RRB/082-23

REPORT

IN RESPECT OF:-

TREDEGAR CHAMBERS
BRIDGE STREET
NEWPORT
NP20 4QA

Front elevation

Right hand side elevation

Date of Inspection

8th February 2023

Date of Report

10th February 2023

Weather Conditions

Dry and sunny

Report Prepared by

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on Behalf of

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1.00 INSTRUCTIONS

We have been instructed to carry out an inspection of Tredegar Chambers, Bridge Street, Newport NP20 4QA and to prepare a pre purchase Building Survey in accordance with the agreed Conditions of Engagement dated 6 February 2023.

2.00 THE PROPERTY

Tredegar Chambers, Bridge Street, Newport comprises a substantial four-storey property in the centre of Newport with frontage to Bridge Street and Cambrian Road.

The property occupies a level site with frontage directly onto the pavement.

There are five self-contained retail/office units to the ground floor with the upper floors predominantly vacant. The upper floors in past years having provided various office suites.

We are unsure as to the exact age of the property although would estimate the building to be in the region of 120 years old.

We are aware that the property is Grade 2 Listed.

3.00 CONSTRUCTION

The main roofs are predominantly of timber construction of a pitched design overlaid in manmade composite slate coverings. Several flat roof areas are also noted.

The chimney stacks are of brickwork, the rainwater goods are a mixture of cast iron, asbestos cement and uPVC.

The main walls are of solid masonry construction. The elevations are finished in a mixture of Bath stone, faced brickwork and uncoursed stonework.

The windows predominantly comprise single-glazed softwood timber box sash units.

Internally, the ground floor comprises suspended timber and concrete floors extending over the basement areas with further solid floors also noted. The upper floors are of suspended timber overlaid in timber boarding.

The internal partition walls comprise a mixture of solid walls and timber stud partitions. The ceilings are a mixture of the original lath and plaster, replacement plasterboard and proprietary suspended ceilings.

Mains gas, electricity, water and drainage are available to the site.

4.00 ACCOMMODATION

The accommodation is arranged over four floors with a basement area also provided.

The ground floor is currently separated into five retail units with the upper floors having been used in more recent years as offices.

The first floor to the left hand side of the currently provides additional office accommodation serving the ground floor left hand side retail unit.

The ground floor units generally benefit from small kitchen areas and WC accommodation.

To the upper floors various office suites are further kitchen areas and male and female sanitary accommodation provided.

5.00 TENURE

It is assumed that the freehold title to the property is to be purchased.

Full details in respect of the property's tenure should be confirmed via your Legal Advisor prior to commitment to purchase.

It is assumed that the freehold title of the property is not affected by any unusual or onerous restrictions, encumbrances or outgoings. Further enquiries in this regard should be made via your Legal Advisor prior to commitment to purchase.

6.00 LEGISLATION

We are unaware of any action under public health, housing or town planning legislation which would affect the property.

We note from the vendor's agents' details that the property is Grade 2 Listed.

Full details in respect of the Listing should be confirmed prior to purchase.

The Grade 2 Listing will have implications in respect of the upgrading and refurbishment works required to the property. This will have cost implications and should be fully considered prior to commitment to purchase.

7.00 RIGHTS OF WAY

Details in respect of any rights of way which may affect the property should be confirmed via your Legal Advisor prior to purchase.

8.00 SPECIAL HAZARDS

8.01 Subsidence/Settlement

No significant structural cracking or evidence of significant structural damage or structural movement was noted within the property which would be associated with subsidence or settlement.

The property has been affected by minor movement in past years consistent with minor natural settlement/seasonal ground movement.

There are isolated areas of cracking internally consistent with minor movement.

The movement is not deemed to be of an extensive or significant nature and no underpinning or structural stabilisation works in respect of foundations will be required.

The minor movement should not affect the suitability of the property for purchase.

8.02 Coal Mining

The property is not located in a mining area.

8.03 Flooding

We are unaware of any natural water courses within close proximity of the property which would cause flooding.

The basement accommodation is below ground level and susceptible to water ingress.

Whilst areas of minor water ingress were noted within the basement no significant issues of flooding were evident.

8.04 Ground Heave/Tree Roots

There are no large mature trees within close proximity of the property where tree roots would affect the foundations.

8.05 Landslip

The property occupies a level site and is not deemed to be at risk of landslip.

8.06 Asbestos

We have not undertaken an asbestos survey in respect of the property.

In accordance with current legislation, there should be an Asbestos Register and Management Plan in respect of the property.

We would recommend that a copy of the Asbestos/Management Plan is obtained.

From our inspection of the property we did note areas and elements which are likely to have an asbestos content.

Where materials likely to contain asbestos were evident during the course of our inspection these have been noted.

There is a risk that further elements of the property are likely to contain asbestos.

Should no up to date Asbestos Register/Management Plan in respect of the property be available then further inspection should be carried out and a separate specialist report in relation to asbestos obtained.

9.00 OCCUPATION

At the date of inspection the majority of the property was unoccupied and unfurnished.

To the ground floor retail/office units items of furniture, shop fittings and general debris were retained. These did prevent a full inspection of all floor and wall surfaces. There are fitted floor coverings retained throughout the upper floors. These similarly prevented a full inspection of all floor surfaces.

Where necessary, corners of carpet were lifted in order to determine the construction of the floors.

10.00 EXTERNALLY

10.01 Roofs

A limited inspection of the roof slopes to the property was possible from ground level and from upper floor window openings.

No external inspection of the roofs from high level has been carried out.

To the main sections of the property, where extending over the upper floor office accommodation, it is evident that roof coverings have been replaced in past years. The roofs are overlaid in natural slate coverings. There are concrete ridge and hip tiles provided.

Lead valley gutter details are also noted at the junction of roof slopes. Where lower level roofs adjoin walls lead flashing details are formed between the slate roof coverings and walls.

Towards the rear right hand section of the property there are further lead flashing details formed to the mansard roof slopes where extending over the rear right hand upper floor office areas.

A sarking felt is provided to the underside of the coverings.

The slate coverings are noted to be in reasonable order.

There is evidence of isolated cracked and failed slates. These are not deemed to be of a substantial nature albeit maintenance works are required to attend to and replace cracked and failed slates as necessary.

The ridge and hip tiles are bedded and pointed in a sand:cement mortar.

No significant loose or damaged tiles were noted from ground level inspection.

The flashing details to the front of the main roof, where extending between the slate coverings and low level parapet walls to the gable walls, are not visible for inspection from ground level.
In conjunction with attention to the roof coverings a further inspection of the flashings should be carried out as necessary and the flashings attended to and overhauled and attended to. Internally, there is evidence of water ingress in areas of the parapets and flashings throughout the property consistent with deterioration of the flashing details.

To the rear of the property there is significant water ingress between the mansard roof slopes and rear brickwork parapet wall. This has contributed to substantial damp internally. The flashing details to the rear will require and upgrading as necessary. More substantial works to this rear parapet and flashings will be required to prevent ongoing problems of water ingress.

The general condition of the main roof areas, where visible for inspection, are noted in the following photographs.

Roof slopes where extending to the front of the property. The photograph shows three feature gable roofs with lead valley details formed between the gable roofs and front main roof slopes.

Left hand side roof slope to the property as viewed from neighbouring grounds. The photograph shows the general condition of the slate roof coverings. The concrete ridge and hip tiles are also noted. Several cracked and failed slates to the side roof slope are noted. Routine maintenance works are required.

Further illustration of the left hand side and rear roof slopes. The photograph shows the rear main roof area. There are several cracked and displaced slates. These are not deemed to be of an extensive nature and are capable of attending to.

Further illustration of the left hand side roof slope with failed slates noted.

Failed slate to the front elevation of the property where extending to the front principal gable.

Right hand side mansard roof area. The photograph shows various roof lights to have been installed in past years. The photograph also shows the rear parapet wall and lead flashing detail. Works will be required in relation to the parapet wall and flashing where water ingress has occurred.

Left hand side of the rear mansard roof. The photograph shows the lead flashing detail between the lower and upper section level of the mansard. There is lifting of the leadwork. Several loose/failed slates are also noted. The photograph also shows lead flashing details between the roof and adjoining walls. There is significant water ingress in the area of the flashing details.

Lower level roof where extending towards the rear right hand side of the property. The photograph shows isolated failed slates. The photograph also shows the rear parapet wall and flashing detail. There is significant water ingress to this area. Further upgrading of the flashing and parapet wall detail and copings will be required to prevent ongoing problems of water ingress.

Further illustration of the flashing detail where extending to the rear. The photograph shows the flashing to have been attended to and resealed in bitumen in past years. This has been poorly completed. The photograph also shows a bitumen felt capping to the parapet. This is ineffective and has not prevented water ingress occurring. The parapet and flashing detail will require removal and upgrading.

