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STRUCTURAL REPORT

MANXONIA HOUSE
PORT ST MARY
ISLE OF MAN

Following an inspection 25 July 2016

Prepared by:
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1.0 INTRODUCTION

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1.1 This Report has been prepared by Gaynor Hodges BSc (Hons) of Steven Morley, Chartered Surveyors, 77 Circular Road, Douglas, Isle of Man, IM1 1AX. Tel: 01624 629629, Fax: 01624 611800, email: steven.morley@smcs.co.im

1.2 An instruction to investigate structural stability of the property was received via email on 21 July 2016 by Mr Alastair Hamilton on behalf of Port St Mary Commissioners.

1.3 The property was inspected on 25 July and 10 August 2016. The premises were unoccupied, unfurnished and floors were fully covered and walls predominantly over boarded at the time of our inspection. Weather conditions at the time of inspection were dry and overcast.

1.4 Visual inspections undertaken were non-intrusive. No destructive investigations were undertaken.

1.5 This Report is not a full building survey or asbestos survey and inspection of those parts which are covered, unexposed or inaccessible are assumed to be in good repair and condition.

1.6 This Report is confidential to Port St Mary Commissioners and their professional advisors. No responsibility is accepted to any parties other than Port St Mary Commissioners. Any such parties rely upon the Report at their own risk. Neither the whole or part of the Report, nor any reference to it may be included in any published document, circular or statement, nor published in any way without the written consent of Steven Morley, Chartered Surveyors, together with the content in which it may appear.

1.7 For the purposes of this Report the front entrance elevation is assumed to face approximately due West.

1.8 The scope of this Report is restricted to the structure of the property.

2.0 REPORT AND RECOMMENDATIONS

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2.1 The property is located on the corner of Bay View Road and The Promenade that forms a terrace of properties sitting between a residential property to the north and a commercial property to the south.

2.2 The property appears to currently comprise mixed use commercial (two storey) and residential (three storey). There are a number of car parking spaces to the rear of the property although it is not clear if the parking spaces are part of the property and should be confirmed with your legal advisor.

There is a date plaque on the south west elevation of '1880'.

2.3 The main constructional elements comprise pitched traditionally cut roof with decorative principal rafters clad with slate over random rubble stone walls. Floors are a mixture of solid and suspended to the ground floor, with assumed timber suspended construction to the first floor.

2.4 **Accommodation comprises:**

Second Floor
Bathroom (residential)
Roof void areas

First Floor
Bedroom (residential)
Lounge (residential)
Kitchen (residential)
3 no. offices (commercial)

Ground Floor (commercial/retail)
Retail area
Mens W.C, 2No.
Womens W.C.
Kitchen
3 no. offices
2 no. porch/lobbies to the external front doors

2.5 There is a large paved area to the west which contains a raised bed planter, and to the north west of the property a small yard area and parking (see 2.2 above).

2.6 The property is situated within a draft Conservation Area and is not a Registered Building. The property is designated as mixed use – office, retail and flat.

2.7 Properties of this type and age are not built to modern standards and are affected by inherent defects which are quite normal and include solid masonry walls, a lack of cavity trays, damp proof courses, damp proof membranes, a lack of tying in of roofs and floors with the main walls, minimal foundations and a lack of movement joints. Solid masonry walls and chimney stacks are prone to penetrating damp and condensation and ensuring adequate heating and

ventilation should help in reducing the risks. Any timbers built into or in contact with damp walls will be prone to fungal decay and ferrous metals to corrosion.

2.7 **Roofs**

The main pitched roof appears to be original to the property. We noted areas of tingles and clips to the main roof slopes and some slipped slates to the south west and north east roof valleys. Torching to the underside of the slates appears to have disintegrated and is now missing.

Three rooflights have been installed to the front elevation roof.

To the north east roof slope we noted areas of vegetation growth to gutters and lichen to roof coverings.

There are small slated roof areas to the prominent corner of the retail unit and the ground floor kitchen. These slopes are of shallow pitch and at risk from wind driven rain behind the roof covering. Access was not available to ascertain if the roof has a secondary membrane present to help provide a second line of defence. We noted a small area of artificial slates to the kitchen roof which should be sampled to ascertain if they contain asbestos. You should presume they contain asbestos until such a time they can be sampled and tested.

The property has two entrance porches to the west elevation, both with slated duo pitch roofs; their covering assumed to be original to the property. High level access was not available to view the slopes. Both porch roofs form a valley with the main structural walls which could not be accessed for inspection. To both porches there is evidence of damp penetration internally. Roof timbers are concealed and we are therefore unable to comment upon condition.

To the first floor of the office area the roof has decorative principal trusses providing an open span between external walls. The foot of each trusses appears to be supported upon a protruding padstone that appears to be sandstone. Walls either side of the trusses are overboarded and each truss has a thin decorative cover-strip between the top member and the underside of the roof. To the central roof truss, east side, there is damp ingress evident with high moisture meter readings and mould growth to the wall and ceiling around the truss. Externally the area below this damp ingress would appear to be beneath the east roof valley. To the skirting below the truss moisture meter readings were low however the skirting did exhibit signs of previous dampness and old fungal growth. To low levels of the trusses generally moisture meter readings were to the truss feet adjacent to the padstone and to the cover strips that follow the roof line. We noted one of the padstones appeared to be shorter in detail that others and to another padstone we noted salt deposits evident with deterioration of decorations.

We noted a shaped mortar capping to the north east hip roof instead of traditional hip tiles. We could not ascertain its condition. To the property ridge tiles appear to be decorative terracotta tiles, and in some locations where roofs abut a wall a mortar fillet has been used to seal the junction. We noted a ridge tile that appeared to be broken however it was not clear if this is part of the property in question or the responsibility of the adjoining property.

