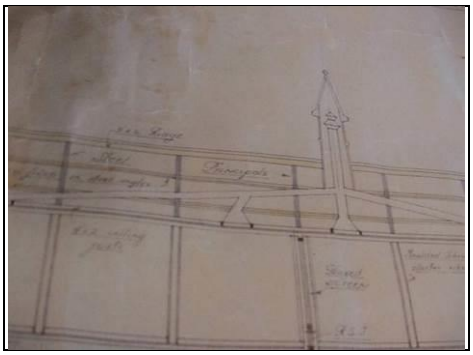
When we lifted the roof tiles space we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, it is damaged in a few more places than we normally find.


Hessian based underlay beneath roof tiles

Towers

There are two towers on the main roof which appears to be vents, built in the style of a Belfry. We would comment they are starting to rust.


Vent/tower built in the shape of a church Belfry


Plan showing venting system into tower

ACTION REQUIRED: Repair work necessary when high level work on the roofs is being carried out.

ANTICIPATED COST: Costs for this should be tied in with repairs to the roof. Please obtain quotations.

Flat Roofs

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

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

Front single storey flat roof over entrance

The roof is flat and is covered with asphalt. From ground level, this looks in average condition considering the roof's age type and style.

Right side flat roof
Aerial view – 360 photo

Close up

ACTION REQUIRED: Carry out periodic inspections and maintenance of the roof, as required.

Rear right single storey flat roof

The roof is flat and is covered with asphalt. From ground level, this looks in below average condition considering the roof's age type and style. We can see problems with the flashing and blistering of the asphalt.

Rear single storey flat asphalt roof

Close up of blistering

Splits starting to appear

ACTION REQUIRED: Please see our comments in the Executive Summary.

Rear left single storey flat roof over Unity Hall

From ground level, these look in below average condition considering the roofs age type and style.

Rear left over Unity Hall
Aerial view – 360 photo

Internal downpipe on roof

The downpipes on this roof are internal. Internal downpipes do tend to be problematic, particularly when they leak.

ACTION REQUIRED: Please see our comments in the Executive Summary.

Small rectangular roof to left side

There is a small rectangular felt covered flat roof which is covered with moss.

ACTION REQUIRED: General upgrading of the roof required.

Please see our comments in the Executive Summary.

Lower rear left over Unity Hall entrance

Small square roof to left side

This is a small asphalt covered roof, which is moss covered.

ACTION REQUIRED: Please see our comments in the Executive Summary.

General upgrading of the flat roofs is required, although they can be patch repaired for some time.

Internal downpipe on roof

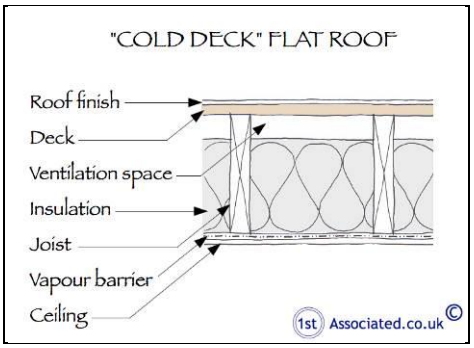
Further information on flat roofs

Ventilation

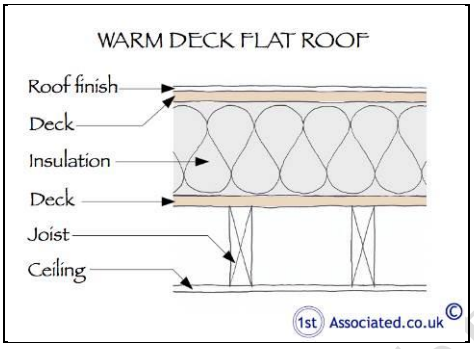
Building Regulations now require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided.

Insulation

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



Cold roof



Warm roof

All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera and/or aerial photographs. Flat roofs have been inspected from the roofs themselves.

Finally, we were only able to see approximately sixty percent of the main roof properly from ground level, via our ladder, or via any other vantage point that we managed to gain. We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

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

ROOF STRUCTURE AND LOFT

(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

Roof Access

We were unable to gain access to the roof space but we believe there is a metal frame within the roof. We have no way of knowing what its condition is.

There is a loft hatch to the rear of the main church hall and also within the middle office. The roof access into the School Hall is via the suspended tile system.

In the Unity Hall there was no access visible.

Suspended ceiling tiles in School Hall

ACTION REQUIRED: We recommend that the roof is inspected and that access is provided to enable us to safely access the roof space.

Please see our comments in the Executive Summary.

HOPPER HEADS, GUTTERS AND DOWNPIPES

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

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

Hopper Heads, Gutters and Downpipes

The property has a mixture of the original cast iron and plastic hopper heads, gutters and downpipes which are in slightly below average condition for their age, type and style. Cast iron of this age will need maintenance. If regularly maintained it lasts longer than plastic, in our experience.

Dampness coming through from ogee gutters

Many of the gutters are ogee gutters and some other gutters sit upon the walls. When these leak they cause dampness into the brickwork.

ACTION REQUIRED: Please see our comments in the Executive Summary.

Rusting ogee gutters

Sit on gutter with dampness coming through buttress below

Soil and Vent Pipe

We assume the soil and vent pipes are internal.

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

There may be some painted asbestos pipes at high level. It is very difficult to identify these from ground level. Our comments are therefore based upon our best assumptions.

WALLS

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

The walls are a mixture of English bond to the main church, with Flemish bond to the rear, and what we would term as a modern Flemish bond to the 1970's extension that we suspect is cavity wall construction, although we have no way of knowing this without opening up the structure.

There is a new area of brickwork forming an extended parapet wall on the right side of the building.

English bond brickwork

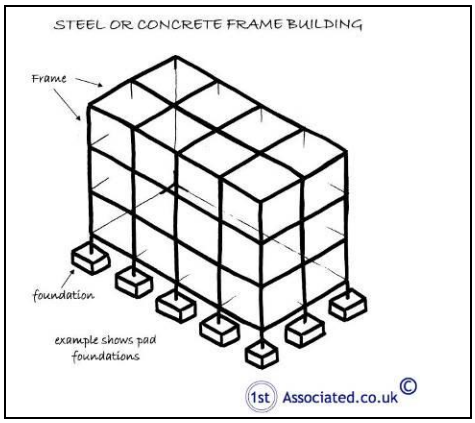
Modern Flemish bond brickwork to 1970's extension

There is some stone banding and detailing around the windows.