Lower level roof where extending towards the rear left hand side of the property. The photograph shows the roof to be of a hipped style with concrete ridge and hip tiles provided. There are isolated cracked/displaced slates. The photograph also shows a perimeter parapet gutter detail. The parapet gutter has been sealed in bitumen in past years.

Further illustration of the rear left hand side lower level roof area. The hipped style of the roof is noted.

As detailed above, there are lead gutter details formed between the lower level rear left hand side roof and adjoining walls. The leadwork has deteriorated with age. Past repair and resealing work has been carried out in bitumen. This does not provide a long term repair.

There is a further lead gutter detail formed between the rear of the main building and rear right hand side lower level roof. This has similarly deteriorated with evidence of water ingress internally.

In conjunction with overhauling of the roof coverings a further assessment of the leadwork will be required from roof level. The leadwork should be attended to and either repaired or stripped and upgraded as necessary in order to prevent ongoing problems of water ingress occurring.

To the rear of the property there is a flat roof area extending over a rear two-storey section of the property. The flat roof is overlaid in a green mineralised felt covering.

The covering is in poor order and has deteriorated with age.

The existing covering is in need of stripping and upgrading. In conjunction with this work upgrading of the flashing details between the roof and adjoining walls will be required. The work should also include upgrading of the rear parapet detail with the existing parapet coping requiring removal and upgrading in order to provide adequate damp-proofing.

Further illustration of roofs to the rear. To the right of the photograph the flat roof with bitumen felt covering is noted. This has reached the end of its useful life. Internally, there is water ingress to this area. The existing roof should be stripped and renewed.

To the rear central courtyard area there are several lower level roofs. This includes pitched roofs overlaid in slate coverings, shallow pitched roofs overlaid in corrugated plastic and profile metal sheet coverings and a flat roof area. The roofs serve the ground floor units.

The corrugated and metal sheet roof areas are in poor order. The roofs will require removal and upgrading.

The single storey roof and slate covered roof area has deteriorated. There is moss and algae growth to the roof. Internally, water ingress was noted to this area.

In conjunction with upgrading work we would recommend that the slate roof area is stripped and re-slated. This will enable upgrading of flashing details between the roof and adjoining walls in order to prevent ongoing problems of water ingress occurring.

The single storey flat roof area has also deteriorated. Significant water ingress was noted internally.We would recommend the existing flat roof area is stripped and new flat roof coverings provided in conjunction with upgrading and refurbishment of the property.

Lower level single-storey roofs to the rear courtyard area. The photograph shows a lower level slate roof area and various shallow pitched corrugated roof areas. We would recommend these areas are stripped and new coverings provided.

Further illustration of lower level slate roof and corrugated roof areas. The. Internally, there is evidence of water ingress to the roof which has caused damage to the internal finishes. This is, in part, associated with poor flashing details. We recommend the existing roof area is stripped and renewed.

Further illustration of roofs to the rear courtyard area. The photograph shows the corrugated roof area and flat roof area. There are various roof lights and air conditioning plant to the flat roof areas. For budget purposes we would recommend that allowance is made for the stripping of the existing flat roof areas and their full upgrading. This will also enable works in relation to dry rot affecting the timbers as detailed elsewhere within this report.

Further illustration of roofs to the rear with the lower level flat roof area noted.

There are several access hatches formed in the ceilings to the upper floor allowing for access into the roof voids above.

There is no full access available to view the timbers to the rear right hand side of the upper floor accommodation where extending below the mansard roof area and similarly no access to view the roof timbers to the lower level roofs to the rear.

Inspection within the main roof areas revealed the roofs to be of timber construction comprising timber purlins supporting timber rafters.

The purlins are supported by load bearing walls with additional support at midspan by means of principal trusses.

The majority of the roof timbers are original.

There are areas of past repair having been carried out notably to the front of the property where original timbers have been affected by rot and decay where built into external walling. This has included additional steelwork strengthening.

There are areas of further rot and decay affecting timbers where ongoing areas of water ingress have occurred.

Water ingress is particularly apparent to the base of chimney stacks and to the parapet areas.

The areas of rotten timbers will require cutting out and replacing as necessary. This will, in places, involve partial stripping of the roof coverings to enable cutting out and replacement of timbers.

There is more significant staining and rot within timbers was noted where built into the external walling adjacent to the chimney stack to the right hand side of the property facing Cambrian Road. The rotten timbers will require cutting out and upgrading as necessary. We anticipate this will involve replacement of the lower section of timbers to the principal trusses.

More substantial works will also be required where timbers have been affected by dry rot to the rear.

There is also significant condensation within the roof voids. This has caused further damp staining of timbers.

Moisture was noted to the underside of timbers and sarking felt at the date of inspection indicative of ongoing issues of condensation.

The condensation is associated with inadequate ventilation of the roofs.

There is no suitable ventilation provided.

Upgrading of ventilation to the roof areas throughout the property will be required in order to minimise the extent of ongoing issues of condensation. This will involve the provision of slate vents at low and high level to the roofs to enable for a circulation of air.

Roof void where extending to the right hand side of the property. The left hand side roof slope extends to the right hand side elevation where facing Cambrian Road. The photograph shows staining of timbers. There is more significant staining and rot within timbers was noted where built into the external walling adjacent to the chimney stack. The rotten timbers will require cutting out and upgrading as necessary. We anticipate this will involve replacement of the lower section of timbers to the principal truss.

Further illustration of roof timbers to the right hand side lower level roof area. The photograph shows condensation staining to the underside of the timbers consistent with inadequate ventilation.

Further illustration of timbers to the right hand side of the roof with more extensive rotten timbers around the side chimney stack noted.

Further illustration of timbers to the right hand side of the roof. The photograph shows the principal hip rafter towards the front right hand corner of the roof. Staining of the timbers indicative of condensation is evident.

Left hand side roof void to the property. The photograph shows the roof void as viewed towards the front gable. To the right of the photograph the left hand side roof slope is noted. The photograph shows damp staining of timbers to the front. This is consistent with water ingress in the area of the parapets. The rotten timbers will require cutting out and replacing as necessary.

Further illustration of the left hand side roof slope as viewed towards the rear. The photograph shows the timber purlins providing support of the rafters.

Central roof void. The photograph shows principal trusses providing support of the rafters. The photograph shows the roof as viewed towards the front of the property with the front central gable wall noted.

Further illustration of timbers where extending to the front gable. The photograph shows substantial repair to have been carried out to the timbers in past years to include additional steel plates bolted alongside the original timbers to provide additional support. The photograph also shows evidence of rebuilding of the front gable to include additional lateral support straps to the gable.

Further illustration of past repair where extending towards the front gable with additional steel plates provided.

Further illustration of past repair towards the central roof area where extending towards the front gable.

Typical rotten rafter foot and wall plate where extending towards the front of the property. There are further areas of rot affecting timbers to the perimeter of the property. The areas of rot will require cutting out and replacing as necessary. This will necessitate partial stripping of the roof coverings.

Typical moisture to underside of sarking felt and condensation to roof timbers.

Further illustration of moisture to underside of sarking felt and condensation to timbers.

Further illustration of condensation to underside of roof timbers to the central roof area.

Roof void to the right hand side of the main building. This is to the main section of roof and not the lower level right hand side roof area. The photograph shows timber purlins and rafters.

Metal tray positioned within the roof void to the right hand side of the property at the base of a chimney stack. The tray has been installed as a result of water ingress at the base of the chimney stack. This allows for collection of water from the rear back gutter. There is a pipe extending from the tray discharging water to the front of the property. The arrangement is in poor order. Works are required in relation to the chimney stack and flashings to prevent ongoing problems of water ingress occurring. This would remove the need for the tray providing works are adequately completed.

Further illustration of the tray detail. The photograph shows the rot and deterioration of timbers adjacent to the chimney stack. The timbers will require cutting out and replacing as necessary.

Where lower level roof areas are not currently accessible access should be made available. This will enable for upgrading of insulation and will also enable further inspection of timbers to assess the extent of any further rot and decay. Repairs should be carried out as necessary.

10.02 Chimney Stacks & Flashings

The chimney stacks to the property are of brickwork construction. There are generally clay chimney pots retained.

Lead flashings are formed at the base of the stacks at the abutment with the roof slopes.

The chimney stacks are generally redundant with fireplaces either having been removed or no longer in use.

Brickwork and pointing are in reasonable order although some areas of loose pointing and open joints are noted.

Where feature stonework detailing is provided the stonework has weathered and spalled with age. More significant damage of the stonework to the chimney stacks at ridge level to the left hand side of the main roof were noted.

As previously detailed, an internal inspection within the roof voids revealed areas of water ingress at the base of the chimney stacks.

The water ingress is typically occurring at the base of the back gutters to the chimneys.

The back gutter detail flashings are not visible for inspection from ground level.

The chimney stacks are in need of maintenance and repair work.

Where areas of loose pointing are noted pointing should be raked out and re-pointing work carried out as necessary. In conjunction with this work isolated spalled and damaged bricks should similarly be cut out and replaced.