To the property roof verges concrete cappings have been installed. We noted various areas where the capping has cracked and will require repair/renewal. To the north west porch the capping appears to have been renewed. Our recommendation to renew the roof covering will require these areas of verge cappings to be renewed to ensure the slate covering covers the full extent of the external wall to help reduce water ingress to the top of the external wall. Recent revision to the British Standards now suggest ridges and verges to be a dry fixed and not finished with mortar which would look materially different than the current roof at the verge and ridge. You should consult with the planning department in this respect due to the position of the property with the draft conservation area.

There is a mixture of cast iron plastic and aluminium rainwater goods, in varying degrees of condition. At the time of inspection the weather was dry and working condition cannot be commented upon, however various gutters are choked with vegetation and require clearing and to the rear east valley the slates appeared to be very close to the gutter which may allow water to run over the face of the gutter and down the wall. All gutters require checking for correct falls.

We noted woodworm flight holes to the exposed roof timbers in the bathroom. We could not ascertain if this was active outbreak and recommend monitoring however you may wish to treat as a precautionary measure.

No significant deflection was noted to the roof structure however water ingress is evident to the tops of the rafters and any timber embedded or in close contact with damp masonry is at risk from rot and fungal attack.

We recommend the roof is recovered and all new leadwork installed in compliance with the Lead Sheet Association requirements due to the damp ingress evident to the structure below, at which time a full inspection of all timber concealed timbers can be undertaken potentially with improved insulation and ventilation of the roof to reduce heat loss from the roof and to help reduce running costs.

2.8 **Roof voids**

To the roof void areas to the second floor we noted the original torching (where visible) to the underside of the slates that has disintegrated and lying on the floor. To the accessible void areas off the bathroom the rafters have been overboarded with foil back plasterboard. We noted high moisture meter readings to the plasterboard and visible areas of damp ingress adjacent to the external walls and eaves areas. To these areas we noted torching deposits over the floor and where visible damp staining and high moisture meter readings were evident to the rafters and valley lay board.

We were unable to gain access to the small roof void of the office portion of the property due to the location of the hatch over the stairs.

No access was available to inspect the retail unit roof or the kitchen roof.

Ventilation to the roof voids was not evident.

2.9 **Chimney stacks**

We noted three chimney stacks to the property of random rubble wall construction as the main walls. The north west stack appears to serve the residential/retail element of the property. However the remaining two stacks to the east and south may be of shared responsibility with the adjoining owners, we recommend you seek confirmation from your legal advisor.

The chimney stacks will not have been constructed with any damp proof courses and will be prone to damp penetration which is typical of a property of this type and age. High level access was not available to view the stacks; however we noted evidence of damp staining to the chimney breast, walls and ceiling in the residential unit and to the wall in the ground floor kitchen of the retail unit. Pointing to the stacks from our ground level inspection appears to be in poor condition and repointing with lime mortar is recommended.

The chimney breast to the residential unit appears to have been removed at ground and second floor levels. It is not known if Building Regulation approval or design calculations were undertaken for these alterations.

The chimney stack (north) to the retail/residential area above roof level is constructed of random rubble stone as the main walls with a concrete capping. No chimney pots were evident from ground level. The stack appears to lean westwards slightly which we recommend is monitored. Vegetation growth was evident to the capping and the back gutter. The condition of the pointing and capping cannot be commented upon due to limited high level access. Lead flashings were evident to the stack. You may wish to consider removal of this chimney stack above the roof line as it appears to be redundant; this would be subject to planning permission.

The stack (east) between the property and the neighbouring property (Overcliff) is a tall slender stack with a metal rod fixed between the stack and the roof structure. The stack is rendered and we noted various areas of crazing and cracking to the render and general poor condition. Vegetation growth was evident at high level to the stack and capping. The chimney was fitted with one terracotta pot; its condition could not be ascertained. There is a T.V. aerial fitted to the stack. There appears to be a lead back gutter arrangement, however lead flashings to the side of the stack were not evident. To the junction of the roof with the stack there appears to be a build-up of moss and lichen. The condition of the metal rod to the side of the stack could not be ascertained and high level inspection is recommended.

There is a further stack (south) between the property and Beach House. The stack appears to belong to Beach House however this should be confirmed with your legal advisor. We noted some vegetation present, however high level access was not available to view the stone, pointing, capping and flashing condition. From ground level the pointing appeared to be quite recessed and repointing with lime mortar is recommended.

2.10 **External walls**

The external walls to the property predominantly comprise random stone approx 500-550mm thick with buttresses to the south west and north east elevations. External walls are approximately 65mm thicker at ground level extending for a short height creating a plinth to the perimeter walls. This plinth has been capped with mortar that is generally crazed and cracked and in poor condition. It is not known if this is an original mortar detail or a repair undertaken in the past to help reduce water ingress to the external walls. Pointing generally requires attention and walls should be raked out and pointed with a lime mortar. Render detailing over window heads is likewise in a poor condition and repairs are required.

External walls beneath gutter areas have been rendered which is crazed and cracked and in poor condition. There is a section of lead capping to the wall of the south west elevation over the date plaque, presumably installed to help prevent water ingress to the top of the wall. The date plaque appears to be of sandstone and has deteriorated resulting in the some of the numbers falling off.

To the north west wall above the retail area the wall appears to have been coated with a paint on product, presumably to try and address damp ingress that is evident internally.

To window openings the wall is faced with render with a paint finish. Generally these rendered reveals are crazed and cracked and the paint finish is in poor decorative condition.

To the gable of the north west elevation the wall has been rendered. Due to limited available access the condition of the render could not be ascertained.

To the kitchen the external wall has been rendered. It is not known if the kitchen is original or constructed at a later date. To the wall/roof junction there are lead flashings/cappings evident.

