

Appendix 5: Building Condition Survey Report – Summary of Principal Considerations

1.2.1 The buildings are in a condition we would best describe as representative of their age and for the construction types. It is clear that numerous areas have suffered from lack of general maintenance. At the time of our inspection, we noted minor areas of water ingress via staining internally. We understand that it is your intention to completely refurbish the main building and thereby alter its current use. This may require planning consent and building warrant approval.

1.2.2 The main concerns for these properties are highlighted below:-

a) The slate roofs in general were found to be in a fair state of repair and require monies spent on them to remedy any failings. We would note, there are several areas requiring repair primarily cement skewers and broken/slipped or cracked slates, etc. We have highlighted within this report some internal staining to ceilings and therefore recommend any repairs are carried out as soon as possible to prevent the roof causing more internal issues.

b) Cast iron rainwater goods were found to be in poor order generally. There are several sections requiring to be replaced with all downpipes needing cleared. Thereafter all surfaces should be redecorated.

c) There are numerous areas of defective smooth render around windows and doors externally. We would recommend that an external elevation scheme of repairs be undertaken over the next few months to remedy these issues

d) The timber fascia and edge of trusses show signs of decay. It is uncertain how far the decay goes back into the timbers and we recommend high access is obtained with repairs being made in early course.

e) There are several toilet facilities within the property. Following a change of use, it will be important to ensure the correct amount of facilities are in place to ensure occupation factors are obtained. Your architect will be able to advise on this.

f) There are numerous cracks internally to plasterwork. This should be cut back to a sound surface and plastered.

g) The suspended ceilings should be replaced as they are dated and in poor condition. It is unknown what type of finish is above these and it may be a requirement to change these into plasterboard.

h) Any changes to use etc, will require means of escape and access routes to be reviewed. Again, the current layout and services provided have been acceptable, however will require to be reviewed for a potential change of use.

i) Any refurbishment should consider the EPC and take into account better lighting and review heating pipes which are exposed providing additional heat to the building.

1.2.3 Further Investigations

Given the age, we believe it would be beneficial to have a structural engineer investigate and provide comment on the structure and concrete floors.

Although no asbestos was seen, the seller should provide an Asbestos Management Survey of the whole building. This document can be used to give to contractors prior to undertaking work.

There are various drains located and we recommend these be investigated to ensure they are free from defect and run free.

There is an infestation in the attic and we recommend a timber specialist be appointed to provide a report on its condition and likely cause.