Stone banding and detailing

Wall Structure

We briefly looked at drawings showing that the walls have a steel structural frame.



Steel structural frame

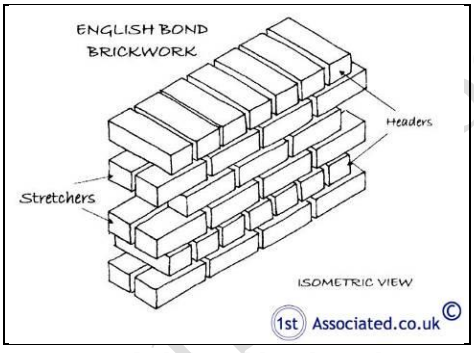

Drawing showing a steel structural frame

Brickwork

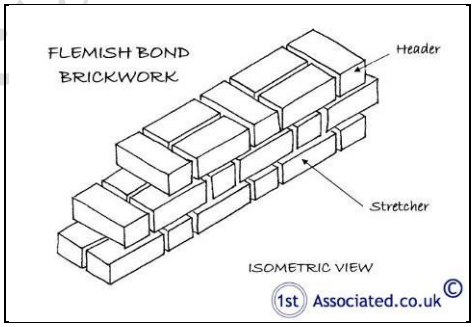
English and Flemish bond construction

This is a solid wall brick construction originally bedded in a lime mortar in what is known as English bond and Flemish bond. This has now been repointed in a cement mortar.

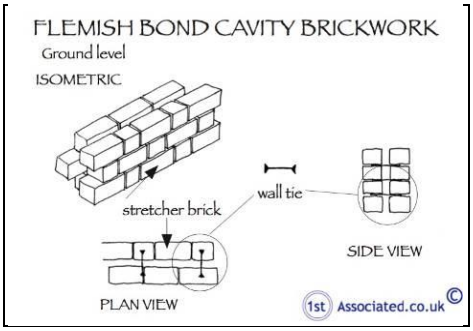
The term English bond and Flemish bond relates to the way the bricks are bonded together and have a pattern visible from the outside of the property that shows the end of the brick (header), then the side of the brick (stretcher). The two different brick bonds show these in different patterns as you can see on the adjoining sketches.



English bond brickwork



Flemish bond brickwork



Flemish bond cavity brickwork

Condition

Generally English Bond and Flemish Bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather. It is essential that external faces be kept in good condition.

Incorrectly repointed in cement mortar

In this case the walls have been incorrectly repointed in cement mortar, preventing the property from 'breathing' and causing dampness and spalling brickwork.

Cement mortar coming away

Spalling brickwork

ACTION REQUIRED: Repoint in a lime mortar and repair/replace spalling bricks.

Please see our comments in the Executive Summary.

Buttresses

There are buttresses either side of the windows with a stone capping. They are relatively slender considering the window size and as such we feel may be working in conjunction with the steel framework, which we have not been able to see.

Buttresses to right side.
Also note slipped tiles

Dampness to buttresses coming from sit on gutter above

We noted dampness to one of the buttresses from the sit on gutter above.

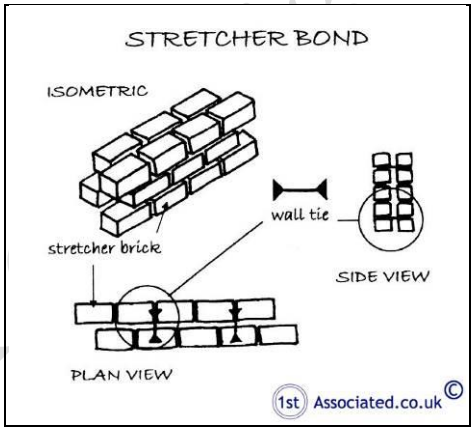
ACTION REQUIRED: Please see our comments in the Executive Summary.

1970's extension

The newer 1970's part of the property is built in a modern Flemish bond brickwork with a cavity.

Cavity Walls

Cavity walls were first used in Victorian times. It originates from solid walls not always being waterproof against driving rain and not providing a good degree of thermal insulation. The design of cavity walls makes them relatively unstable and they depend upon the wall ties.



Stretcher Bond brickwork

Wall Ties

Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. We would typically see horizontal cracking where there are problems. In this case we have not noted any cracking however wall tie failure is a progressive problem. We would add as there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties. As such we cannot be hundred per cent certain with regard to this problem unless we open up the structure.

From what we can see externally it appears not to have any problems. We would be able to advise further if we had drawings with regard to this extension.

Cracking

We would remind you that any hairline cracks that appear need to be sealed/repointed as soon as possible to stop dampness and water getting in until a more permanent job can be carried out.

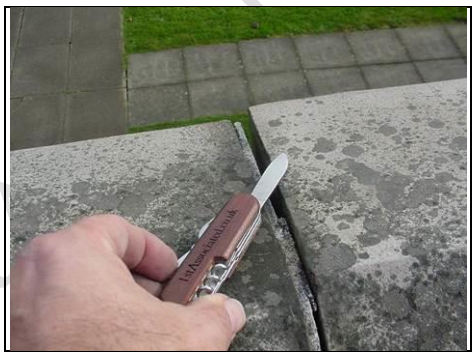
Stonework

There are areas of stone feature banding and detailing around the windows and to the capping stones of the parapet walls.

Stonework to front of property
Aerial view – 360 photo

Stonework to left side of property
Aerial view – 360 photo

The capping stones on the parapet walls are weathered and there has been minor movement to some of them. We can also see there have been repairs in some areas.



Capping/copping stone has opened up

Cracked capping stone that has been repaired

ACTION REQUIRED: These do need a programme of work to ensure they are watertight.

Please see our comments in the Executive Summary.

