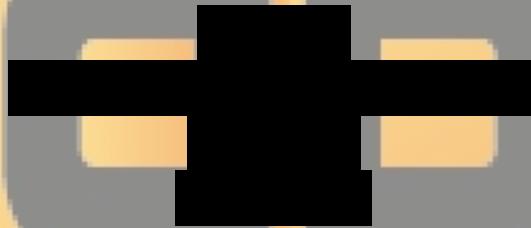




ROD MUNRO LIMITED

EXAMPLE BUILDING CONDITION SURVEY REPORT

of



21st May 2018

ROD MUNRO LIMITED

Asbestos Removal, Demolition & Salvage Contractors

www.rodmunroltd.co.uk ~ rodmunroltd@gmail.com

Tel: 0808 141 4444

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1.0 **Introduction**

Instruction was received to attend site and carry out a Building Condition Survey of the vacant industrial property [REDACTED]

Mr Roderick Munro of Rod Munro Limited attended site on Wednesday 16th May 2018 undertake the survey.

The Building Condition Survey is produced by a competent surveyor who provides an objective opinion about the condition of the property at the time of the survey.

The Survey Report aims to tell you about:

- The construction and condition of the property on the date it was inspected;
- Any defects that need urgent attention or are serious;
- Any things that need further investigation to prevent serious damage to the fabric of the building;
- Any defects or issues which may be hazardous to safety and where further enquiries are needed.

2.0 **Report and Survey Conditions**

Access to the areas was authorised [REDACTED]

The survey was undertaken by Mr Rod Munro on Wednesday 16th May 2018.

The survey report was written and compiled by Mr Rod Munro.

No records of previous building condition surveys were available at the time of survey

Labelled photographs have been taken to illustrate the report and are to be found in 'appendix 1'.

The survey was conducted during daylight and the weather was dry and bright, temperature 16°.

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3.0 Site Surveyed

The scope of the building condition survey was to include for inspection of all safe and reasonably accessible areas of the building and external hard standings.

No existing site plans were available at the time of the survey

4.0 Areas of the Site Not Accessed

Only the areas identified are covered in this report. Areas not identified should be considered as not accessed for the purposes of this survey.

General areas not covered by the survey are as follows:

- a) The interior of plant, equipment, pipe work, ducting, voids or other similar enclosed areas, the access to which would have necessitated the use of specialist equipment / tools or specialist knowledge / training (unless specialist engineers are provided by the Client).
- b) Lift shafts, lift motor rooms, plant rooms, or similar, which would have required the attendance of a specialist engineer (unless provided by the Client).
- c) Areas not safe to access or not accessible via a 3.5m long surveyor's ladder i.e. no provision has been made for specialist access equipment (unless provided by the Client).
- d) Rod Munro Limited cannot be held responsible for any damage caused as part of the survey carried out on the client's behalf and no making good of works disturbed has been allowed for (unless otherwise agreed).
- e) Rod Munro Limited cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.

During the survey, every reasonable effort was made to gain access to those areas within the survey brief. Specific areas which were not accessed / surveyed, or only partially accessed, are detailed below:

*Roof Void – Inspected from the access hatch only
Compressor Shed – Locked
Container Store – Locked*

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5.0 **Building Description**

The building is known as [REDACTED]

The building is a single storey structure with a plan area of approximately 176m².

The building is thought to have been originally constructed during the 1970's / 1980's.

The building consists of both office and workshop accommodation.

The building has been subject to extensive internal refurbishment in recent times. The internal refurbishment has been completed to a high standard.

Adjacent to the building is a separate industrial unit known as [REDACTED]

Between [REDACTED] is a modular Portacabin type temporary office unit. Neither the Portacabin or [REDACTED] have been surveyed.