Where open chimney pots are noted and flues are no longer in use, and where chimney pots have been removed, upgrading work is recommended. Where flues are redundant ventilated cappings/chimney pots should be fitted. These will maintain ventilation of the flues so as to reduce the risk of problems of water ingress whilst allowing for ventilation to reduce the risk of condensation.

Where spalling and damage of stonework has occurred the stonework will require cutting out and specialist stone repair undertaken.

Further inspection of the flashing details to the chimney stacks throughout the property should be carried out from roof level and the flashings attended to and upgraded as necessary. This will be required in conjunction with works to cut out and replace rotten timbers at the base of the chimney stacks. Partial stripping of the slate coverings around the chimney stacks will be necessary in order to satisfactorily undertake this work.

The chimney stacks are, from ground level inspection, noted to be capable of overhauling and attending to and we would not consider that any demolition and rebuilding work will be required.

Chimney stacks to the front of the property. The photograph shows the stone detailing. There is spalling and damage of the stonework. Specialist repair in respect of the stonework will be required.

Upper section of the chimney stack to the left hand side of the main roof. The photograph shows the surface spalling and damage of the stonework. Specialist repair will be required. The photograph also shows two retained chimney pots with slate cappings also noted to redundant flues. Further chimney pots, where extending to the rear, have been removed. Upgrading of the flue outlets should be carried out as necessary.

Chimney stacks to the left hand side and rear of the main roof. The photograph shows areas of loose pointing and surface weathering of brickwork. The photograph also shows clay chimney pots. Lead flashings, where visible for inspection, are also noted. Whilst no substantial works are deemed necessary remedial works are recommended to cut out and replace spalled and damaged bricks and to attend to areas of loose pointing as necessary. Ventilated cappings to the redundant flues should also be provided.

Further illustration of chimney stack to the rear. The stack has been attended to and repaired in past years to a satisfactory standard. No significant damage was noted. There are ventilated cappings fitted to the central chimney pots. Further ventilated cappings should be fitted as necessary.

Chimney stack to the right hand side of the property. There is significant water ingress at the base of the chimney stacks to the right hand side of the property.

Further illustration of typical chimney stack to the right hand side of the property as viewed from ground level.

10.03 Rainwater Goods

The gutters to the property are a mixture of asbestos cement, cast iron, aluminium and uPVC.

The gutters discharge to a mixture of cast iron, aluminium and uPVC downpipes.

The gutters and downpipes throughout the property have been maintained to a basic standard in past years.

Sections of guttering have failed. There are further areas of corroded guttering and leaking gutter joints.

Vegetation and blockage within gutters was also noted.

The deterioration of the gutters and downpipes has resulted in areas of water ingress.

Given the general condition of the gutters and downpipes substantial replacement work is recommended.

For budget purposes prior to purchase we would recommend that allowance is made for the complete replacement of all existing gutters and downpipes.

We would assume that new rainwater goods will need to be of cast iron given the Listed Building status of the property.

Sections of the guttering are of an asbestos containing material. It has not however been possible, from ground level, to determine the full extent of any asbestos.

Allowance should be made for removal and disposal of any remaining asbestos cement rainwater goods within the property in accordance with Health and Safety guidelines relating to asbestos.

Guttering where extending to the front of the property. The photograph shows an outlet from the guttering to a cast iron downpipe. The photograph shows the general deterioration of the gutter with age. The guttering is in basic order. Allowance should be made for complete replacement of the gutters and downpipes throughout the property.

Guttering to the right hand side of the property. The photograph shows extensive vegetation and leakage. This is contributing to internal damp.

Further illustration of typical blockage and vegetation within the guttering.

As previously detailed, there are several lead gutter details to the rear to the perimeter of the lower level roof areas.

The leadwork has deteriorated with age. Internally, there are areas of water ingress below the lead gutter details.

As noted, past repair and resealing of leadwork has been carried out in bitumen. This does not provide a long term repair solution.

The leadwork will require further inspection from roof level and attending to as necessary.

10.04 Foundations & Main Walls

The foundations to the property have not been exposed for examination as this requires extensive excavation and we are therefore unable to confirm their size, depth or condition.

From our inspection of the property no significant structural cracking or evidence of structural damage or structural movement was noted which would be associated with foundation failure.

There are minor cracks to internal plaster finishes indicative of minor natural settlement/seasonal ground movement. These are not deemed to be of an extensive nature and there was no evidence to indicate any significant foundation movement.

The main walls to the property are of solid masonry construction.

The elevations to the front and sides of the property are finished in a mixture of render and of faced brickwork with Bath stone window surrounds and further Bath stone banding at windowsill level and towards the heads of the window openings.

There are further Bath stone coping details provided to the parapet walling to the front of the property.

The render, brickwork and pointing are in reasonable order. General deterioration has, however, occurred with age with areas of staining and vegetation growth apparent. This is particularly apparent where rainwater goods to the right hand side of the property have leaked.

Where areas of moss and general staining are noted to the external brickwork this should be cleaned down.

Isolated areas of loose pointing will require raking out and re-pointing as necessary.

We would not consider that substantial re-pointing works will be required.

The Bath stone has deteriorated with age.

There are areas of spalling and general damage.

The Bath stone throughout the property is in need of specialist repair. More substantial works in relation to the Bath stone to the bay window areas to the front of the property will be required.

To the bay windows to the front of the property there are small flat roof areas extending from the front elevation. These are typically of the original stonework.

Various repair and resealing works have been carried out to the Bay window areas in past years utilising a mixture of fibreglass and proprietary waterproof sealants. The works have been completed to a basic standard. There are areas of water ingress to the flat roof/Bay window areas.

In conjunction with works required to attend to the stonework to the property further works to upgrade the coverings to the flat roof areas/bay windows will be required in order to prevent ongoing problems of water ingress.

The general condition of the external walling to the front, left and right hand sides of the property are noted in the following photographs.

Brickwork and pointing to the left hand side of the property where extending above the roof of the left hand side neighbouring property. The photograph does show evidence of past re-pointing albeit there are further areas of loose pointing. Minor areas of re-pointing work are required. The photograph also shows the stonework where extending to the front of the property with surface weathering, spalling and damage noted. Specialist repair in respect of the stonework to the front and right hand side of the property will be required.

Further illustration of the front elevation. The photograph shows the render and stone detailing to the main elevation. The photograph also shows the bay windows where extending to the first and second floors with small flat roof areas above.

Typical spalling and damage of stone detailing to the front left hand gable. Whilst past repair has been carried out, to include attention to the leadwork, further works are required. This will include further works in relation to the leadwork to prevent problems of water ingress occurring.

Central gable to the front of the property. As noted, this area has been rebuilt internally in past years with new brickwork noted. Externally, the coping details have also been attended to and upgraded and stonework repaired. Further repair will be required.

Right hand side gable with spalling, damage and general deterioration evident. Repair and upgrading works are required.

Further illustration of the front elevation. The photograph shows the general condition of the ground floor shop fronts and render and stone walling finishes where extending above.

Damage of stonework to the front of the property. The photograph shows spalling and damage of the stonework to the lower area parapet walls extending over the bay windows. There is water ingress to these areas. Repair and upgrading works are required.

Walling where extending to the right hand side of the front elevation. The photograph shows brickwork to the lower section of walling and further Bath stone detailing.

Walling to the front right hand corner of the property with brickwork and stone detailing noted. Areas of surface spalling and weathering are noted particularly to the stonework at high level. Specialist repairs will be required.

Right hand side elevation. The photograph shows the shop front area to the ground floor and brickwork and stone detailing above.

Right hand side elevation as viewed from the rear.

Further illustration of the right hand side elevation. The photograph shows deterioration of the brickwork consistent with leakage of rainwater goods. General staining and localised damage to the stone detailing is also noted.

Further illustration of first and second floor walling to the right hand side of the property.

To the rear right hand side of the property a section of rendering is noted to the rear elevation. There is no full access to view the rear of the property. It is, however, apparent that the walling is partly finished in a cement render and part of stonework.

There are areas of cracking and crazing of the render finishing.

A further assessment of the render will be required at high level where cracking and crazing is noted.

For budget purposes prior to purchase we would recommend that allowance is made for hacking off and re-rendering the rear elevation complete in order to provide a suitable waterproof finish.

As detailed elsewhere within this report there is evidence of water ingress to this area. This is most likely to be occurring through the areas of cracked and damaged render.

Right hand side elevation as viewed from the rear. The photograph shows the render finishing where extending to the rear wall. This area of walling is not fully accessible.

Further illustration of rendering with areas of cracking and crazing noted. Areas of past repair are noted with cracks having been filled. This does not provide a satisfactory long term repair solution and further upgrading work is recommended.

Further illustration of rendering.

Where stone walling is noted to the rear the pointing has deteriorated with age.

We would recommend that allowance is made for either raking out and re-pointing of the stonework to the rear elevation or alternatively, for a new external render coating to be provided.