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

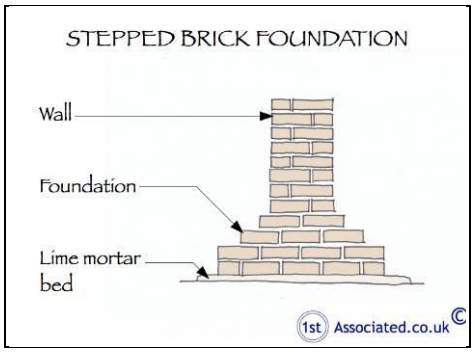
Our comments have been based upon how the brickwork / stonework / plaster has been finished. We have made various assumptions based upon what we could see and how we think the brickwork / stonework / plaster would be if it were opened up for this age, style and type of construction. We are however aware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

FOUNDATIONS

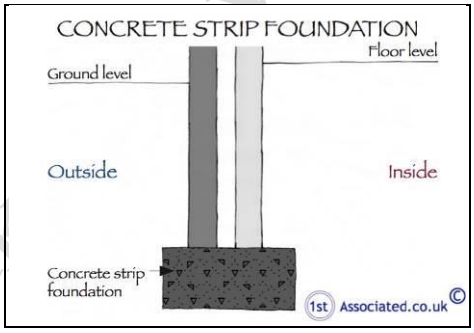
The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre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

Foundations

Given the age of the property you may find different depths of foundations. We would expect to find a stepped brick foundation probably with a bedding of lime mortar. Newer extensions are likely to be a concrete foundation.



Stepped brick foundation



Concrete foundation

Insurance

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

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this.

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

We would refer you to our comments with regard to building insurance throughout this report.

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

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

TREES

Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

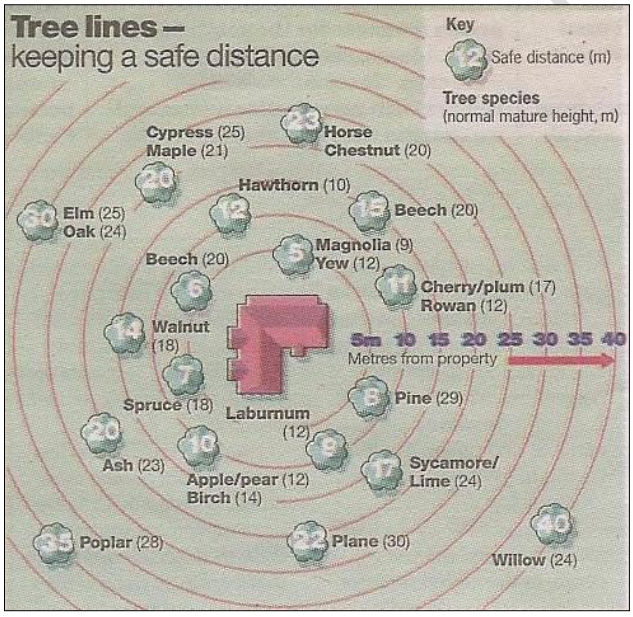
There are trees within what we would term as influencing distance. We recommend you speak to your insurance company as they may have a different interpretation for insurance reasons.

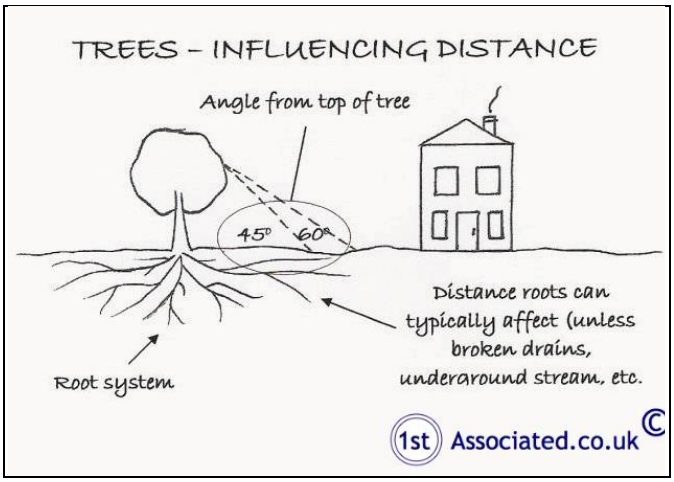
Trees close to property, which have been pollarded

At the time of our survey we were advised that the trees had been recently pollarded. Regular maintenance will need to be carried out on the trees or they can cause all kinds of problems to the building.

ACTION REQUIRED: We would recommend an arboriculturalist (not a tree surgeon) is asked to view the property and give a ten year plan for maintenance of the trees.

Please see our comments in the Executive Summary.





Influencing distance of trees to a property

Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

Finally, insurance requirements with regard to trees have varied over the years and in our opinion have got ever more onerous. We have seen the notifiable distance of a tree away from a property to have been reduced over the years and we reiterate our comments elsewhere within this report that you need to make enquiries with regard to the insurability of your property in relation to trees and other features when you purchase the property.

Please also refer to the External Areas Section.

DAMP PROOF COURSE

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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, we noted a plinth to the base of the property which may have a slate or bitumen DPC behind it.

Concrete plinth at low level which may have a DPC behind it

However, in some areas we believe that the amendments and alterations have caused problems;

For example:

The ramp access to the left side has caused a box gutter situation.

We believe water will build up/back up here.

ACTION REQUIRED: It is essential to ensure that this area is regularly cleared of leaves etc, otherwise you will get a considerable amount of dampness in the property.

Box gutter

Your attention is drawn to the section of the report specifically dealing with dampness.

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

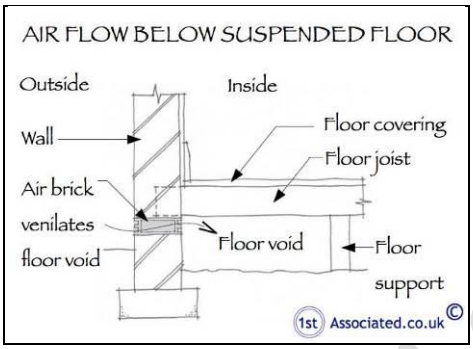
Box gulley to left side needs some brickwork rebuilding, as well as keeping it clear of leaves, etc.