To the south west elevation at ground level a raised flower bed has been constructed that abuts the external wall. Whilst the external wall is not likely to have a damp proof course, the raised bed abutting the external wall is likely to increase damp ingress to the external wall.

To the interior face of the external walls we noted these are predominantly overboarded. Some of the overboarding is limited to window sill height as in the office areas on the ground floor and other areas are full height. To the first floor within the office areas the walls are also overboarded and the roof structure concealed.

To numerous areas of the property the interior finishes are affected by damp ingress. To the first floor of the residential unit, west room, we noted a number of areas of deteriorated decorations and where visible the plaster beneath has deteriorated and soft timber laths were evident beneath the contaminated plaster. The internal walls to this area appear to be overboarded with lath and plaster however, we could not ascertain the full extent/construction of the overboarding. There would appear to be no vapour barrier to the overboarding. Timber embedded and concealed in close proximity to masonry is at risk from rot and

fungal decay. Due to the lack of a vapour barrier water vapour is able to pass through the overboarding and condensation may form on the surface of masonry beneath. The extent of rot to the concealed laths of the walls cannot be commented upon due to its concealed nature. However we are of the opinion that the walls to at least the first floor residential unit may be constructed in a similar manner and that the condition of any concealed timber would be similar.

Pointing the external walls within the second floor roof voids was soft and significant amount has fallen out.

Any timbers built into or embedded into damp masonry walls are at risk of rot and/or fungal decay.

2.11 **Internal walls**

Internal walls to the property are a mixture of masonry and studwork construction. We noted no significant signs of damp ingress and staining to these areas, however where internal walls abut damp areas of external wall, internal walls have been affected by damp ingress and exhibit high moisture meter readings and deterioration of internal surfaces.

To the commercial portion of the property the stud partitions to both the ground and first floors appear to be non-load bearing however, this should be clarified with a structural engineer prior to any proposed alteration works. Any stud partitions remaining should be checked for rot or fungal decay due to their contact with damp masonry walls.

Walls/chimney breast areas at ground level in the retail unit and to the second floor bathroom appear to have been structurally altered and opened up.

2.12 **Floors**

We noted areas of suspended ground floor to the property which we were unable to inspect. Externally we noted a small number of air bricks and it is unlikely that the underfloor space is properly ventilated. An appropriate number of additional airbricks should be installed and access hatches to inspect the underfloor void is recommended. Without adequate ventilation there is an increased risk of rot and/or fungal decay. You may wish to consider improvements to the thermal insulation qualities of the floor with any refurbishment proposals. Insulation if installed should be of a breathable quality to aid ventilation to the suspended timber floor.

The first floor appears to be of suspended timber construction and there appeared to be no significant springing of the floors noted. However floors in a property of this type an age are unlikely to have been designed for modern loading and may have some unevenness or bowing.

We noted timber floorboards to the property; where visible and in close proximity to the external walls we noted raised moisture meter readings and timber may be affected by damp, beetle and/or fungal decay. You should consider exposure of structural timbers for inspection and consider preservative paste to timber ends or timber built into and in close contact with damp masonry as part of your proposed refurbishment works.

2.13 **Windows and doors**

Windows and doors are of timber construction. A number of windows appear to have been renewed at some time in the past however they are showing signs of softness and generally in poor decorative condition. Older windows are generally in a poor condition with softness and rot evident and poor decorative condition.

There is a metal awning to the retail unit which is heavily corroded. To the retail unit external door there is a metal roller shutter style door which was not tested/inspected.

Glass to the retail unit window and door to the corner of the property would appear not to be safety glass which should be fitted to areas deemed to be critical under the Building Regulations. These regulations are not retrospective but there will be an increased risk of breakage upon impact unless replaced.

External doors and frames to the property appear have undergone previous repairs and we noted generally all doors are in poor decorative condition with softness and rot evident.

We noted a number of casements left in the open position and those casements have become stiff to operate.

Generally the windows are doors are in poor condition and we recommend renewal. Consultation with the planning department may be required in this respect.

2.14 **Stairs**

The stairs from first floor level up to the second floor of the residential unit were creaky. The stair timbers may be in close contact with the masonry walls of the property and at risk from rot and fungal decay with damp masonry, therefore opening up to inspect and undertake any repairs is recommended.

The stair enclosure on the ground floor appears to be a later addition and conceals an old opening through the separating wall between the office and retail portion of the building where poured concrete is evident. We noted a small area of isolated woodworm flight holes to the timber of the enclosure/stairs however we could not ascertain if these were recent or historic. You may wish to consider treatment to the underside of the stairs and the timber enclosure as a precautionary measure.

2.15 **Services**

This report does not cover the services to the property. However we noted numerous electric meters and distribution boards to the property and it is likely due to the time the property has stood empty that the installation has not been tested for some time. Subject to your proposals for the property we recommend a full periodic test is undertaken to the property.

Boilers appear to be converted to natural gas however they appear to not have been commissioned since conversion. We recommend they are inspected and a

report issued by a Gas Safe engineer. A landlord's certificate will be required annually for any rental of residential accommodation.

We noted a number of water stop cocks external to the property which will be prone to freezing and damage due to their location and they would appear not to comply with Water Byelaws. You should consider ascertaining the location and condition of all the stopcocks and incoming water supplies to ensure compliance with Water Byelaws and to replace any lead pipework that may exist.

2.16 **Drainage**

We noted an internal manhole within the WC to the property. We did not lift the manhole cover so no comment can be made on the condition of the underground drains. Inspection chambers around the property were not evident, it is likely the property is connected to mains drainage however this will require confirmation.

We noted the installation of a soil pipe serving the second floor WC which passes horizontally through the external wall, vertically down the wall to the valley above the porch roof, running along the valley then vertically down the face of the porch disappearing into the ground. There appears to be a trench line to the tarmacadam paving from the position of the soil pipe extending to the new area of paved public footpath. We did not note any access points to the pipe or an inspection chamber on the ground. We noted the pipe has an air admittance valve within the west roof void. The route of the pipework and lack of inspection facility does not follow best practice and may be at risk of blockage with no current easy rodding points.