Further illustration of walling as viewed towards the rear. The photograph shows the render finishes and older stone walling. The pointing to the stonework is of an older black ash mortar. The pointing has deteriorated with age. Allowance should be made for either re-pointing or rendering work.

Inspection of the walls to the rear, where facing the central courtyard area, revealed the walls to be predominantly of stonework. There are areas of brickwork detailing around window openings and further areas of brickwork notably below the mansard roof.

Substantial re-pointing work has been carried out in past years.

No significant failure of pointing has occurred although there are areas of loose pointing and general vegetation typically where rainwater goods have leaked.

The walling is in need of general cleaning to remove moss and vegetation.

Where isolated areas of loose pointing are noted minor attention will be required. No substantial works are, however, deemed likely.

Typical condition of walling to the rear where facing the central courtyard area. The photograph shows the area of walling where below the rear flat roof. Staining of the walling and vegetation is noted. The vegetation should be removed and localised attention to pointing carried out as necessary.

Further illustration of walling to the rear. Past re-pointing work has been carried out. The photograph shows the areas of brickwork detailing. No significant damage was noted.

Walling to the rear of the main building. The photograph shows localised damage of the walling around the soil pipe outlets. This will require attending to as necessary. The photograph also shows staining of the walling consistent with leakage of rainwater goods. Internally, there are areas of corresponding water ingress to these areas.

Further illustration of walling to the rear of the main building.

As previously detailed, there are low level parapet walls to the property.

There is general deterioration of the stonework to the parapet walls to the front and repair will be required.

Where parapets are noted to the rear there is further deterioration with age.

Works will be required to attend to and upgrade the parapets to the rear as necessary particularly where areas of water ingress have occurred. This will include removal of the parapet coping details to enable upgrading of damp-proofing work to the parapets together with re-rendering where rendering has failed.

As noted, a capping has been provided to the parapet walling where extending to the rear right hand side of the property. A bitumen felt capping is provided. This does not provide a satisfactory long term solution. The bitumen felt should be removed and the copings/capping details upgraded as necessary.

Bitumen felt covering to the parapet coping to the rear.

Further illustration of bitumen felt covering. This does not provide a satisfactory long term solution and upgrading works are required.

Further illustration of bitumen felt covering to rear parapet.

Low level parapet wall to the left hand side of the rear section of the property. The photograph shows the leadwork to the gutter detail and general condition of the coping and render finishes. There is localised deterioration with age. Repair will be required. The photograph also shows deterioration of the parapet to the rear wall.

10.05 Damp Proof Course & Sub Floor Ventilation

Given the age of the property the walls would not have been constructed with the benefit of a damp proof course to modern standards.

Given that there is a basement area to the property this does reduce the risk of rising damp affecting the majority of the ground floor walls albeit areas of rising damp were recorded.

In conjunction with upgrading of the ground floor accommodation allowance should be made for areas of remedial damp-proofing work. No substantial works are however deemed likely.

Further inspection should be carried out by a specialist damp proofing contractor and remedial works carried out in accordance with the specialist's recommendations.

Visible damp to internal wall to ground floor. The photograph shows a high moisture meter reading. Further areas of similar damp were recorded. Remedial damp-proofing work will be required as necessary.

Ventilation is required beneath suspended timber floors.

There is limited ventilation provided to the basement area.

Upgrading of ventilation to the basement area is recommended to reduce the risk of damp conditions within the sub floor void causing rot and decay of timbers.

As detailed elsewhere within this report there are areas of rot and decay affecting timbers.

In view of the rot within timbers throughout the property, to include areas of dry rot and rot affecting timbers in the basement, further inspection should be carried out by a specialist timber treatment contractor and remedial works carried out in accordance with the specialist's recommendations.

10.06 Window Frames & External Joinery

The majority of the windows to the upper floors comprise single-glazed softwood timber box sash units.

Several windows where extending to the rear have been replaced in past years with timber framed casement units.

Given the property is Grade II Listed we would anticipate that there will be a requirement for box sash windows to be retained.

The windows to the property have deteriorated with age.

There are areas of wet rot attack and decay affecting the frames together with failed sash cords and poorly fitting box sashes.

Whilst the windows have deteriorated the majority of the windows will be capable of overhauling and refurbishing.

The overhauling would involve the cutting out of all rotten timbers and scarfing in of new together with easing and adjusting of box sashes, replacement of defective glazing and rebalancing and upgrading of sash cords as necessary.

Upgrading of window furniture to provide window locks is also recommended.

Whilst the majority of the windows will be capable of overhauling and refurbishing several windows were affected by more extensive rot and will benefit from replacement. No substantial replacement works would in our opinion be required.

Similarly where timber casement windows have been provided to the rear the windows are in reasonable order and will be capable of overhauling and refurbishing as necessary.

The detailing between the small bay window areas and box sash windows to the front of the property to the second floor accommodation are allowing for water ingress.

As noted works are required in relation to the bay window coverings. In conjunction with this work and overhauling of windows upgrading of the details between the bay window areas and window frames should be carried out to reduce the risk of further problems of water ingress occurring.

Typical condition of windows where facing the rear courtyard area. The photograph shows older box sash windows. The windows have deteriorated with age. The box sash windows throughout the property will require overhauling and refurbishing as necessary.

Windows to the rear of the main building. The windows comprise a mixture of box sash and softwood timber casement units. The windows will require overhauling and refurbishing as necessary.

Timber framed window/glazed screen to the rear of the stair/landing area to the main building. The photograph shows cracked glazing. Sections of cracked glazing throughout the property will require upgrading as necessary.

Typical failed sash cords to box sash window.

Typical detailing between box sash window and bay window where extending to the left hand side of the front elevation. Whilst past upgrading work has been carried out there are on-going issues of water ingress. The detailing between the roof and window is in poor order and is contributing to rot and decay affecting timbers. Upgrading work will be required as necessary. Similar works will be required to the bay window details to the front of the property.

Further illustration of typical detail between stonework/bay window open box sash window. The photograph shows deterioration of the stonework. The stonework is in need of repair. The photograph also shows deterioration of the timbers at the base of the framework. Repair and upgrading work will be required.

As noted there are several roof lights where extending to the mansard roof to the right hand side of the property.

The roof lights have deteriorated with age with general staining and discolouration noted. Condensation was also noted resulting in interstitial condensation within double-glazed sealed units.

Should the existing roof lights be retained then overhauling will be required. This should include replacement of defective glazing and general easing and adjusting of the windows to allow for full and efficient operation.

Internal view of roof lights to the right hand side elevation of the property. The photograph shows general staining and discolouration together with failed glazing. Interstitial condensation within double-glazing was noted.

Further illustration of glazing to roof light with cracked glazing and condensation noted.

To the front and right hand side of the property there are various shop fronts.

The shop fronts whilst functional will benefit from routine maintenance and repair work.

The shop fronts would be capable of overhauling and repair. Alternatively in conjunction with upgrading and refurbishment of the property removal and upgrading work may be considered.

There are further shop fascia signage details.

There are areas of rot and decay affecting the shop fascia signage details. The existing fascias notably to the right hand side ground floor unit would benefit from upgrading.

We would assume that during upgrading and refurbishment of the property that upgrading of the shop fronts and surrounds will be required to comply with any Listed Building requirements.

Shop front to ground floor left hand side retail unit. The unit is currently tenanted.

Shop front to No. 77. The photograph also shows the fascia detailing where extending above the shop fronts. There are areas of rot and decay affecting the timbers above. Repair and upgrading work will be required as necessary.

Further illustration of ground floor shop front area.

Further illustration of ground floor. The photograph also shows the main entrance door providing access to the upper floor accommodation.

Further illustration of shop fronts.

Shop fronts to the right hand side of the property. There is general deterioration of the shop fronts to this area. Overhauling and refurbishment of the existing shop fronts or alternatively removal and upgrading work will be required.

Further illustration of shop fronts where extending to the right hand side of the property.

Shop front fascia signage to the right hand side of the property. There are areas of rot and general decay affecting timbers. Overhauling and refurbishment will be required as necessary.

To the rear of the property there are various timber doors to the ground floor providing access from the ground floor units to the central courtyard area.

The doors and door frames to the rear are generally in poor order.

In conjunction with upgrading and renovation of the property removal and upgrading of the doors to the rear is recommended.

To the flat roof area to the rear of the ground floor there are several domed rooflights.

Internally there is evidence of water ingress around the roof lights.

As previously detailed the flat roof covering to this area will benefit from stripping and upgrading.

In conjunction with upgrading of the roof covering either overhauling and attention to the existing rooflights or alternatively their removal and upgrading work would be required.

The fascia, soffit and bargeboards to the roofs are of timber.

There are areas of rot and decay affecting timbers throughout the property.

In conjunction with external refurbishment, redecoration work and overhauling/upgrading of rainwater goods, the rotten timbers will require cutting out and repairing/upgrading as necessary.