AIRBRICKS

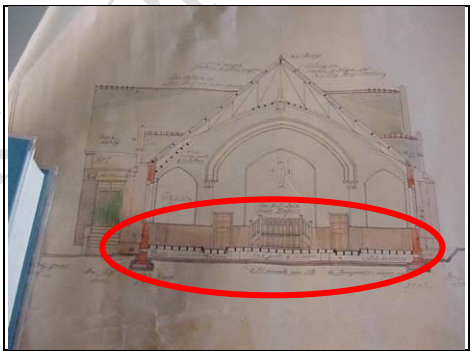
In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances of the property.

Low Level Air Bricks

We were advised by the present Warden that the construction was concrete, tar and timber, from when they have opened up the building, however from looking at the drawings and such signs as the airbricks we think there may be a suspended timber floor.



Suspended timber floor


Plan showing air bricks and what looks to be a suspended timber floor

We could also see some low level air bricks. Having said that, the floor felt very solid under foot.


Air bricks

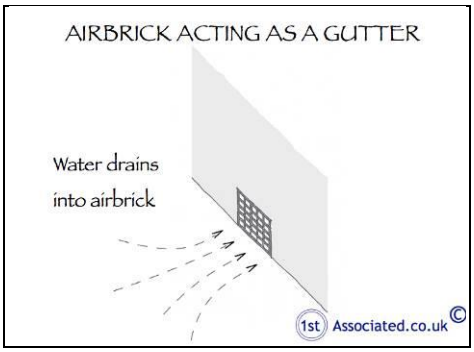
To the rear of the property we do believe there is a suspended floor. Air bricks are essential to have a through flow of air as this helps to reduce the chances of wet rot, dry rot and woodworm. Unfortunately the rear section is near the retaining wall which is on a sloping site and as such we feel water will run in this area and allow dampness under the floor. The air bricks are quite low and are acting as gutters.

Air brick to rear acting as gutters

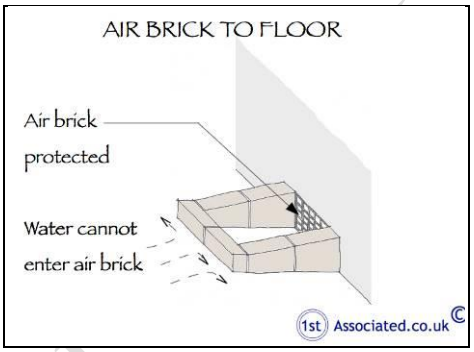
Rear retaining wall on a sloping site

ACTION REQUIRED: Ensure the airbricks are clear and protected and the whole area to the rear needs to be kept clear, with some repointing work needed to the rear retaining wall.

Please see our comments in the Executive Summary.



Air brick acting as a gutter



Protected airbrick

Retaining wall needs repointing

Finally, we have made our best assumptions based upon our visual inspection of the outside of the property and our general knowledge of this age, type and style of construction. We have not opened up the walls/floor, unless we have specifically stated so in this section.

EXTERNAL DETAILING

This section covers parapet walls, fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbelling etc.

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

Parapet Walls

The property predominantly has parapet walls surrounding it.

ACTION REQUIRED: Please see our comments in the Executive Summary and Walls Section of this report.

Enlarged parapet wall on right side of property

Fascias

There is a fascia panel on the left side of the building which is part of the modern extension.

ACTION REQUIRED: We recommend this is tested for asbestos, if this has not already been tested. It also needs repair and redecoration and one of them has a hole in it.

Please see our comments in the Executive Summary.

Fascia panel to left side of property Aerial view – 360 photo

Fascia panel needs checking

Windows and Doors

The property has single glazed windows, many of which are stained glass windows which have plastic polycarbonate protection, which have been added to give protection to the windows.

There are stone mullions and transoms surrounding the windows which are in average condition for their age, type and style. You will at some point need to carry out repointing and possibly cleaning and if you look closely at the windows you can see the metal angles that hold the polycarbonate sheets covering the windows in place.

Fascia panel to left side of property
Aerial view – 360 photo


Stained glass window internally

Stone mullions and transoms surrounding the windows


Stonework needs cleaning


Metal angle holding the polycarbonate sheeting in place

Timber windows

We noted that some of the windows are deteriorating and the sills will need repointing. These are predominantly the timber windows on the left side.

Deteriorating window

Plastic windows

To the rear of the property are plastic windows which need cleaning. We also noted that some of the sills need repointing.

ACTION REQUIRED: Repair, prepare and redecorate and repoint window sills.

Window sills need repointing

High level window where dampness is coming through into the Central Office

Some windows no longer openable

You may or may not be aware but from what we understand, the larger windows that have been covered with polycarbonate plastic to stop vandalism and damage are no longer openable.

Windows unopenable

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

EXTERNAL DECORATIONS

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

This is a relatively small amount of work to the exterior doors and associated areas.

Entrance door


Detailing above door

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

Please see our comments in the External Joinery section.

INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES

In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.

Ceilings

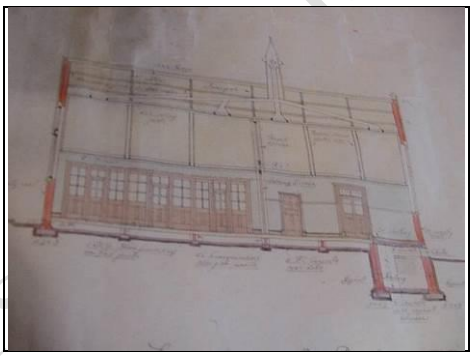
There are many different types of ceilings in this property. Looking at the following areas in turn:

Main church hall

There is an access hatch for the roof above the pulpit in the church which we were unable to access due to its height. There were signs of water coming in; please see the roof and gutters section of this report.

Dome of ceiling in church

We can see from drawings that we believe it has a metal frame structure. We were advised by the Warden that it has a venting system that is operated via a switch on the balcony area to vent the church via the imitation belfry tower.



