

Building Survey Report

on behalf of

Salisbury Museum

**UNIT 7 HURRICANE CLOSE
OLD SARUM
SALISBURY
WILTS
SP4 6LG**



Inspection date: - 12th October 2017

17th October 2017

Mr. A. Green,
Director of Salisbury Museum,
The Kings House,
65, The Close,
Salisbury,
Wilts SP1 2EN.

Dear Mr. Green,

RE: UNIT 7, HURRICANE CLOSE, OLD SARUM, SALISBURY SP4 6LG

Following your instruction and my letter dated 5th October 2017 I confirm that my building surveys of the above property was carried out as arranged on the 12th October 2017 and I am now pleased to provide the following report for your consideration prior to purchase.

I also enclose herewith for your information and records copies of photographs taken of the property during my inspection.

1.0 INTRODUCTION

This property comprises a modern self-contained terraced industrial unit which was believed to have been constructed during the 1990's. It is located on a popular industrial development which is within approximately 2 miles from the comprehensive amenities of Salisbury City Centre and mainline railway station. It is also close to the A345 which provides good access onto the A303 which is within approximately 7 miles.

The internal accommodation, which is detailed within the sales particulars prepared by Myddelton & Major of Salisbury can be summarised as follows: -

Ground Floor – main workshop, w.c./lobby and two offices;

First Floor – landing and mezzanine office.

According to the agents particulars, the internal floor area totals approximately 179 sq. m. but this has not been verified.

Vehicle access to the front of the property is via a shared roadway and although there is parking immediately in front of the property this does not appear to be specifically allocated.

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The property is supplied with mains water and Three Phase electricity and I can also confirm it is connected into mains drainage. There is also a mains gas supply but this is not connected. Internal heating is limited to individual heaters and there are two air conditioning units within the mezzanine office.

The unit is primarily of conventional steel portal framed construction with facing brickwork and coated steel claddings to the external elevations and blockwork/insulated linings internally. The main roof comprises pitched slopes surfaced coated profile sheeting incorporating GRP roof lights to front and rear. There is a vertical roller shutter door at the front together with upvc glazed panelled doors to front and rear and upvc windows.

2.0 TENURE AND LEGAL CONSIDERATIONS

I am informed that the tenure is freehold but this should be formally confirmed by solicitors during the course of purchase.

Your legal advisers should also specifically confirm the following: -

1. The legal situation with regard to vehicle access over the shared roadway at the front and extent of your liabilities for its future maintenance and upkeep;
2. The situation with regard to car parking in the front of the unit.

3.0 LIMITATIONS OF SURVEY

At the time of the survey the property was unoccupied and empty. There were however floor coverings within the ground floor w.c./lobby and rear offices and also on the landing and mezzanine office.

No intrusive investigations have been undertaken and I have not inspected those parts of the construction, which are covered, unexposed or inaccessible, and I am therefore unable to confirm the extent of any defects, which upon further investigations, may be found in these areas.

I have not attempted within this report to list every defect which exists to the property, but I have concentrated my comments on significant defects and items which are considered to be of some importance.

The liability in respect of the report is limited to the instructing client only.

4.0 WEATHER

The weather conditions at the time of the survey were **dry and sunny**.

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5.0 ORIENTATION

For the purposes of identification within this report it is assumed that the front elevation of the unit faces approximately due **south**.

6.0 ROOF AREAS

6.1 Main Roof Coverings

The main roof comprises pitched slopes, sloping from front to rear, which are surfaced with coated profile metal sheeting incorporating GRP roof lights.

Although my inspections were limited from ground level, I would advise that the external surfaces of the sheeting are generally in reasonable condition having regard to their age with no serious deteriorations evident. Specifically, there are no indications internally of any serious leakages. I therefore have no reason to anticipate that anything other than routine maintenance will be required in the future.

Although there is evidence of general discolouration and a build up of debris over the sky lights there are no indications internally of any leakages. The joints between the rooflights and adjacent sheeting however are a potential source of water penetration and I would therefore recommend that arrangements be made for this to be checked and repaired as found necessary.