6.0 **Building Construction**

Foundations	-	Presumed to be concrete strip
Floors	-	Concrete presumed reinforced
External Walls	-	Concrete block cavity wall with wet dash render (approx. 270mm thick overall)
Roof Covering	-	Interlocking concrete tiles
Roof Structure	-	Timber truss with timber sarking, timber facia and soffit board, PVC guttering and downpipes
Doors	-	Aluminium door to office entrance, up and over door to workshop. Internal timber fire doors throughout offices
Windows	-	UPVC windows and Velux roof lights
Internal Walls	-	Both concrete block and plasterboard / timber stud
Ceilings	-	Plasterboard
Floor Coverings	-	Carpet tiles to office area, painted concrete floors to workshop and canteen. Vinyl flooring to toilets and kitchen

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6.0 **Building Construction (continued)**

- | | | |
|---------------------|---|--|
| Internal Decoration | - | All walls and ceilings painted in white matt emulsion |
| Skirtings | - | Timber skirtings and architrave |
| Lighting | - | Modern downlights within office and fluorescent lights within the workshop |
| Heating | - | Modern electric panel heaters |
| Power | - | Modern electrical circuitry, both 240v and three phase 415v |

7.0 **Service Supplies**

The building was noted to be serviced with the following supplies

- | | | |
|-------------|---|---|
| Electricity | - | 240v and 415v three phase supply |
| Water | - | Mains supply (turned off at incoming valve) |
| Sewage | - | Public system |
| Telecom | - | Telecom points noted |
| Rain Water | - | Soakaway presumed |

We also record the building has air conditioning present but this was not tested.

8.0 **Survey Findings**

The building appears to be in sound condition without major structural fault.

The roof structure appears to be in sound, straight condition and there is no evidence of internal leakage.

Internally the building has recently been refurbished to a high standard including office and workshop accommodation, a modern kitchen and two separate toilets.

The electrical, fire and intruder alarm systems all appear to be modern and in good order but were not tested.

The internal walls are painted white with some slight marking.

The offices and hallway have blue carpet tile floor coverings, with some wear and staining.

The external facias and soffit are of timber construction, there is evidence of water damage and the paintwork is in a poor condition and flaking in several locations.

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8.0 Survey Findings (continued)

The external render has been repaired in many locations where the building has been adapted, the repairs are quite obvious.

The external tarmacadam hard standings are recently laid and in good condition without any obvious damage.

The external concrete hard standings are original to the building with surface damage and structural cracking.

The security fencing is 2m high chain link with three rows of barb wire supported by both metal and concrete cranked posts, the fence appears to be in good condition. There are a vehicle and pedestrian gateway within the security fence but we note the gates are absent.

There is no obvious asbestos containing materials present on the surface of the building

9.0.0 Conclusions

There are no defects that require urgent attention.

There are no defects which are hazardous to safety.

There are no defects which risk serious damage to the fabric of the building.

10.0 Recommendations

We recommend the external timberwork, soffit and fascia boards are prepared and properly painted to prevent timber decay.

We recommend the gutters are cleaned and any leaks repaired.

We recommend the external render repairs are monitored and the repairs be repeated should there be a risk of rain water penetrating into the buildings wall construction.

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11.0 Quality Assurance and Quality Control

All surveys will be carried out in a systematic and logical manner and presented to the Client in an easy to read format, either as a hard copy and / or as an electronic document, as per the Client's requirements. Surveyors will be given enough time to carry out the survey methodically and thoroughly.

Surveyors will be competent to carry out the survey, have impartiality and integrity and have sufficient training, qualifications, experience and ability.

A proportion of surveys carried out (approximately 5%) will be re-inspected by another competent surveyor whilst the survey is in progress.

All completed surveys will be thoroughly checked by a competent surveyor prior to being submitted to the Client – all as per detailed in our own standard survey report checklist form.

This report has been prepared by:

Name: Rod Munro

Signed:

R Munro

Date: 21st May 2018

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APPENDIX 1

INSPECTION PHOTOS



Façade & Workshop Entrance



Façade & Office Entrance



Façade & Toilet Windows



Timber Soffit & Facia – Damaged Paintwork



Façade & Kitchen Window

Render repair to bottom right corner, crack repairs below window and vent outlet



Façade & Workshop Entrance

Render repair to workshop door surround



End Elevation

Render repair to underside of soffit



End Elevation

Render repair to underside of soffit



End Elevation

UPVC Window with Cladding Below



End Elevation

UPVC Window



Rear Elevation & Security Fence



Front Office



Entrance



Hallway



Hallway



Store Room



Large Office – View 1



Large Office – View 2



WC No.1



WC No.2



Store / Electrical Cupboard – Modern Distribution Board



Kitchen – View 1



Kitchen – View 2



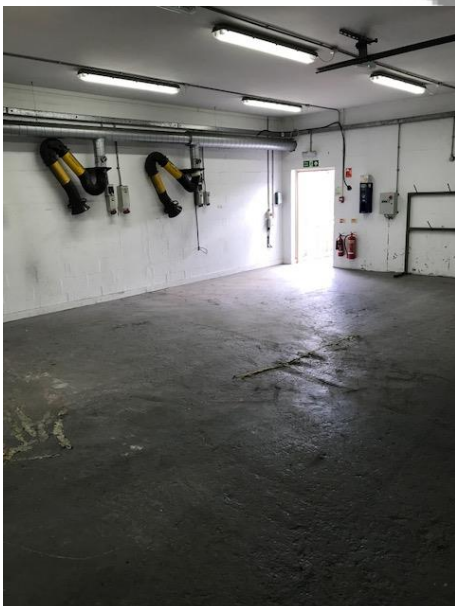
Roof Space – Double Ceiling



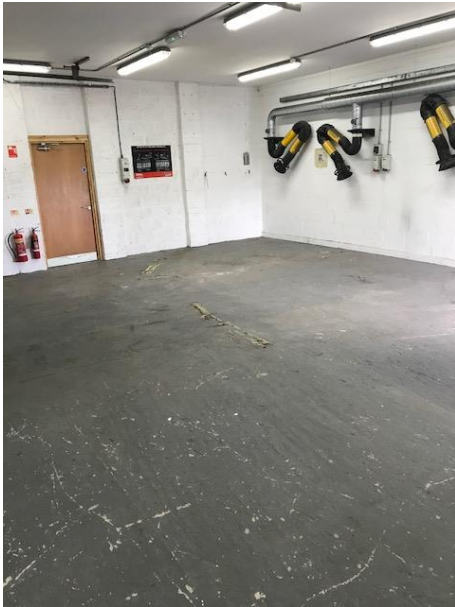
Timber Roof Structure



Workshop – View 1
Main Electrical Supply
Modern Switchgear



Workshop – View 2
Modern Fume Extraction Equipment