Metal frame structure shown on drawing

Loft hatch in church which we were unable to access

Signs of water coming in

Decorative plaster mould cornice

Old panelled ceiling covered in cobwebs

School Hall

This is a very similar dome ceiling as the main church but has had a suspended ceiling added which will no doubt make the room much warmer and usable for its present function. Unfortunately, the suspended ceiling is hiding any water ingress. Again, we have not been able to access the roof here.

School Room
suspended ceiling tiles

Accessing ceiling

Suspended ceiling

Suspended ceiling tile with insulation behind it

Unity Hall

This has a flat roof over it. We noted a leak in this ceiling. There are number of roof windows to the ceiling which are susceptible areas for dampness, however the leak seems to be at the junction with the main building where the lead flashing has been removed and an aluminium flashing added. This in turn then looks to have had bitumen repairs.


Unity Hall


Leak in Unity Hall ceiling


Aluminium flashing has been added on roof above Unity Hall

Ancillary Rooms and Welfare Facilities

These look to have a mixture of lath and plaster ceilings and modern ceilings, all in reasonable condition for their age, type and style, although there is some dampness getting into the entrance to the Unity Hall area. This is where the flat roofs meet at roof level.


Dampness coming in to entrance to Unity Hall


Where flat roofs meet
Aerial view – 360 photo

Roofs where leaks are likely - middle office/central office

Leaks are likely from the hidden pitched roof over the central office which is in poor condition and we feel it is only a matter of time before water gets in this area with the awkward valley gutters and deterioration to the roof.

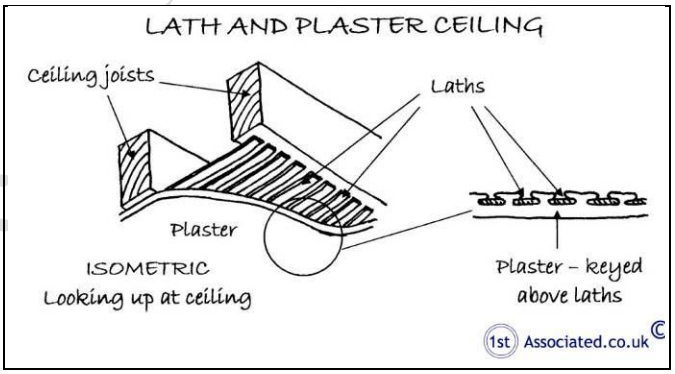
Roof over the central office
Aerial view – 360 photo

ACTION REQUIRED: Work needs to be carried out on this part of the roof to avoid damage and deterioration to the office.

Please see our comments in the Executive Summary.

Lath and Plaster Defined

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



Lath and plaster ceiling

Plasterboard Defined

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

Perimeter Walls

We believe the perimeter walls are likely to be a solid brickwork with some metalwork in it, possibly some timbers.

Dampness in walls

There are areas of dampness coming in.

> **ACTION REQUIRED:** Please see our comments in the Executive Summary.

We have not opened up the perimeter walls so we cannot be certain of the structure of them.

Internal Walls and Partitions

The walls are solid. Again, it is of course impossible to determine the construction without opening up the walls and have therefore taken an educated guess.

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

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

FLOORS

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

Basement

The basement is solid under foot, assumed concrete.

Ground Floor

We are not certain what the ground floor construction is. We were advised it is concrete with bitumen and timber on top of it, however the drawings seem to suggest it is a suspended timber floor, particularly with the air bricks that are visible externally.

> **ACTION REQUIRED:** At some point we recommend the floor is opened up, perhaps in the area behind the organ, to see what the construction is. Our concern is that as the property is on a sloping site water is getting into the structure via the air bricks, walls etc, which could ultimately damage the floor.

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

CHIMNEY BREASTS, FLUES AND FIREPLACES

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

The chimney breasts are located to the middle right (all directions given as you face the front of the property).

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

Any chimneys you do intend to use should be swept and a check should be carried out that a lining is in place.


Flues from boiler house through an old window

Chimneys are often re-used today as flues. From what we could see though the boiler house is now flued via what was once a window on the right side of the property.

We were advised by the Warden that the chimney had been rebuilt in recent years, and we can see there is slightly different brickwork.

Finally, we will comment on the condition of the chimney breast where we can see the chimney breast. If we can see a chimney breast has been removed we will inspect for signs of movement and advise. However, often the chimney breasts are hidden and we do not comment as modern techniques for adding support can concealed very well particularly when plastered over.

Your Legal Advisor needs to specifically check with the Local Authority for removed chimneys and associated chimney breasts and Building Regulations Approvals and advise by e-mail immediately if chimney breasts are found to have been removed. We would recommend opening up the structure to check the condition. If we are not advised we will assume the relevant Building Regulations Approval has been obtained.

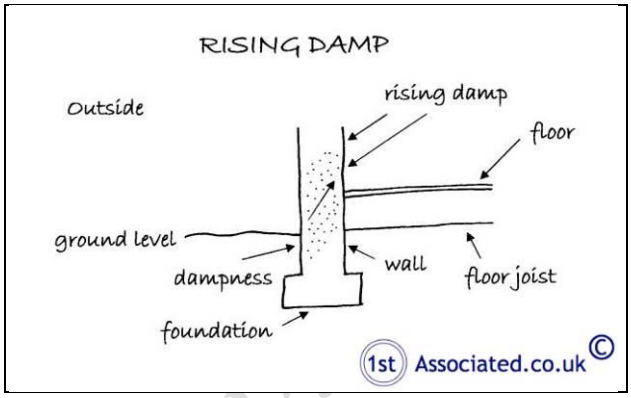
It is strongly recommended that flues be cleaned and checked for obstructions prior to use to minimise the risk of hazardous fumes entering the building.
Please also see the Chimney Stacks, Flues Section of this report.

DAMPNESS

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

Rising Damp

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



Rising damp

A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case there were signs of dampness to some of the walls. It is always difficult with large older buildings such as this to assess the dampness on a room by room basis, however it is the side entrance to the property that we obtained readings approximately a third more than we would expect. Also undulations in the plaster are visible here.

High damp readings

There is a gulley in this area so there may be some drainage problems and the water may discharge towards this area.