The eaves of the main roof comprise coated steel fascias. All areas are in good condition with no serious deteriorations evident.

6.2 Main Roof Structure and Ceiling

The main roof principally comprises galvanised transverse purlins supporting an insulated boarded ceiling below the external sheeting. A secondary GRP lining is also provided to the underside of the roof lights.

The structure of the roof is essentially sound and no significant defects or weaknesses are evident. The boarded ceilings and underside of the roof lights are also in a satisfactory condition with no serious deteriorations or leakages evident.

Although I am unable to confirm the exact nature of the insulation which is incorporated below the roof I do not consider that improvements will be essential. If more specific advice is required in this regard however further investigations will be necessary.

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6.3 Gutters and Downpipes

The rainwater goods which serve the main roof comprise brown p.v.c. guttering discharging into p.v.c. downpipes. Although it was not raining at the time of the survey the guttering appears to be in good condition and no serious defects or leakages are evident. The downpipe arrangements are also satisfactory. I would therefore advise that routine maintenance is all that should be required in the future.

7.0 MAIN WALLS

7.1 Structural Framework

This building essentially comprises a conventional steel portal framed structure which primarily provides support to the roof and party walls. Most steelwork is built-in and concealed by blockwork but there is an exposed area at first floor level to the front corner.

There are no obvious indications of any serious structural weaknesses or defects to the main framework and the visible steelwork was seen to be in good condition. The degree of fire protection provided by the blockwork and high level fire boarding is considered to be satisfactory and in reasonable compliance with the Building Regulations.

7.2 Main External and Party Walls

The front and rear external walls comprise conventional cavity construction at ground floor level with facing brickwork externally and blockwork internally. Steel lintels are incorporated over the door and window openings.

Coated profile steel cladding with insulated linings internally is incorporated at first floor level to front and rear.

There are no serious structural cracks or distortions either to the external elevations or internally and I would therefore advise that the external walls are essentially sound and structurally adequate.

The external brickwork elevations are in good condition with no serious deteriorations evident. There is general surface discolouration and localised damage to the front elevation cladding and, although not required immediately, allowances should be made for some future cosmetic repairs and redecoration. The rear elevation cladding is in good condition.

The internal party wall blockwork is sound and in good condition with no significant cracking or defects evident. I also confirm that it provides adequate fire separation with the units on both sides.

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7.3 Internal Walls and Partitions

The partition walls which form the w.c./lobby comprise plastered blockwork. These are essentially sound and in reasonable condition with no serious defects evident.

The ground floor office areas comprise timber framed studwork faced with plasterboard with a upvc framed and glazed wall between the offices and the main warehouse. There is also a upvc glazed and framed internal wall between the mezzanine office and main workshop.

The studwork and upvc glazed walls are essentially sound with no serious structural defects obviously apparent. The upvc framed walls however do not provide adequate fire resistance in compliance with Building Regulations and allowances should be made for these to be upgraded or replaced if the current internal layouts are to be retained.

7.4 Damp Proof Course

A bitumastic felt damp proof course is incorporated within all the main walls and from tests carried out to the internal surfaces using an electrical moisture meter I can confirm that there is no evidence of any significant rising dampness. I would therefore advise that the d.p.c. arrangements are reasonably serving their purpose and future improvements are not anticipated.

The external ground levels in relation to the d.p.c. are also satisfactory.

8.0 FOUNDATIONS

I have not inspected the foundations themselves as this would have required considerable excavation but as previously advised there are no indications to the supported main walls or principal structural frameworks of any cracking or defects which would indicate structural movements emanating from foundation level. I therefore have no reason to suspect that the foundation arrangements which are provided below the mains walls and steel framed structures are in any way defective or inadequate.

I know of no particularly onerous sub-soil conditions within this area and I have no reason to anticipate future problems with foundation stability.