For budget purposes prior to purchase we would recommend allowance is made for the replacement of the fascia, soffit and bargeboards throughout the property in conjunction with recommended removal and replacement of rainwater goods.

10.07 External Decorations

External decorative finishes throughout the property are in poor order and have deteriorated with age.

In conjunction with renovation, upgrading and refurbishment work complete redecoration work will be required.

11.00 INTERNALLY

11.01 Internal Walls

The internal partition walls comprise a mixture of solid walls and stud partitions.

To the various ground floor office area/retail outlets the walls are predominantly finished in plasterboard linings. The plasterboard lining finishes are typical for the nature of the property. The plasterboard finishes are in reasonable order although did prevent inspection of walls behind for damp or other defects.

To the ground floor right hand side units more significant deterioration of internal finishes has occurred. This is in part associated with penetrating damp and dry rot.

In conjunction with upgrading and refurbishment the defective finishes to the ground floor units should be stripped out and upgraded as necessary.

To the upper floors there are areas of damp affected and damaged plasterwork throughout.

Damp affected plasterwork has typically occurred as a result of leakage of rainwater goods, water ingress to flashing details and around chimney stacks, and water ingress around window openings.

In conjunction with internal upgrading and refurbishment all areas of damp affected and damaged plasterwork will require hacking off and re-plastering.

There are further areas of hollow and blown plasterwork to the upper floors.

On stripping of existing paper finishes we would anticipate areas of plasterwork will fail.

Substantial re-plastering work will be required.

It is assumed that the refurbishment of the property will involve removal of the existing kitchen and sanitary accommodation and upgrading as necessary.

New tiled or other proprietary lining finishes to the kitchen and sanitary accommodation will be required as necessary.

There are extensive areas of dry rot attack affecting the property. This is particularly apparent to the sanitary accommodation to the rear of the ground floor unit where facing the rear courtyard. Further extensive rot was noted to the left hand side of the ground floor right hand unit with corresponding rot noted within the first floor accommodation above.

Substantial re-plastering and upgrading of internal joinery and finishes will be required in conjunction with remedial works in relation to the dry rot.

11.02 Ceilings

The ceilings to the ground floor retail outlets predominantly are of a suspended type.

An inspection above the suspended ceilings revealed the underside of the timber floors first floor accommodation. Several older lath and plaster ceiling to the underside of the first floor are noted.

There is inadequate fire protection between the ground and first floor ceilings.

In conjunction with upgrading of the property upgrading of fire precautions throughout the property will be required. This will include upgrading of fire protection between the ground and first floor accommodation.

To the upper floors the ceilings are a mixture of lath and plaster and plasterboard. The ceilings have been affected by areas of water ingress with damp affected and damaged finishes noted throughout.

The areas of damp affected, damaged and failed plasterwork will require upgrading as necessary. Upgrading of the ceilings and floors will also be required in order to upgrade fire protection between the floors.

For budget purposes prior to purchase we would recommend that allowance is therefore made for the removal of all existing ceilings to the upper floors to enable upgrading for current fire precaution standards.

As detailed above, there is extensive dry rot within the property.

Replacement of ceilings will be required where timbers have been affected by dry rot.

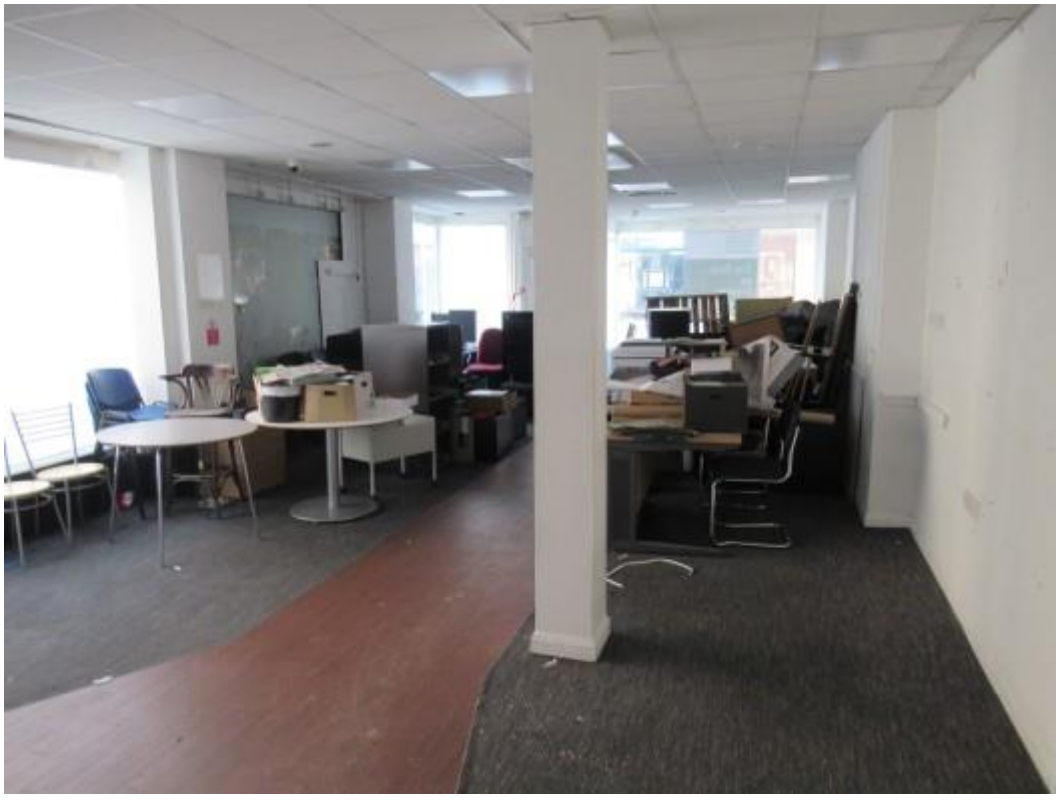
Further works will also be required in relation to timbers where affected by wet rot notably where below chimney stacks and to abutment flashing details.

Internal finishes to the ground floor unit, No. 77. The photograph shows the general condition of the internal wall finishes and suspended ceiling. Whilst the ceiling is in satisfactory order there is inadequate fire protection above the ceiling to comply with current standards.

Further illustration of ground floor unit, No. 77.

Damaged ceiling tiles to No. 77. This is below the pitched roof where extending to the single-storey section to the rear. There is significant water ingress to this area. Upgrading of the roof above will be required as previously detailed.

View above the suspended ceiling. An older lath and plaster ceiling is noted. This has deteriorated with age.



Ground floor right hand side retail/office unit. The unit is in need of upgrading and refurbishment.

View above the right hand side unit. An original lath and plaster ceiling is retained above. The ceiling is damaged. There is inadequate fire protection between the ground and first floors and upgrading works will be required.

View above the ceiling to the kitchen area to the right hand side unit. There is extensive dry rot to this area. Substantial replacement of timbers and specialist treatment work will be required.

Damp affected and damaged ceiling finishes to upper floor accommodation to the right hand side of the property. There is a risk that timbers, where concealed to this area, have been affected by further areas of rot and decay. Further investigation in relation to the timbers will be required in conjunction with upgrading of the ceilings. We anticipate replacement of timbers being required.

Typical cracking and deterioration of ceiling to upper floor accommodation.

Further illustration of staining and damage to ceiling to upper floor accommodation. This is noted to the front section of the property where facing the front gable. Replacement work will be required.

11.03 Fireplaces, Flues & Chimney Breasts

There are various fireplaces retained within the property.

The flues are not in current use.

We would assume that there will be no requirement for retention of any fireplace within the property albeit fire surrounds may be retained for decorative purposes depending on the proposed use and nature upgrading works to be undertaken.

Where fireplaces have been removed the redundant flues are typically unvented.

Ventilation of redundant flues is recommended to reduce the risk of condensation problems occurring.

The redundant flues should be vented as necessary.

As previously detailed, suitable ventilated cappings to the redundant flue outlets/chimney pots will also be required.

There are areas of damp affected and damaged plasterwork to the chimney breasts notably to the upper floor accommodation where water ingress has occurred at the base of chimney stacks.

Remedial works are required in relation to the chimney stacks and flashings in order to prevent ongoing problems of water ingress occurring.

The damp affected finishes to the chimney breasts internally will require hacking off and re-plastering.

Typical condition of fireplace retained to the first floor accommodation. The fire grate is damaged and incomplete. The fire surround and hearth are in reasonable order. There are similar fireplaces retained within the property albeit the majority of the fireplaces have been removed and fireplace openings blocked up.

Further illustration of typical cast iron fire grate retained within the property.

Fire surround retained to upper floor accommodation. The fire grate has been removed and the opening blocked up. The redundant flue is unvented. The majority of the redundant flues throughout the property are unvented. Upgrading of ventilation is recommended to reduce the risk of condensation problems occurring.