Gulley

Close up of gulley

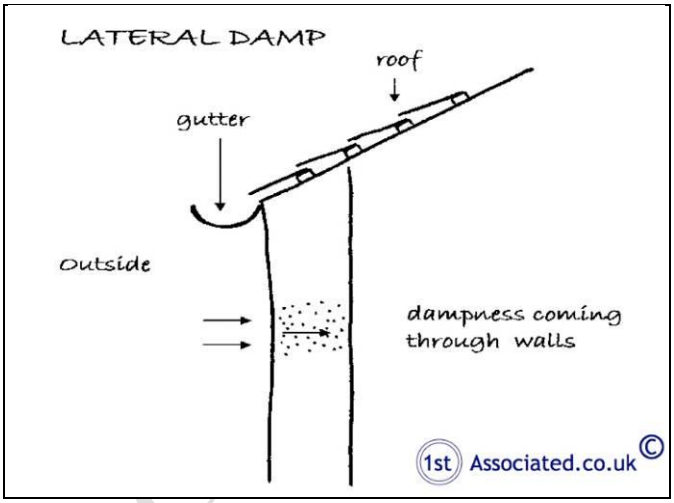
Water may discharge towards building due to sloping site

Without major work to the property, such as adding a proper French drain around it and managing the water movement around the property there will to some extent always be dampness.

ACTION REQUIRED: Please see the Executive Summary.

Lateral or Penetrating Dampness

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



Lateral damp

We used a resistance meter on the external walls. We found it to be in line with what we would expect for this age, type and style of property.


Testing for lateral dampness

Condensation

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

At the time of the inspection there were no obvious signs of condensation, however, it depends upon how you utilise the building.

Churches/chapels are always susceptible to condensation due to the way they are used, where they go from being empty to full very quickly requiring heat and also have humidity generated by the people during their occupation.

Common sense is needed and a balance between heating, ventilation of properties. We would normally recommend regularly opening windows to air the property, however we do appreciate in this case lots of the windows are permanently shut due to the polycarbonate covering.

Extract fans in kitchens, toilets and small rooms used for services

A way of helping to reduce condensation is to have any areas where they are used intermittently. Any areas that generate humidity, such as kitchens and areas where perhaps groups of people congregate, such as the vestibule we recommend you install good quality large extract fans with humidity controlled thermostats.

Condensation occurring in areas such as toilets usually require some background heat.

> **ACTION REQUIRED:** The building has been in use a long time and as such people have normally adopted methods that suit the way the building is. However, if there are problems with the way the use changes over the years we would look to change these areas and we would always recommend large good quality humidity controlled extract fans.
>
> **ANTICIPATED COST:** We would anticipate costs between £250 - £500 per extract fan depending upon the wiring required; quotations required.

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

INTERNAL JOINERY

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

Doors

The building has a mixture of doors, from solid wood and glazed doors in the church and School Hall to fairly modern doors in Unity Hall.

Solid wood and glazed doors

Modern doors in Unity Hall

Fire Doors

In a property such as this it is fire doors that we are most concerned about as fire doors offer a break in a worst case scenario where a fire occurs we therefore recommend checking the doors to the kitchen and the staircase between the church and the crèche/School Hall area and any other high risk area are fire doors.

Kitchen

We found the kitchen in average condition/slightly dated and would comment it has domestic quality equipment. We recommend redecoration. We have not tested any of the kitchen appliances.

We also noted there was a water heater giving hot water which needs to be regularly serviced.

Kitchen

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

TIMBER DEFECTS

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

Dry Rot

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

We have not visually seen any significant dry rot during the course of our inspection. We would advise that we have not opened up the floors and we were unable to view the roof space or floor structure.

Wet Rot

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

We have not visually seen any signs of significant wet rot during the course of our inspection. We did note we believe there will be problems to the cross-battening timbers on the external of the roof and internally we were not able to inspect the roof structure.

ACTION REQUIRED: We would recommend both the roof structure (roof space) and floors are opened up. We would be more than happy to carry out a return visit.

Woodworm

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


View under central office floor

The roof /floor is the main area that we look for woodworm. Within the floor we found no obvious visual signs of significant woodworm activity or indeed past signs of significant woodworm activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by the limited area of the timber floor we could see, which was the area behind the organ and under the floor of the central office (approximately 10% of the area). We were unable to view the roof structure at all.

ACTION REQUIRED: Again we would be more than happy to return if better access is made available.

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

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

INTERNAL DECORATIONS

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

Internal decorations are in average to dated condition.

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

THERMAL EFFICIENCY

Up until the mid 1940s we did not really consider insulation in properties. Post war insulation started to be introduced gradually. In the 1970s it was upgraded following the fuel crisis and in more recent years there has been an emphasis on it, as if only a consideration in fuel prices would also add with regard to the availability of continuing fossil fuels. Care has to be taken that properties are not insulated disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.

Main Church Roof

We believe that the main church roof is not insulated as it was built before insulation standards were considered.

School Hall/crèche roof

A suspended ceiling has been added with insulation.

Suspended ceiling tiles in crèche with insulation behind

Unity Hall roof

It is difficult to say if it has insulation or not. The 1970's was the Era when we first started considering insulation.

Walls

The walls to this property are solid, with the possible exception of the Unity Hall which we believe to be a modern Flemish bond with cavity construction.

It is very difficult to improve thermal efficiency in solid wall construction without major alterations. These will usually affect the external appearance or reduce the internal space – best left alone.

ACTION REQUIRED: Your Legal Adviser to check and confirm if there is insulation within the walls and advise us by return before the legal completion of the purchase to comment further, as often where insulation has been added at a later date it can cause damage to the wall ties.

Windows

The windows are single glazed with polycarbonate plastic covering and therefore will have relatively poor thermal properties.

Services

New boilers have been installed very recently. We would ask for information regarding the heating bills for the building as a whole; ideally for the past five years. It is essential for the services to be regularly maintained to run efficiently.

Summary

Assuming the above is correct, this property is below average compared with what we typically see.

EXTERNAL AREAS

Parking

There is parking to the front of the property and there is a private car parking sign in this area. There is some wear to the surface.