We recommend a CCTV survey of the drains to check condition and to map the drainage for any refurbishment proposals.

2.17 **Fire Precautions (Flat) Regulations 1996**

Should refurbishment proposals retain the residential unit these regulations will be applicable.

2.18 **CDM Regulations**

Any proposed works to the property lasting more than 30 days, 500 person days of construction work or more than 5 or more operatives will be applicable to the Regulations. We recommend the appointment of a Planning Supervisor at an early stage in your proposals to ensure the project is notified, ensuring co-ordination between designers; ensuring designers comply with their duties, preparation of the pre tender health & safety Plan, preparation of the Health & Safety File and advising the client where necessary.

2.19 **Asbestos**

Due to the age and type of the property with previous refurbishment works evident you should undertake a pre demolition/refurbishment asbestos survey prior to any works. Ideally, this survey should be undertaken as possible to aid the preparation of the schedule of works so that unforeseen expenditure is reduced.

2.20 **The Management of Health and Safety at Work Regulations 2003**
Under Regulation 17 of the regulations responsibilities are placed on employers regarding fire precautions, requiring fire risk assessments to be undertaken to the premises.

2.21 **Disability Discrimination Act – Inclusive Environment**
The regulations became effective 15 December 2015. The Act is divided into two parts, 1) those who provide goods, facilities and services, and 2) those selling, letting or managing premises (Note, duties on landlords and other persons in connection with selling, letting and managing of premises will be introduced on 15th of December 2016).

Disability is not just about wheelchairs but covers many other areas such as visual impairment, hearing impairment, arthritis, dyslexia, learning difficulties and anything that makes it difficult to carry out day-to-day activities. There is a legal definition of 'disabled' which is contained in the Code of Practice.

There is a transitional period to the Act, as follows;

- From 15th December 2016, it will be unlawful for service providers to treat disabled people less favourably for a reason related to their disability;
- From 1st January 2018 service providers will be required to make reasonable adjustments for disabled people such as providing extra help in making changes to the way they provide their services; and
- From 1st January 2020 service providers will be required to make other reasonable adjustments in relation to the physical features of their premises to overcome physical barriers to access.

The Act does not define who members of the public are, except to the extent that the definition of service provider refers to the provision of services to the public or to a section of the public.

The Act does not purely concern the physical feature of premises, it concerns all manner of elements of the service providers business, the way it conducts itself, services offered, training of staff, alternative methods of providing a service to a disabled person which does discriminate or provide a lesser service to them.

In relation to physical features DDA 2006 sets out four options for service providers, as follows;

- Removing it,
- Altering it
- Avoiding it
- Providing the service by alternative means.

There is also the definition of 'reasonable adjustments'. What is reasonable? Businesses can look at different ways of dealing with disabled people and have systems in place to facilitate the service without having to undertake costly alteration to physical features without a lesser service.

DDA places a duty on a service provider to accommodate a person with a disability in the areas of the building requiring access. You should consider the

implications of DDA 2006 in your proposed purchase and subsequent alterations to the property, such as the external pavement areas, external environment generally, access to the property, door widths (external and internal), circulation areas, fire alarm strobe light system, WC provision, access to upper floors, visual contrasts between surfaces and finishes, lighting and signage to name a few.

This list is not exhaustive and a general overview of the structural condition of the property

3.0 SUMMARY

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There would appear to be no evidence of any significant recent or current settlement or movement affecting the property based upon a visual inspection.

Generally a property of this type and age has inherent design defects.

External walls to the property are predominantly covered with overboarding to likely conceal dampness however there are numerous areas of the property where damp ingress is evident and deterioration of the internal finishes present. With a property of this type and age any timber concealed and/or embedded within masonry walls is prone to rot and fungal decay and consideration should be given to opening up as part of any future refurbishment to check on the condition of concealed lintels and timbers. We recommend opening up of all concealed areas to inspect any concealed timbers and to undertake any repairs and the application of a preservative paste, if found necessary.

There are areas of the property that have been rendered that are crazed and cracked and will require hammer testing to check adhesion and repairs/renewal undertaken.

The external walls and internal walls abutting the external walls are overboarded and affected by damp ingress. Exposure of the walls to inspect concealed timbers and undertake repairs is required. Complete removal and renewal of the wall linings is therefore likely to the property.

The roof covering appears to be original and the roof structure to the property is predominantly concealed by boarding and inaccessible eaves voids. There is evidence of previous repairs undertaken to the slate covering where damp ingress is evident to the roof timbers and the structure below. Previous additions of lead flashings to various areas of wall and roof, paint to the external wall to presumably prevent water ingress and lead cappings are evident. We recommend the roof is recovered to address the damp ingress issues and at the same time take the opportunity to inspect the complete roof structure, address any timber repairs and to improve the level of insulation and ventilation to the roof.

Ownership and responsibility of the chimney stacks require clarification from your legal advisor. To the north and east chimney breasts we noted dampness at high level. Stacks in a property of this type and age will not have been constructed with damp courses and damp ingress is likely to the structure below. Render to the east stack is in poor condition and the condition of the metal tie bar unknown. Due to the location of the property within the Draft Conservation Area consultation with the Planning Department will be required that may direct your decision on how to rectify the damp ingress issues; or consideration of the removal of any redundant stacks belonging to the property.

To timber floors we noted raised moisture meter readings in close proximity to the external walls, which can be typical of a property of this type and age. We recommend floor joists are exposed to assess condition and undertake any necessary repairs necessary and consider preservative paste treatments.