Typical damp staining to upper floor accommodation consistent with water ingress at the base of the chimney stack. This has caused damage to the wall and ceiling finishes.

Further illustration of damage to wall and ceiling finishes consistent with water ingress at the base of a chimney stack. There are further areas of damp staining at the base of chimney stacks to chimney breasts throughout the property.

11.04 Floors

The majority of the ground floor is of a suspended timber type extending over the basement areas. An area of an older suspended reinforced concrete floor is also retained to the rear of the ground floor right hand side unit.

There are further sections of solid flooring notably where extending to the rear.

An inspection to the underside of the timber floors was carried out to the accessible basement areas.

There is a basement area provided to the ground floor of the left hand side unit (No. 76), however, the access hatch was concealed by furniture/a fridge unit at the date of inspection and no access to this area has been possible.

Inspection within the accessible basement areas revealed areas of rot and decay affecting timbers notably to the front and right hand sides of the property where built into external walling.

There are further areas of active wood boring insect infestation within timbers.

The rotten and damage timbers will require cutting out and replacing.

Various past repair and strengthening work has been undertaken notably where timbers extend to the front. This has, in places, involved the installation of new steel framework.

The steel framework has been affected by damp with areas of corrosion noted.

The framework will require attending to as necessary.

As noted elsewhere within this report there is extensive dry rot attack within timbers.

Given the evidence of rot affecting the property, to include rot within ground floor timbers, further inspection should be carried out by a specialist timber treatment contractor prior to purchase and remedial repair and treatment work carried out strictly in accordance with the specialist’s recommendations.

Basement area where below the ground floor right hand unit. The photograph shows evidence of past repair and strengthening to the underside of the floor to include steel and concrete beams providing intermediate support of the floor timbers. The photograph also shows a concrete block pillar providing intermediate support.

Further illustration of typical condition of underside of ground floor as viewed from the basement area. The photograph shows various intermediate supports to the flooring including brickwork pillars and timber struts to the underside of timber beams.

Further illustration of underside of timbers to the ground floor. Whilst past repair has been carried out there are further areas of rot and decay affecting timbers where built into the front wall. Further works to cut out and replace rotten timbers will be required. There is also evidence of active wood boring insect infestation.

Typical past repair undertaken with steel beam noted. The beam has corroded. Whilst the beam has not failed the corrosion will require attending to in conjunction with upgrading work. Similar works to steelwork throughout the basement areas will be required.

Further illustration of typical rot and wood boring insect infestation to underside of timbers to the ground floor. Rotten timbers will require cutting out and replacing.

To the right hand side to the rear of the ground floor an original suspended concrete floor is retained. The floor is supported by the external walls and by means of brickwork pillars providing intermediate support.

The flooring is functional albeit uneven. The floor will require re-levelling in conjunction with upgrading of the ground floor unit.

An inspection to the underside of the floor did reveal areas of corrosion to the original reinforcements within the flooring.

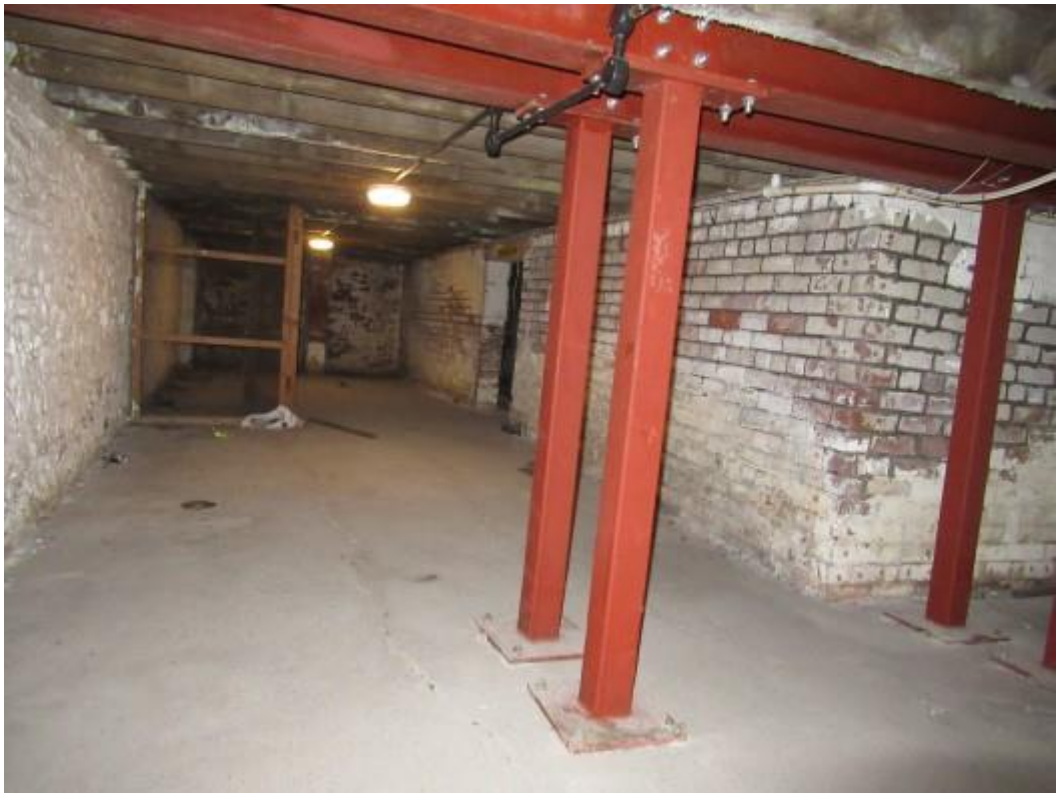
The reinforcements and the flooring have not failed albeit specialist repair in respect of the corroded steelwork will be required as necessary.

Typical condition of underside of reinforced concrete floor to the ground floor. The photograph shows spalling and damage of the concrete. This has exposed steelwork above with corrosion evident.

Further illustration of typical spalling and damage to underside of suspended concrete floor with corrosion noted.

To the central section of the basement area a more recently installed steel structure has been provided. This has been installed to provide support to the underside of the main stairs.

There is distortion of the stairs with age. The support work is functioning satisfactorily.



Further illustration of basement area with more recently installed steel framework noted. This provides support to the underside of the stair area.

11.05 Rising & Penetrating Dampness

As previously detailed, given the age of the property, the main walls would not have been constructed with the benefit of a damp proof course.

There are isolated areas of damp affecting the ground floor indicative of rising damp. In conjunction with upgrading and refurbishment of the ground floor units areas of remedial damp-proofing work will be required.

As noted, areas of walling to the ground floor are finished in plasterboard linings. The linings prevented a full inspection of walls behind in relation to damp.On removal of plasterboard linings a further assessment of walling will be required in relation to damp-proofing works required.

There are areas of penetrating damp throughout the property.

The damp penetration is typically associated with leaking rainwater goods, failed flashings between roofs and parapet walls and failed flashings and subsequent water ingress around chimney stacks.

There are further areas of water ingress around rotten and failed windows.

As previously detailed, upgrading and refurbishment works are required externally to include works in relation to the roof coverings, chimney stacks, flashings, rainwater goods and external windows and joinery in order to prevent ongoing problems of water ingress occurring.

Internal damp affected and damaged plaster finishes will require hacking off and replastering/upgrading as necessary.

Substantial internal re-plastering work of the property will be required in conjunction with renovation and refurbishment.

First floor accommodation to the left hand side of the property. The photograph shows damp staining of the side wall. This is below the parapet gutter detail formed between the left hand side lower level roof area and lead guttering.

Damp affected and damaged plaster finishes to the kitchen accommodation to the rear of the first floor left hand side unit. This is below the flat roof area above.

Damp affected and damaged wall and ceiling finishes to the first floor. This is consistent with leaking and overflowing rainwater goods externally.

Typical water ingress around fire exit door to the left hand side of the ground floor right hand unit. There is significant water ingress to this area. This has contributed to dry rot within the property. All areas of damp affected and damaged finishes will require hacking off and re-plastering as necessary.

Kitchen area serving the ground floor right hand side unit with water ingress noted. There is significant dry rot to this area. The water ingress is consistent with deterioration of flashings and roof coverings above.

Covered area to the rear courtyard. There is significant water ingress to the area consistent with the poor condition of roof coverings and rainwater goods. Removal and upgrading of the roof coverings will be required.

Further illustration of the covered area to the rear with water ingress noted.

Typical damp affected and damaged plaster finishes consistent with water ingress.

Damp affected and damaged plaster finishes to the rear of the first floor. The photograph also shows significant dry rot.

Damaged ceiling and water ingress to bay window area to the first floor to the front of the property. There is similar damp staining and damage to finishes to the bay windows throughout the property.

Further illustration of typical damp affected and damaged plaster finishes to the upper floor accommodation consistent with water ingress.