9.0 FLOORS

9.1 Ground Floor

It is assumed that the ground floor comprises reinforced concrete incorporating a damp proof membrane. The floor of the warehouse has a smooth concrete finish and there is vinyl flooring in the w.c./lobby and carpet tiles within the two rear offices.

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From my superficial inspections I have no reason to suspect that the structure of the floor is seriously defective but if the load-bearing capacity of the floor is important it will be necessary to arrange for further investigations and a structural engineers analysis. I noted the expansion joint across the warehouse floor and although this is satisfactory arrangements should be made for cosmetic filling of the joint at some time. I have no reason to suspect that the damp proofing within the floor is in any way defective or inadequate.

The vinyl and carpet floor coverings are generally in poor and worn condition and arrangements should be made for these to be replaced as required.

9.2 Mezzanine Floor

The mezzanine floor essentially comprises steel posts and steel beams with timber joists surfaced with chipboard. The underside of the floor is completely exposed within the warehouse and plasterboard ceilings are provided within the w.c. and office areas.

Although the mezzanine structure is essentially sound no fireproofing is incorporated to the steelwork or timber joists within the warehouse. Improvements in this regard may not be essential if the upper floors are only to be used for storage purposes but if the current office use is to continue then allowances should be made for upgrading fire protection in compliance with the Building Regulations.

The mezzanine floor surface comprises exposed chipboard together with carpets and laminate boarding. The chipboard is in reasonable condition but the floor coverings are poor and allowances should be made for improvements as required.

10.0 JOINERY AND FINISHES

10.1 Windows

The two upvc casement windows at the front are in reasonable condition but they are in need of cleaning and some adjustment.

10.2 Front Loading Door

The loading door at the front comprises a manually operated vertical shutter which is in a satisfactory condition. Routine maintenance is all that should be required in the future.

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10.3 Doors

The upvc glazed panelled external doors to front and rear are in reasonable condition with no serious defects.

The upvc doors which are incorporated within the ground floor office and mezzanine partition walls are in a satisfactory condition. The pair of flush doors between the ground floor offices and the flush door into the w.c. are also satisfactory but in need of some adjustment. I noted that the original door into the lobby has been removed and arrangements should be made for this to be replaced as required.

10.4 Stairs

The main staircase is of timber close tread design with a spindle balustrade adjacent to the stairs and around the landing area.

Although it is essentially sound it is not adequately fireproofed and it does not provide a protected escape route from the mezzanine. Allowances should therefore be made for it to be upgraded in compliance with the Building Regulations, particularly if the upper areas are to be retained as offices.

10.5 Wall Finishes

The internal wall finishes throughout the unit comprise exposed blockwork together with plasterwork within the w.c./lobby and plasterboard linings throughout the office areas. The insulated plasterboard faced linings to the external claddings are in a satisfactory condition with no significant defects. Allowances should however be made for improvements to poor quality plasterboard dry linings within the office areas to suit your requirements.

10.6 Decoration

There is no future external redecoration requirement on the property. As previously advised however there is some deterioration to the coatings of the front elevation cladding and allowances should be made for future re-coating as required.

The internal areas are in reasonable decorative order but allowances should be made for redecorations and improvements to suit your particular requirements.

10.0 SERVICES

No specific tests or detailed inspections have been carried out in respect of the services or drainage but from my superficial examination I am pleased to provide the following comments. However, if more detailed advice is required, suitably qualified specialists should be consulted. .../

11.1 Electricity

Three Phase mains electricity is supplied into the property with the principal meter and switched fuse panels situated within the workshop adjacent to the front loading door. No obvious defects are evident to the supply.

The electrics within the unit essentially comprise ducted p.v.c. wiring serving power points and overhead lighting. From my superficial inspection I would advise that no serious defects are evident to the electrics but you should make allowances for alterations and improvements to suit your particular requirements.

11.2 Water Supply and Plumbing

Mains water is supplied into the property and the principal stop valve is located within the w.c. The plumbing to the w.c. and lobby basin comprises copper and p.v.c. pipework with hot water supplied from an electric "Ariston" water heater below the basin.