Properties of this type and age will likely not have been constructed with a damp proof membrane to the solid ground floors. It is not known if these floors are original to the property or later additions.

We noted areas of suspended timber ground floor to the property which we were unable to inspect and a lack of ventilation to the floor void. An appropriate number of additional airbricks should be installed to help create cross flow and access hatches to inspect the underfloor void in the future is recommended.

Generally, the timber windows and doors are past their best and warrant renewal. There are a small number of windows where repairs and overhauling could be undertaken.

Any insulation to the walls, floor and roof could not be ascertained. Whilst there was a small amount of insulation quilt visible to one of the small roof voids it should not be assumed to be the same to the complete property. It is likely that levels of insulation to the property fall far below current standards and every effort to improve the thermal performance and ventilation of the roof and floor of the property should be undertaken when alterations/refurbishment are undertaken.

Boilers to the property would appear to have been converted to natural gas, however they have not been commissioned and therefore working condition is unknown. You should expect expenditure on the heating system for all three parts of the property, renewal of the boilers may be likely due to the time they have been out of use. We recommend an inspection and report is undertaken by a Gas Safe engineer.

Subject to your proposals for the property consideration is required to the Fire Precautions (Flat) Regulations 1996 for the residential unit.

We recommend and asbestos survey is undertaken to the property prior to any works being undertaken.

We recommend a CCTV survey and report is undertaken on the drainage system.

The repairs/defects noted in our report are not exhaustive of the repairs required to this property. A large proportion of the property structure is concealed and with the amount of damp ingress evident internally, the extent of rot/fungal decay to concealed structural elements is unknown and cannot be quantified.

4.0 CERTIFICATION

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4.1 This Report has been prepared by Gaynor Hodges BSc (Hons) of Steven Morley, Chartered Surveyors, 77 Circular Road, Douglas, Isle of Man, IM1 1AX, Tel: 01624 629629, Fax: 01624 611800, email: steven.morley@smcs.co.im following an inspection of the property on 25 July 2016.

Signed: .....

Gaynor Hodges BSc (Hons)
Building Surveyor
For and on behalf of Steven Morley, Chartered Surveyors

Date: 16 August 2016

Plate 1 – General View

Plate 2 – General view, residential and retail units

Plate 3 – General view, commercial unit

Plate 4 – Roof, south west slope noting tingles, slate chips and slipped slates to the valley. Note crazed and cracked render to the window concrete surround and head of wall detailing.

Plate 5 – Porch (north) roof noting repaired mortar capping to verge

Plate 6 – Porch (south), general view

Plate 7 – Porch (south), cracked verge capping and vegetation growth

Plate 8 – Residential unit roof verge capping, noting cracking to the capping

Plate 9 – Chimney stack to retail unit noting general condition

Plate 10 – Chimney stack between Manxonia House and Overcliff, noting poor condition of the render and vegetation and lichen growth evident to the top of the stack and at the roof junction.

Plate 11 – Chimney stack between Manxonia House and Beach House

Plate 12 – Mono pitch roof to the kitchen noting manmade slate and general condition

Plate 13 – South west elevation external wall thickening at low level with concrete capping detail, noting general condition of the concrete capping to the wall at low level, cracked and crazed render to the window surround and poor condition of the render to the window head detail

Plate 14 – South west elevation, south porch noting vegetation and damp staining to the wall. Note general condition of the concrete capping to the wall at low level and the concrete window surrounds

Plate 15 – South west elevation, south porch, noting cracked concrete verge detail to the roof

Plate 16 – North west elevation, noting painted section of wall above the retail unit roof

Plate 17 – North west elevation, noting rendered apex to the gable wall

Plate 18 – North east elevation noting vegetation to the gutter, cracked concrete to the window sills, patched/pointed stone and general condition of window

Plate 19 – South west elevation, north porch roof valley noting debris and silt to the valley and gutter to the main roof. The pipe within the valley would appear to be the soil waste from the W.C. for the residential unit

Plate 20 – South west elevation, noting the lead capping to the external wall and deterioration of the sandstone plaque

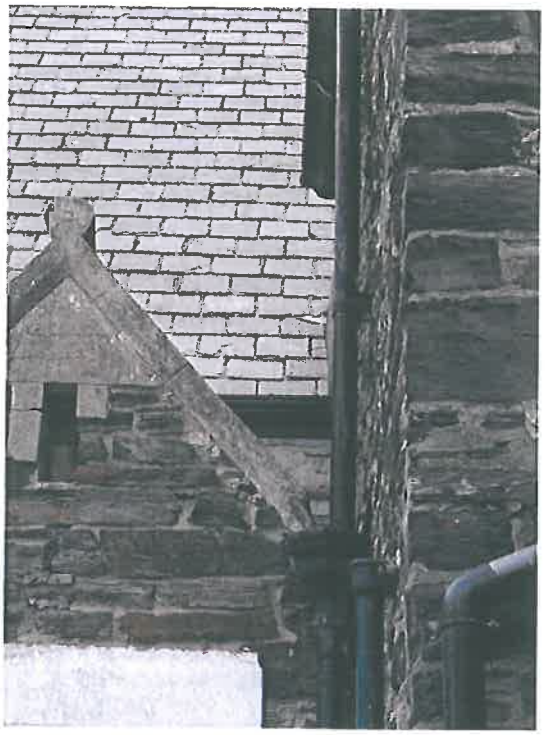

Plate 21 – South west elevation, south porch apex to gable noting crazed and cracked concrete areas, missing facing to apex porthole and areas of poor pointing

Plate 22 – Corner of south west and north west elevation. Retail unit facade noting shallow roof pitch, general condition and corroded condition of metalwork for the shopfront awning

Plate 23 – South west elevation paved area, noting poor condition of the tarmacadam surface

Plate 24 – South west elevation, rot to window and poor decorative condition

Plate 25 – North east elevation, noting poor condition of timber to window externally

Plate 26 – North west elevation retail unit, noting poor condition of the timber window sill section

Plate 27 – North west elevation, retail unit, noting poor condition of window to the W.C.