Workshop – View 3



Canteen – View 1



Canteen – View 2



Workshop – View 4



Workshop – View 5



Facade



Compressor Store - Locked



External Hardstanding



Rear Elevation & Security Fence



Container Store - Locked



Hard Standing between Unit 4b and Temporary Office



External Hardstanding



External Hardstanding – Vegetation to Slab Path



External Hardstanding – Tarmac & Concrete



External Hardstanding – Tarmac & Concrete



External Hardstanding – Cracked Concrete



External Hardstanding



External Hardstanding – Main Entrance



External Hardstanding – Gateway



External Hardstanding – Vehicle Gateway



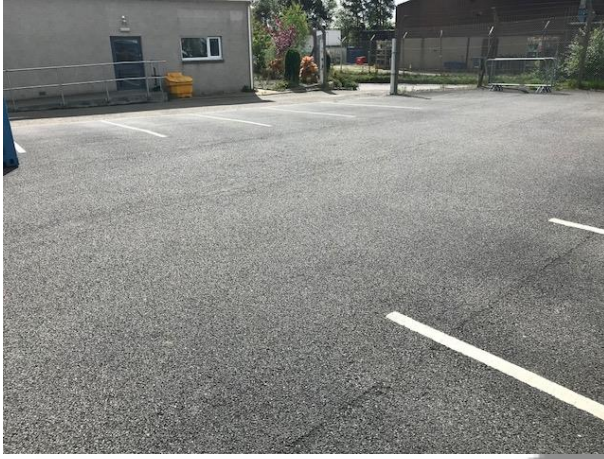
Shared Access Road



Shared Access Road



Shared Access Road



Shared Car Parking



██████████ & Container



██████████ & Container



& Container



Perimeter Security Fence



Perimeter Security Fence



Perimeter Security Fence



Perimeter Security Fence – Pedestrian Gateway



Perimeter Security Fence – Pedestrian Gateway



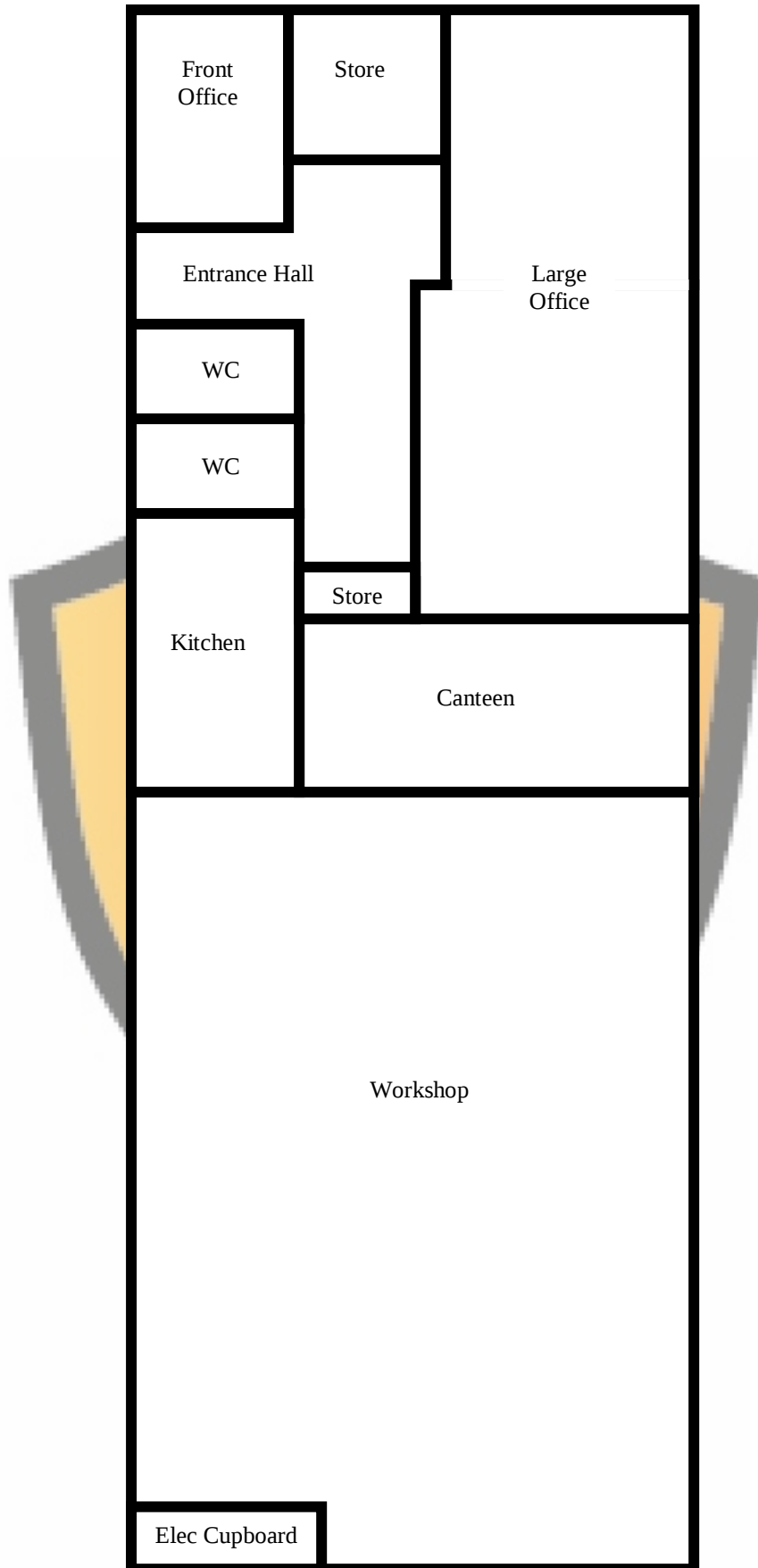
Shared Entrance Road





APPENDIX 2

BUILDING PLANS



Building Plans – Not to Scale