ACTION REQUIRED: Make good the pot holes.

Parking area to the front

Boundaries

We assume all boundaries are your boundaries (normally you are only responsible for one or two boundaries).

In this case we would refer you to our comments with regard to the trees.

Finally, whilst we note the boundaries, these may not be the legal boundaries. Your Legal Advisor should make further enquiries on this point and advise you of your potential liability with regard to any shared structures, boundary walls and fences.

OTHER MATTERS

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

Security

We spoke to the Warden about security and eh advised there was no electronic security in the form of CCTV cameras etc.

It is a personal decision as to whether you feel one is necessary. We are not experts in this field and therefore cannot comment further. We suggest you contact a member of NACOSS (National Approval Council for Security Services), obtainable through directory enquiries, or your local Police Force for advice on a security system.

Fire / Smoke alarms

We recommend specialist advice with regard to the fire precaution requirements for this building. It is fairly typical to have some form of contract in place.

> **ACTION REQUIRED**: Speak to the existing owners about the contract they have in place with regard to fire safety.

Insurance

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

We would refer you to our comments with regard to building insurance throughout this report.

SERVICES

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

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

Electrics

There are various fuse boards throughout the property. We were unable to establish how the property is divided electrically. We would recommend that regular testing of the electrics is carried out.

Earth test in kitchen proved satisfactory

Fuse board in kitchen

ACTION REQUIRED: The existing owners to provide an Institution of Engineering and Technology (IET) test certificate, carried out by an NICEIC registered or approved contractor or equivalent standard.

If this is not the case, then you will need to have your own report carried out.

Please see our comments in the Executive Summary.

Lighting

There is a mixed range of lighting. The Warden advised how the down-lighting had been replaced for up-lighting in the main church.

As you are already users of the church we assume you will have a view on the lighting and whether you need to improve it or not.

> **ACTION REQUIRED:** The lighting should be appropriate for the future use.

Heating

Vaillant Boilers

The property has two wall mounted Vaillant boilers that we are advised are relatively new.

We normally see commercial boilers within large buildings such as this and it does seem a particularly large area for two domestic style boilers to be heating. We spoke to the Warden about this and he advised they had had calculations, often referred to as British Thermal Units carried out.

> **ACTION REQUIRED:** We recommend your legal adviser asks for copies of these and ensure that the building can be suitably heated. New boilers for a building such as this can be costly.

Hot Water Heater

There is a hot water heater located in the kitchen. This needs to be regularly tested.

Hot water heater

Fuel – Gas

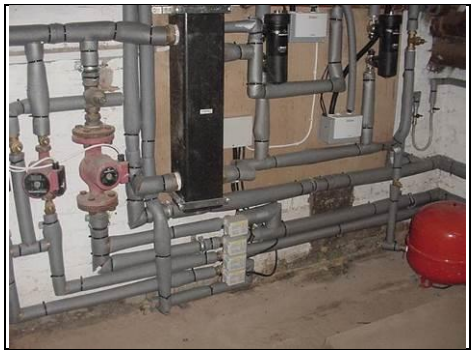
The gas consumer unit is in the basement plant room. The respective safety standards to be applied and obtain a test certificate. All services to Gas Safe Standard or equivalent.

Gas unit

Plumbing

It is very difficult to see any plumbing, with the exception of the plumbing in the basement plant room which looked relatively new.

We would just query whether the basement is susceptible to flooding.



Plumbing in plant room

Drains

There are manholes surrounding the property, one to the rear right was full of tree roots which can cause problems with blocked drains.

The manhole to the left corner is close to the Unity Hall and had water sitting in it, indicating there may be a lack of fall to the drain.

We opened up approximately half the manholes.

Middle rear manhole clear at time of survey

Left corner manhole close to crèche, clear at time of survey

ACTION REQUIRED: We would recommend that a closed circuit TV camera report is carried out.

ANTICIPATED COST: A few hundred pounds; please obtain quotations.

Front manhole close to Unity Hall we were unable to lift

Does the basement/plant room flood?

It would appear that water does discharge against the building to the rear and sides. This does lead us to ask the question does the basement area flood?

Drain located to middle right

Sloping site tipping water towards building

Service / Supply Pipes

We have not checked the service/supply pipes. As you occupy the property you need to ensure that the current system is adequate for your use.

STATUTORY REQUIREMENTS

Fire Safety/Fire Alarms/Emergency Lighting

ACTION REQUIRED: Specialist advice should be sought.

Disability Discrimination Act

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary.

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

Asbestos Register

In a property of this age there may well be some asbestos. There is known about asbestos underneath the seats and the external fascia panels to the 1970's extension need checking.

Asbestos was commonly used post war until it was banned relatively recently, although it is rumoured that it was still used after this point in time.

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

ACTION REQUIRED: Please see our comments in the Executive Summary.

An Asbestos Register should be provided by the outgoing owner/occupier.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

Certificates to be obtained from owner/occupier

Test certificates to be provided on:-

1. Electrics – An Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.

2. Space heating inspection and test report (you need to see these in working order)

3. Asbestos - up to date asbestos report with samples.

4. Drainage – closed circuit TV camera report.

5. Energy Efficiency Certificate.

6. Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase.

7. Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.

8. Environmental Health Reports with regard to the making of food on the premises.

9. RoSPA Certificate for outside play area.

10. Any other specialist testing.

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

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

APPENDICES

LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

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

ENGLISH LAW

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

SOLE USE

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

ONLY HUMAN!

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

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

WEATHER

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

Our weather seems to be moving towards the extremities from relatively mid range.

NOT LOCAL

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

OCCUPIED PROPERTY

The property was occupied at the time of our survey, which meant that there were various difficulties when carrying out the survey such as stored items within cupboards and throughout the property. We have, however, done our best to work around these.

INSPECTION LIMITED

Unfortunately, in this instance our inspection has been limited as:

1) We did not view any of the roof structures.

2) We did not have sufficient view of the room behind the organ and the balcony area.

3) We did not open up the walls as we could not see a way of doing this without causing damage.

4) We did not open up the basement or ground floor as we could not see a way to do it without causing damage.