Plate 28 – Window, noting poor condition generally

Plate 29 – Window to the retail unit noting poorly applied mortar around reveal detailing

Plate 30 – North east elevation, kitchen door, noting rot to the door frame and general condition

Plate 31 – North porch interior noting general condition and multiple meters and electrical equipment

Plate 32 – North porch interior looking towards the inner hall noting general condition

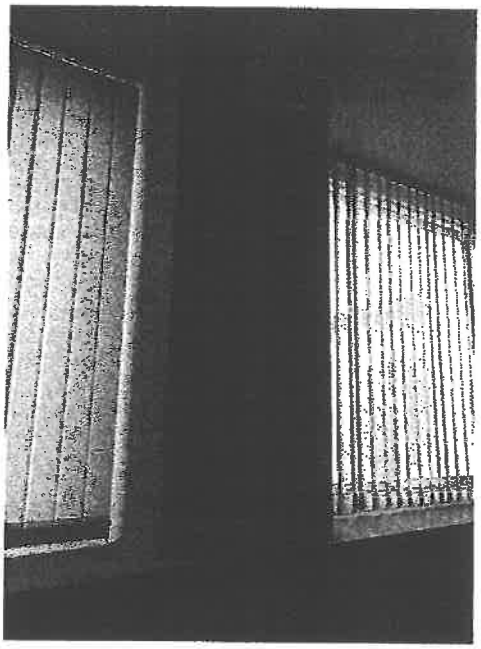

Plate 33 – Ground floor offices, noting damp staining to the walls. Note wall below window is overboarded

Plate 34 – Ground floor offices looking towards the south porch, noting general condition

Plate 35 – Ground floor office looking towards the adjoining property

Plate 36 – South porch junction with main external wall, noting general condition

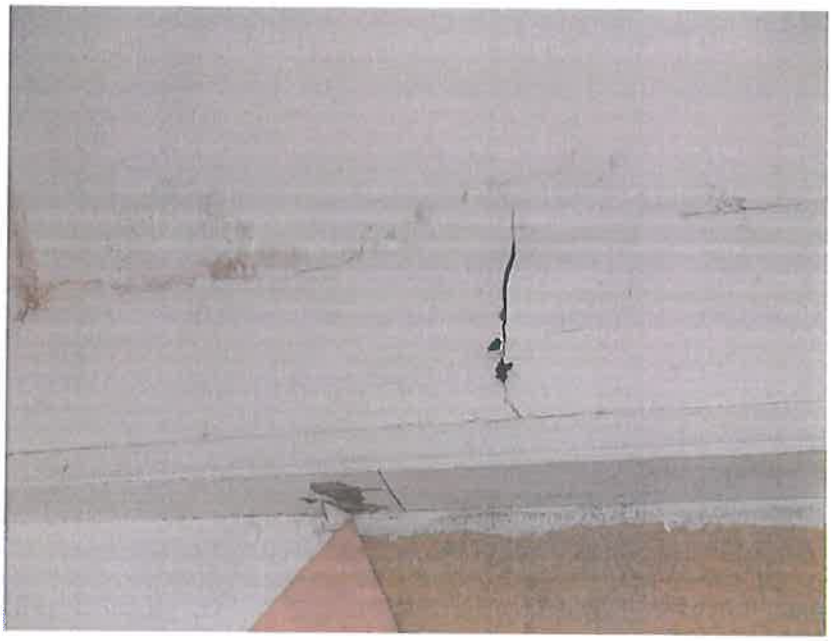

Plate 37 – South porch noting vegetation/mould growth evident to the valley area

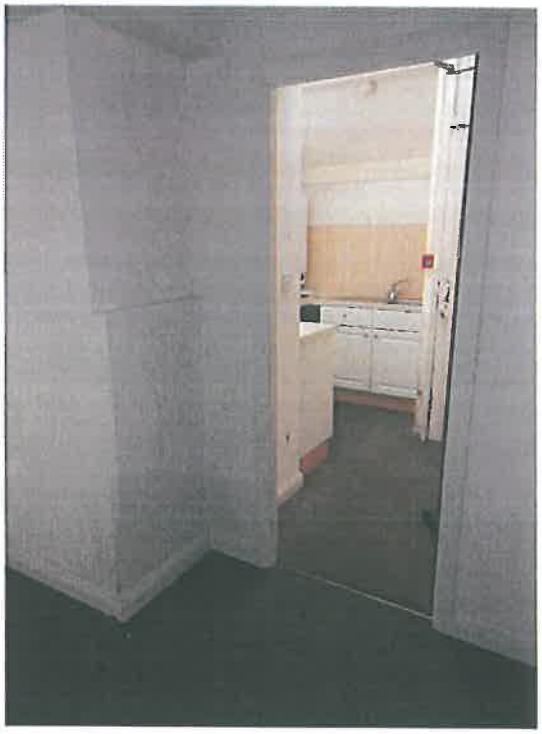

Plate 38 – Office corridor area looking towards the kitchen noting general condition

Plate 39 – Office corridor area noting damp ingress to downstand beam and external wall