No serious defects are obviously apparent but the water heater is showing signs of age and arrangements should be made for this to be checked and serviced by a qualified plumber.

11.3 Sanitary Fittings

The w.c. and basin are in reasonable condition but they are showing signs of wear and tear and allowances should be made for cleaning and improvements as required.

11.4 Gas

There is an incoming mains gas pipe at the front but no meter. I see no reason why a supply could not be made available but if this needs to be confirmed I would suggest that the local Gas Company be consulted.

11.5 Heating and Air Conditioning

Internal heating is limited but essentially comprises an electric overhead heater in the main warehouse and two Dimplex convectors on the mezzanine. No other heating is provided and allowances should therefore be made for improvements as required.

Two relatively modern overhead air conditioning units are provided within the first floor mezzanine. These were not working at the time of my survey and, although from my superficial inspection they appear to be in reasonable condition, I would recommend that arrangements be made for them to be tested by a specialist if they are to be retained. No obvious defects are evident to the two external extractor fans on the rear wall but again arrangements should be made for these to be checked and serviced as required.

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11.6 Drainage

No specific tests of the foul or surface water drainage has been undertaken but I can confirm that the property is connected into the mains drains at the front of the property. There is a manhole for maintenance purposes within the front driveway and this is satisfactory. The wastes from the internal sanitary fittings were operating satisfactorily at the time of the survey and I therefore have no reason to suspect that the drainage is seriously defective or inadequate.

It is assumed that surface water drainage from the downpipes is also into the mains system and again there are no obvious indications to suggest that these arrangements do not operate efficiently.

12.0 EXTERNAL SITE AREAS

12.1 Access Road/Parking Area

The concrete surfaced access road and parking area at the front is generally in good condition. I specifically noted that it incorporates adequate surface water drainage. Although generally in good condition, the roadways will require some future maintenance and solicitors should therefore be requested to confirm the extent of your liabilities in this regard.

13.0 FIRE PRECAUTIONS AND MEANS OF ESCAPE

The fire precautions and means of escape from the property, specifically from the ground floor office and mezzanine areas, is inadequate and not in full compliance with the Building Regulations. Although the fireproof cabling is in place I specifically noted that all smoke detectors or alarm points have been disconnected and removed. The rear exit door from the offices incorporates a suitably illuminated sign and adequate escape latch. I also noted an emergency light within the workshop. As previously advised the upvc glazed internal walls and the timber staircase from the first floor mezzanine are not adequately fireproofed.

In view of the above, allowances should also be made for improvements to fire precautions and means of escape throughout the property to suit the intended use and alterations proposed as required.

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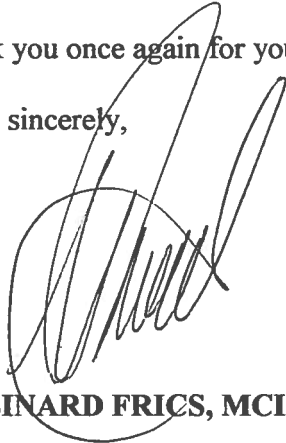
13.0 SUMMARY

As I hope you will determine from reading the body of this report, I am pleased to confirm that this relatively modern industrial unit is essentially sound and it has generally been built to a good standard. No serious defects are evident to the external areas and generally I would advise that your future repairing obligations should largely be limited to routine maintenance only. Arrangements should however be made for internal alterations to suit your specific requirements and particularly for upgrading of fire precautions and means of escape in compliance with Building Regulations.

I trust this report is satisfactory and suitable for your purposes but please contact me should you require any further advice in this connection. I would also like to enclose herewith a note of my fee account and I look forward to receiving settlement within 14 days in accordance with our agreement.

Thank you once again for your instruction in this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S.J. Linard Frics', written over a circular stamp or seal.

S.J. LINARD FRICS, MCI Arb