5) We did not have the benefit of talking to the owners or them answering our usual question and answers.

6) We have not had detailed plans of the building

7) We have not been briefed by the owner's solicitors.

We thank you for taking the time to meet us during the survey.

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect value. It is therefore essential to make your own enquiries with regard to insurance before committing to purchase the property and incurring fees.

ACTION REQUIRED: You need to contact an insurance company today to make enquiries with regard to insurance on this property.

TERMS AND CONDITIONS

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

Use Classes Order in England (6th April 2016)

We recommend that you confirm the position of each case with the Council's Planning Department.

Town and Country Planning Act (TCPA) Use Classes Order	Use/Description of development	Permitted Change to another Use Class
A1 Shops	Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes	Permitted change to or from a mixed use as A1 or A2 & up to 2 flats Temporary permitted change (2 years) to A2, A3, B1 (interchangeable with notification) Permitted change of A1 or mixed A1 and dwelling house to C3 (subject to prior approval) Permitted change to A2 Permitted change to A3 (subject to prior approval) Permitted change to D2 (subject to prior approval)
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies, professional services (not health or medical services)	Permitted change to A1 where there is a display window at ground floor level. Permitted change to or from a mixed use for any purpose within A2 and up to 2 flats and for A1 and up to 2 flats, where there is a display window at ground floor level Temporary permitted change (2 years) to A1, A3, B1 (interchangeable with notification) Permitted change from A2 or mixed A2 and dwelling house to C3 (subject to prior approval) Permitted change to A3 (subject to prior approval) Permitted change to D2 (subject to prior approval)
A3 Food and Drink	Restaurants and cafes	Permitted change to Class A1 and Class A2 Temporary permitted change (2 years) to A1, A2, B1 (interchangeable with notification)
A4 Drinking Establishments	Public houses, wine bars or other drinking establishments	Permitted change to A1, A2 or A3 subject to building not being an Asset of Community Value Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification/written request to LPA whether building has been nominated as an Asset of Community Value)
A5 Hot Food Takeaways	For the sale of hot food for consumption off the premises	Permitted change to A1, A2 or A3 Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification)
B1 Business	a) Office other than a use within Class A2 b) Research and development of products or processes c) For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area).	Permitted B1 change to B8 B1(a) office permitted change to C3 (to be completed within a period of 3 years from prior approval date) Temporary permitted change (2 years) to A1, A2, A3 (interchangeable with notification) Permitted B1 change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval) Permitted change (from 1 October 2017 until 30 September 2020 only) from B1(c) to C3, subject to completion within 3 years of prior approval date
B2 General Industry	Industrial process other than that falling within Class B1	Permitted change to B1 and B8
B8 Storage or Distribution	Use for storage or as a distribution centre	Permitted change to B1. Permitted change to C3 (subject to prior approval and until 15 April 2018)
C1 Hotels	Hotels, boarding and guest houses (where no significant element of care is provided)	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C2 Residential Institutions	Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C2a Secure Residential Institutions	Prisons, young offenders' institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation, military barracks	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)

Town and Country Planning Act (TCPA) Use Classes Order	Use/Description of development	Permitted Change to another Use Class
C3 Dwelling houses	Use as a dwelling house (whether or not a main residence) by a) A single person or by people to be regarded as forming a single household b) Not more than six residents living together as a single household where care is provided for residents; or c) Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4)	Permitted change to C4
C4 Houses in multiple occupation	Use of a dwelling house by 3-6 residents as a 'house in multiple occupation' (HMO) NB Large HMOs (more than 6 people) are unclassified therefore sui generis	Permitted change to C3
D1 Non-residential Institutions	Clinics, health centres, creches, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification)
D2 Assembly and Leisure	Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms	Permitted change to state-funded school or registered nursery (and back to previous lawful/use) (subject to prior approval) Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification)

NB: Any building in any Use Class (with limitations and conditions) can be used as a state-funded school for 1 academic year (Class A4 building must not be an Asset of Community Value; written request has to be made to LPA whether building has been nominated as Asset of Community Value)

NB: Where planning application made after 5 December, 1988, permitted development rights allow the use to be changed to another use granted permission at the same time for a period of ten years from the date of planning permission, unless consisting of a change of use to a betting office or pay day loan shop: GPDO (2015) Schedule 2 Part 3 Class V

Sui Generis (uses which do not fall within the specified use classes above)	Includes theatres, large HMO (more than 6 people sharing), hostels, petrol filling stations, shops selling and/or displaying motor vehicles, scrap yards, retail warehouse clubs, nightclubs, launderettes, taxi or vehicle hire businesses, amusement centres, casinos, funfairs, waste disposal installations, betting office, pay day loan shop	Casino to A3 (subject to prior approval) Casino to D2 Amusement centre or casino to C3 (subject to prior approval) Betting office or pay day loan shop to A1 or mixed use A1 and up to two flats (if a display window at ground floor level), A2 or mixed A2 and up to two flats, A3, D2 (subject to prior approval), C3 (subject to prior approval), or mixed use betting office or pay day loan shop and up to two flats Use as betting office, pay day loan shop or launderette to C3 Mixed use betting office, pay day loan shop or launderette and dwelling house to C3 (subject to prior approval) Mixed use betting office and up to two flats to A1 (if a display window at ground floor level), A2 or betting office Temporary permitted change (2 years) from betting office or pay day loan shop to A1, A2, A3 or B1
Other changes of use	Agricultural buildings	Flexible changes to A1, A2, A3, B1, B8, C1, D2 (subject to limitations and prior approval process): new use is sui generis Permitted change to C3 (subject to prior approval) Permitted change to state-funded school or registered nursery (subject to prior approval)

The Town and Country Planning (Use Classes) Order 1987 is the principle order which has been subject to a number of subsequent amendments. The above is intended as a general guide only. Reference must be made in the final instance to the Town and Country Planning Act 1990, as amended by the Use Classes (Amendment) Order 2015, and General Permitted Development (Amendment) Order 2015 and 2016 and written confirmation obtained from the Local Planning Authority that no consent is required. No liability is accepted for the information it contains or for any errors or omissions.