Plate 40 – Office, external wall noting damp ingress

Plate 41 – Mens W.C. noting tiled floor with internal manhole

Plate 42 – Retail area, general view

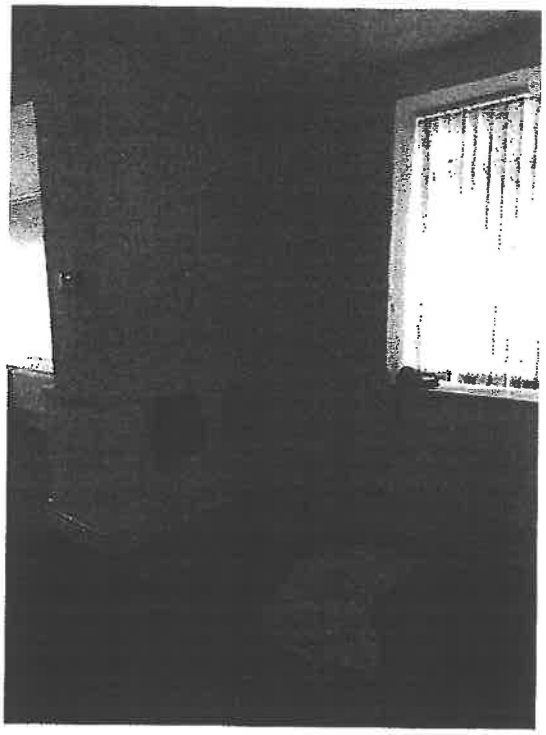

Plate 43 – Retail area, damp ingress to walls

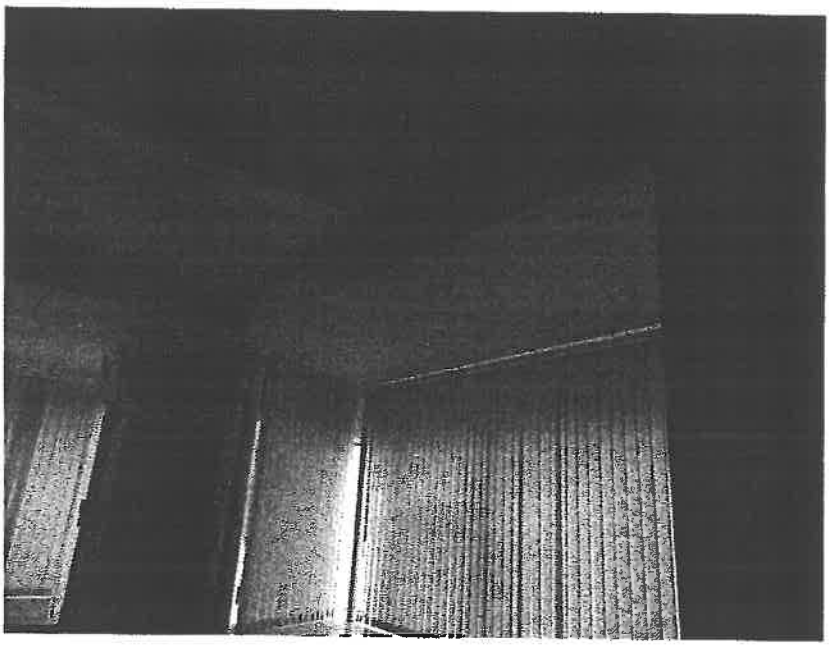

Plate 44 – Retail area, damp ingress to wall/soffit area

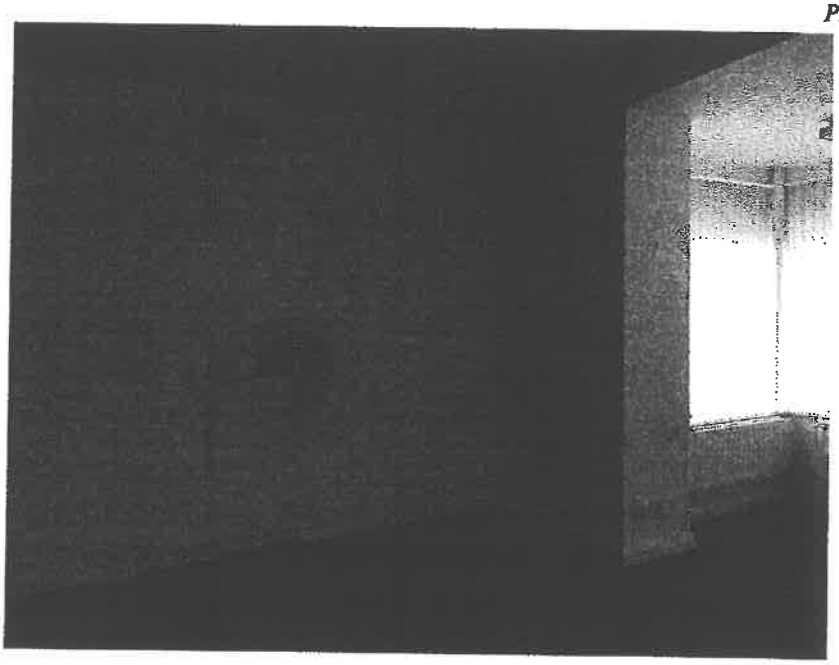

Plate 45 – Retail area, damp ingress to walls

Plate 46 – First floor landing noting damp ingress to the external wall

Plate 47 – First floor office (south) general view

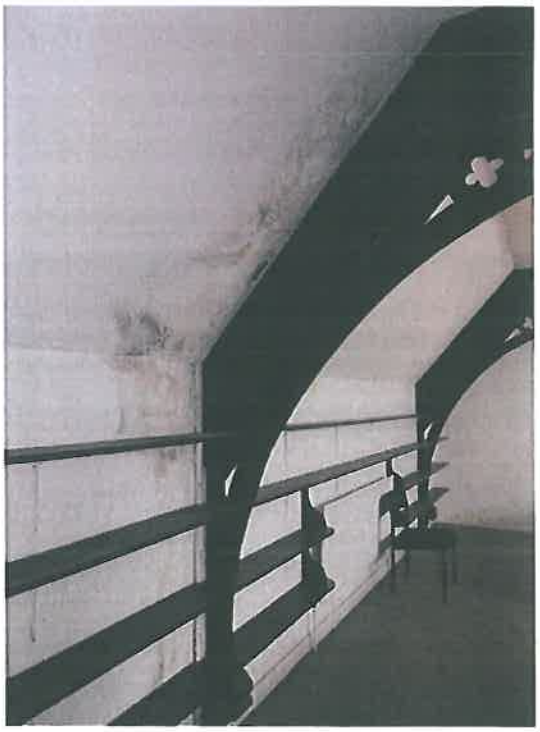

Plate 48 – First floor office (south) noting damp ingress to wall and roof around decorative principal truss