Right hand side office accommodation. The photograph shows damp staining consistent with water ingress. As detailed, there is a risk that the water ingress to this area has caused rot and decay of timbers. On removal of the damp affected and damaged plasterwork a further assessment of timbers will be required and upgrading work carried out as necessary.

11.06 Internal Joinery

The internal joinery comprises timber skirting boards, architraves and door linings.

There are timber doors provided.

Attention to internal joinery, doors and door furniture will be required in conjunction with refurbishment of the property.

Where timbers have been affected by rot and decay replacement work will be required. The remaining timbers will be capable of overhauling and attending to as necessary.

Upgrading of doors and door linings to comply with fire regulation requirements will also be required.

There are various kitchen units provided.

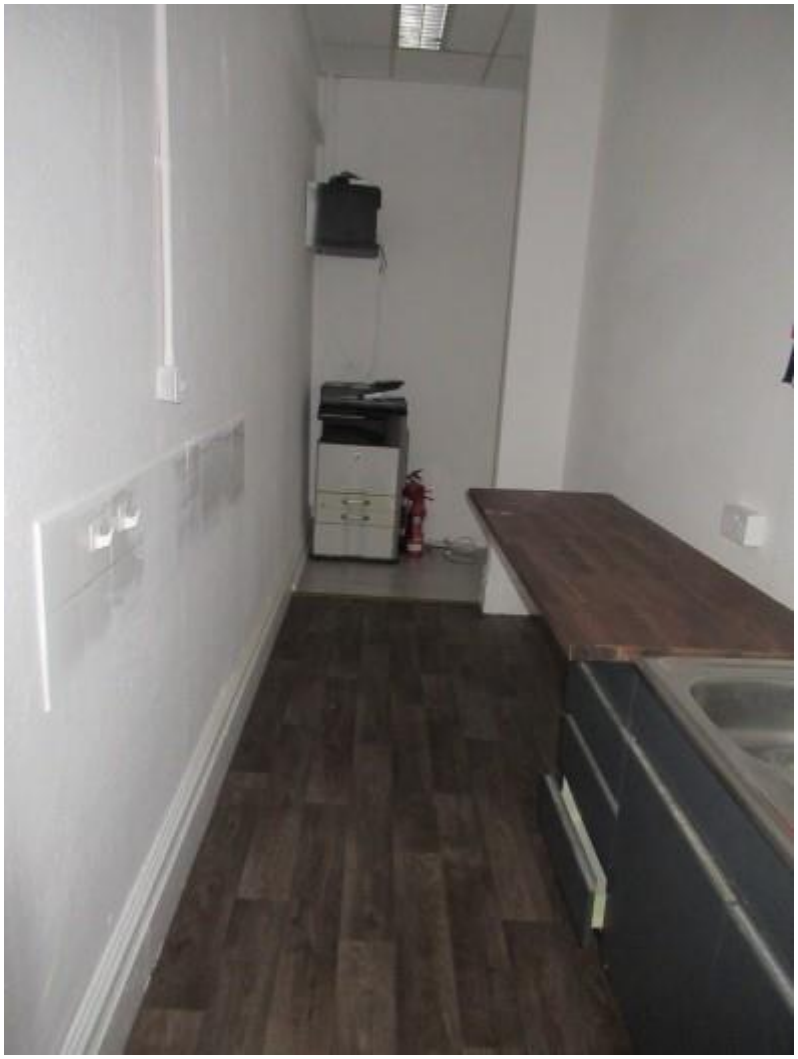
The kitchen units to the ground floor to the left hand side units are functional.

The kitchen units to the right hand side and right hand side middle unit are in poor order and are affected by general rot and damage. Upgrading work will be required.

Upgrading of kitchen accommodation throughout the upper floors will be required in conjunction with upgrading and refurbishment works.

Typical condition of kitchen units to ground floor unit, No. 76.

Kitchen accommodation to the first floor to the rear of No. 76.



Kitchen area to the rear of No. 77. The area is functional having been upgraded in past years.

Further illustration of kitchen area to the rear of No. 77.

Poor condition of the kitchen units to the rear of the ground floor right hand side unit.

Kitchen units to the ground floor unit. Whilst the units are functional the area is affected by dry rot and decay. We anticipate the existing units will require stripping out and upgrading in conjunction with treatment in relation to rot.

Typical condition of sink unit to first floor accommodation.

Further illustration of typical condition of current kitchen accommodation to upper floor accommodation. In conjunction with upgrading of the property upgrading of the kitchen units to the property will be required as necessary.

The stairs are of timber construction of a closed riser style.

The stairs are functional.

The main stairs providing access to the upper floors have distorted with age. There is general sloping and distortion of the stairs towards the centre of the area.

The distortion is consistent with inadequate support to the underside of the timbers in past years.

As noted, substantial strengthening work has been carried out within the basement area to provide additional support.

The works are in satisfactory order. General refurbishment of the stairs will be required in conjunction with internal refurbishment.

The remaining staircases, where provided, are functional.

We would assume that several of the remaining stairs will be removed in conjunction with alteration and refurbishment depending on the proposed layout of the property.

11.07 Internal Decorations

In conjunction with upgrading and refurbishment complete internal redecoration will be required.

11.08 Woodworm, Dry Rot & Other Timber Defects

There is evidence of significant dry rot within timbers to the property together with further areas of wet rot and active wood boring insect infestation.

Dry rot was particularly apparent within timbers to the kitchen and WC accommodation to the rear of ground floor right hand side middle unit There is further extensive dry rot to the rear of the ground floor right hand side and to the accommodation above.

Wood boring insect infestation was noted within timbers to the basement area together with areas of further rot and decay affecting timbers to the basement.

In view of the extent of dry rot within the property and further evidence of rot and decay of timbers and wood boring insect infestation further inspection should be carried out prior to commitment to purchase by a specialist timber treatment contractor and further advice sought in relation to the nature and extent of remedial works required.

The extent of work will have significant cost implications.

The work will involve the cutting out and replacement of all timbers where affected by rot and decay together with specialist treatment work.

As noted, there are further areas of damp affected and damaged finishes within the property where timbers are concealed.

There is a risk, on removal of finishes, that further areas of rot will become apparent within concealed timbers. The timbers will require attending to and replacing and treating as necessary.

Dry rot and fungal growth above the suspended ceiling to the left hand side store room to the ground floor right hand side unit.

Further illustration of dry rot fungus to the rear.

Dry rot above ceilings to the rear kitchen. There is further significant dry rot within the timbers where extending above this area.

Rot within timbers to the WC accommodation to the rear.

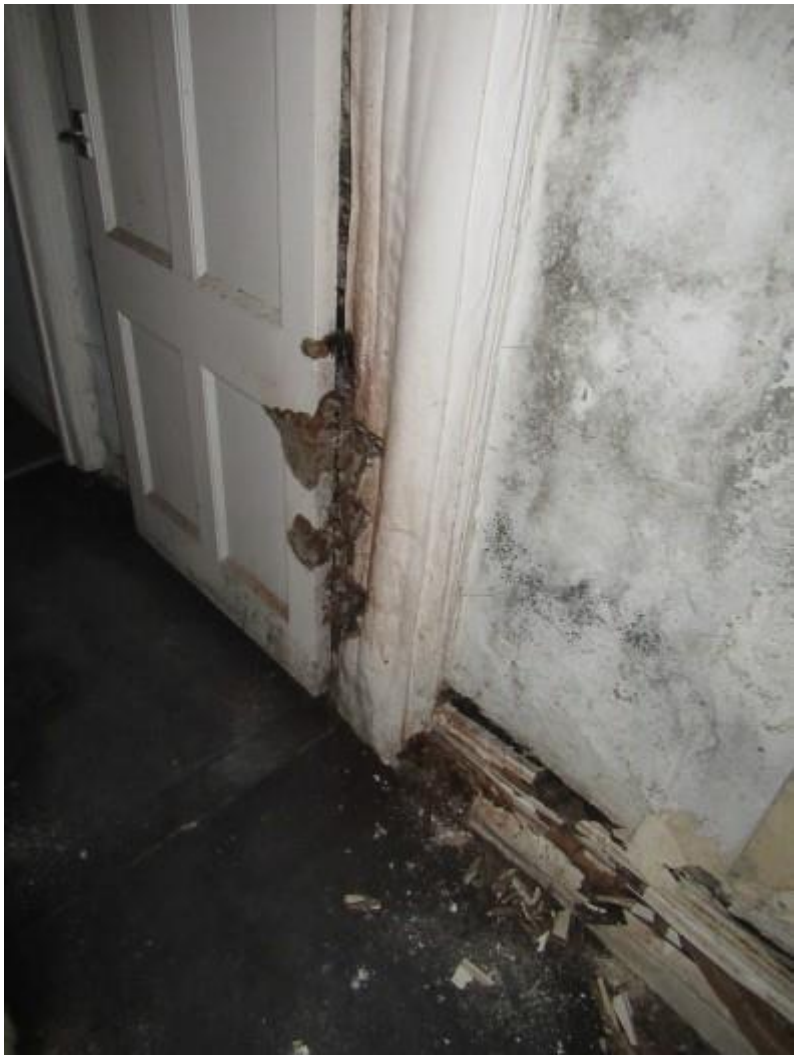
Further illustration of rot within ground floor WC accommodation.

Underside of the flat roof above the WC accommodation. There are areas of rot and decay affecting timbers consistent with water ingress.

Fungal growth to the underside of timbers to the basement area.

Further illustration of underside of timbers to the basement area with active wood boring insect infestation and fungal growth to timbers noted.

Fungal growth to underside of redundant timbers to the basement area. The timbers to this area will require removal. Timber treatment work will also be necessary.



Dry rot within timbers to the first floor to the rear. This corresponds with the rot noted above the kitchen area below.

Left hand side access corridor to the rear of the first floor right hand side of the property. The photograph shows rot within the flooring. This corresponds with the rot noted above the suspended ceilings to the store room to the ground floor.

11.09 Insulation

Whilst the insulation is provided to the roof areas the insulation will not comply with current standards in relation to the overall depth of insulation.

Insulation is, in places, incomplete.

In conjunction with upgrading of the property upgrading of insulation to comply with Building Regulations standards would be required.

12.00 SERVICES

The service installations boilers and appliances have not been tested, a limited visual inspection only has been carried out.

In order to be sure of the condition of the services, compliance with current standards and upgrading works, it will be necessary for further inspections to be undertaken by specialist contractors and for further advice to be sought.

12.01 Electricity

To the ground floor outlets the wiring should be inspected and tested by an NICEIC registered electrician and attended to as necessary in accordance with the electrician's recommendations.

From our inspection we would anticipate that it would be possible for the majority of the existing wiring to the ground floor to be retained and attended too.

More substantial works in relation to the wiring circuits to the ground floor right hand side will be required.

We would assume, in conjunction with upgrading of the upper floor accommodation, that complete rewiring work will be undertaken necessary to suit the proposed new use.

12.02 Gas

Mains gas is connected.

The gas installations and gas appliances have not been tested.

Should the installations to the ground floor units not have been more recently tested o no up to date inspection/test reports be available then inspection and testing should be carried out by a Gas Safe registered engineer and the installation and appliances attended to as necessary.

In conjunction with upgrading of the upper floor accommodation upgrading of the gas installations will be required throughout.

12.03 Cold Water, Plumbing & Sanitary Fittings

Mains water is connected.

There are various incoming water mains.

Whilst several of the water mains have been upgraded in past years in Alkathene sections of lead water main are also retained.

All remaining lead pipework, including remaining lead water mains, should be stripped out and upgraded in Alkathene to current standards and bylaws.

In conjunction with upgrading of kitchen and sanitary accommodation where required to the ground floor units attention to the plumbing will be required as necessary.

Complete upgrading and re-plumbing to the upper floors will be required in conjunction with refurbishment and alteration works.

The sanitary fittings to the ground floor are in need of partial upgrading and refurbishment as necessary.

The sanitary fittings are particularly poor to the rear of the right hand side middle and right hand side units.

Where sanitary fittings are provided and are accessed from the courtyard area to the rear these are similarly in poor order.

The rear courtyard area is in need of stripping out and the area upgrading and refurbishing.

New sanitary accommodation throughout the upper floors will be required in conjunction with upgrading works.

Poor condition of sanitary fittings to the rear of No. 80.

Poor condition of sanitary accommodation where accessed from the covered courtyard area. Depending on the proposed use to this area upgrading of the sanitary fittings will be required.

Typical condition of sanitary accommodation to the first floor.

We would assume that the sanitary fittings throughout the floors will be stripped out and upgraded in conjunction with refurbishment and adaptation works.

12.04 Hot Water & Central Heating

There are several gas fired boilers provided within the property providing central heating systems.

No specific tests of the boilers and heating systems have been carried out.

Should the boilers and heating systems not have been tested or serviced in the last 12 months or no test/service records be available then inspection, testing and servicing will be required as necessary.

To the upper floors, in conjunction with refurbishment, new hot water and central heating systems will be required.

Hot water is currently provided by means of the boilers with additional heating provided by means of point of use electric heaters.

The electric heaters have not been tested and will require routine inspection, testing and servicing as necessary.

12.05 Soil Drainage

It is assumed that the drainage to the property connects to the mains sewer.

There are various soil pipes and waste pipes.

The majority of the pipework is of uPVC. There are sections of older asbestos cement pipework retained to the rear.

In conjunction with upgrading of the property all remaining sections of asbestos pipework should be removed.

Any works carried out to the asbestos containing materials should be carried out strictly in accordance with health and safety guidelines relating to asbestos.

In conjunction with overhauling and attention to the sanitary accommodation to the ground floor pipework will require attending to and upgrading as necessary.

During upgrading of the upper floors new waste pipework will be required throughout to suit the new accommodation.

There are several inspection chambers within the grounds of the property.

No specific tests of the drainage system have been carried out.

We would recommend that a separate closed circuit TV inspection of the drains is carried out as necessary in order to confirm their condition and need for any cleaning and upgrading works.

12.06 Other Services

Whilst a degree of fire precaution work has been carried out in the property in past years this will not comply with current standards.

In conjunction with upgrading and refurbishment upgrading of fire precaution works to comply with current standards will be required.

13.00 BASEMENT

As previously detailed there is a basement area extending below the majority of the ground floor within the property.

Access to the main basement area is via an internal staircase to the rear of the ground floor right hand side middle unit.

As noted, there is evidence of a further access to the basement area to the left hand side unit albeit a fridge unit placed on the access hatch to this area did prevent lifting of the hatch and no inspection of the basement area to the left hand side has been carried out.

The general condition of the basement areas has been noted within the main text of this report.

There are solid floors provided. The flooring is slightly uneven although is not deemed to be particularly significant.

The perimeter walls are predominantly of the original stonework.

The walls are below ground level. There is no vertical tanking/damp proofing work provided and the walls will therefore be susceptible to lateral penetrating damp.

There are areas of remedial damp proofing work having been carried out to the basement walls at the floor level to the basement. This does assist in reducing damp affecting the basement walls.

As noted, there are areas of rot, decay and wood boring insect infestation within the timbers throughout the basement areas.

In view of the evidence of rot and decay affecting the timbers, and active wood boring insect infestation, further inspection should be carried out by a specialist timber treatment contractor and timber treatment works and repair carried out in accordance with the specialist's recommendations.

Several of the electric meters and consumer units are housed within the basement areas, typically serving the ground floor units.

14.00 OUTBUILDINGS

There are no separate outbuildings to the property.

15.00 THE SITE

The property occupies a level site with frontage directly onto the pavements.

As noted, there is an enclosed courtyard area to the rear.

The courtyard area has been maintained to a poor standard and is in need of general upgrading.

Upgrading of the roof coverings to the courtyard area will also be required as necessary.

16.00 SUMMARY & RECOMMENDATIONS

Tredegar Chambers, Bridge Street, Newport, comprises a substantial four storey property close to the centre of Newport.

There are retail/office units to the ground floor with upper floors in past years having provided office accommodation.

At the date of inspection the majority of the property was vacant.

Whilst it is apparent that works have been undertaken to maintain and repair the property in past years, more recent items of general repair, maintenance and upgrading work have been neglected.

The property is in need of upgrading and refurbishment. The more significant items of work have been identified within this report.

The exterior of the property where poorly maintained has allowed for areas of water ingress.

Remedial works and upgrading are required to the exterior fabric of the property in order to prevent ongoing problems of water ingress occurring.

Internally, water ingress has resulted in significant areas of rot and decay.

There are areas of substantial dry rot within the property.

In view of the extent of dry rot within the property and further decay and wood boring insect infestation affecting the timbers, it is recommended that further inspection be carried out by a specialist timber treatment contractor and remedial repair and treatment work carried out strictly in accordance with the specialist's recommendations.

We would recommend that the further investigation in relation to the rot is undertaken prior to commitment to purchase so that the full extent and cost implications in respect of works are known.

We would also note that Fire Precaution works within the property would not comply with current standards.

Upgrading of Fire Precaution works will be required in conjunction with renovation and refurbishment. This will depend upon the proposed use of the property in future years.

The service installations throughout the property have not been tested.

The service installations will require inspecting, attending to and upgrading as necessary.

In conjunction with upgrading and refurbishment upgrading of service installations throughout the upper floors will be carried out as necessary.

The items summarised above should not be deemed to be an exhaustive list of works required. Further items of upgrading and refurbishment will be required as noted within the main text of this report.

Whilst a thorough inspection of the property has taken place, we would mention that we have been unable to inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible and are therefore unable to confirm that such parts are free from defect.

Finally and in accordance with standard practice it should be stated that this report is for the use only for the party to whom it is addressed and no responsibility is held to any other party for the whole or any part of its contents.

pp Roger North, Long & Partners

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