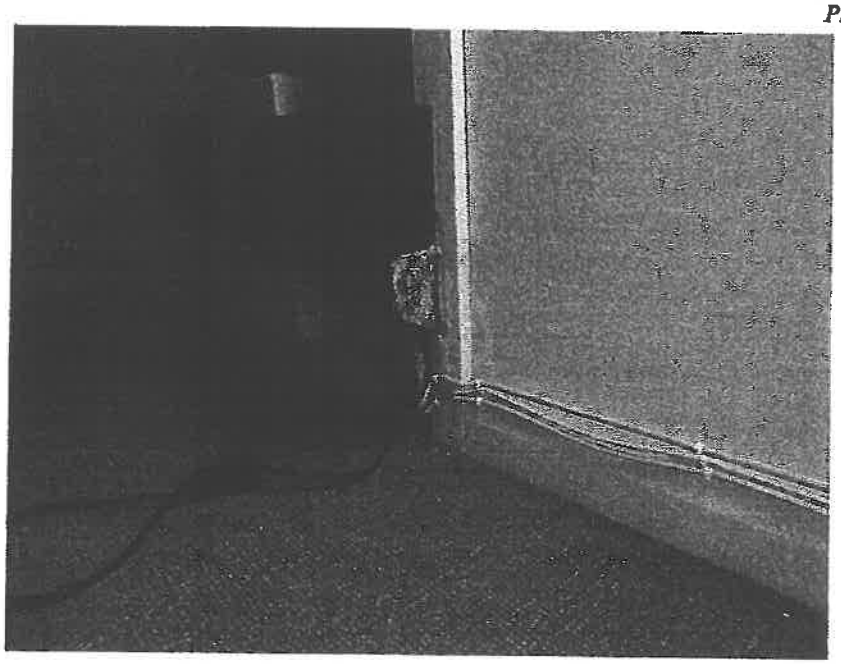

Plate 49 – First floor office (south) noting salt deposits to the truss padstone

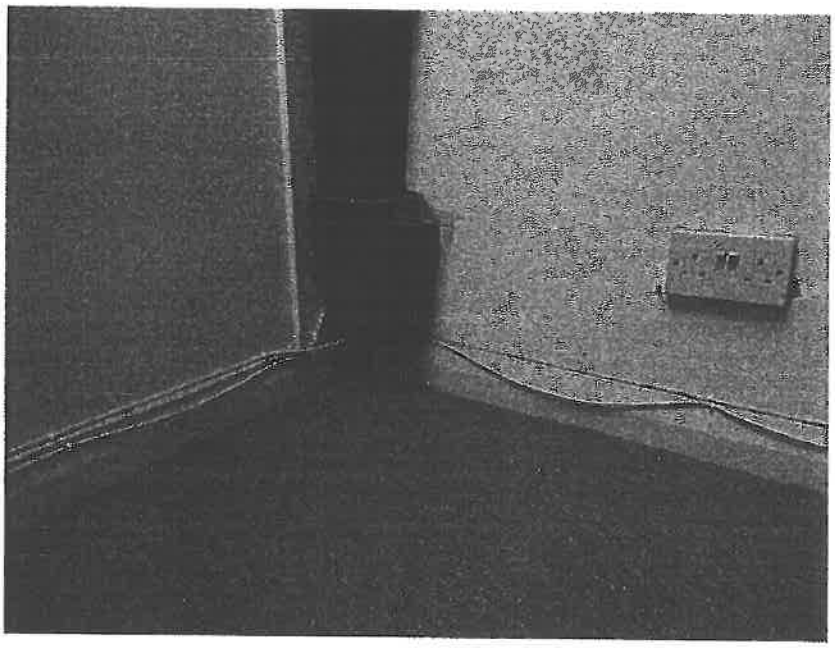

Plate 50 – First floor office (south), noting missing section of truss padstone

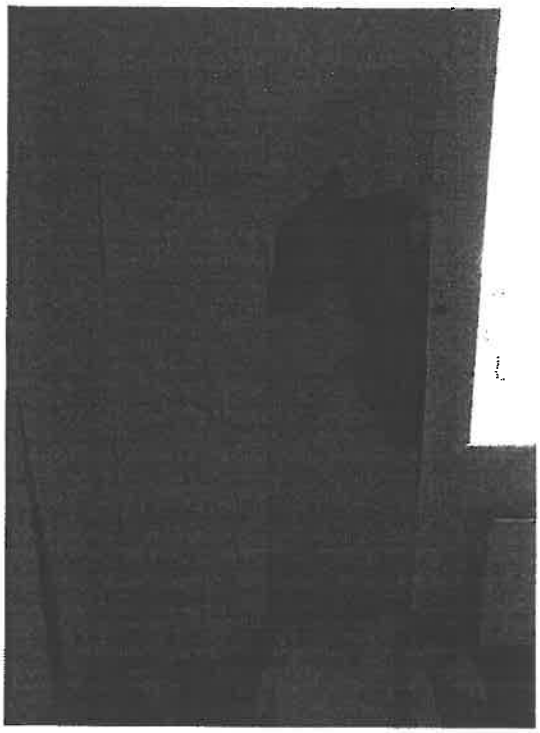

Plate 51 – Residential unit, first floor noting general condition

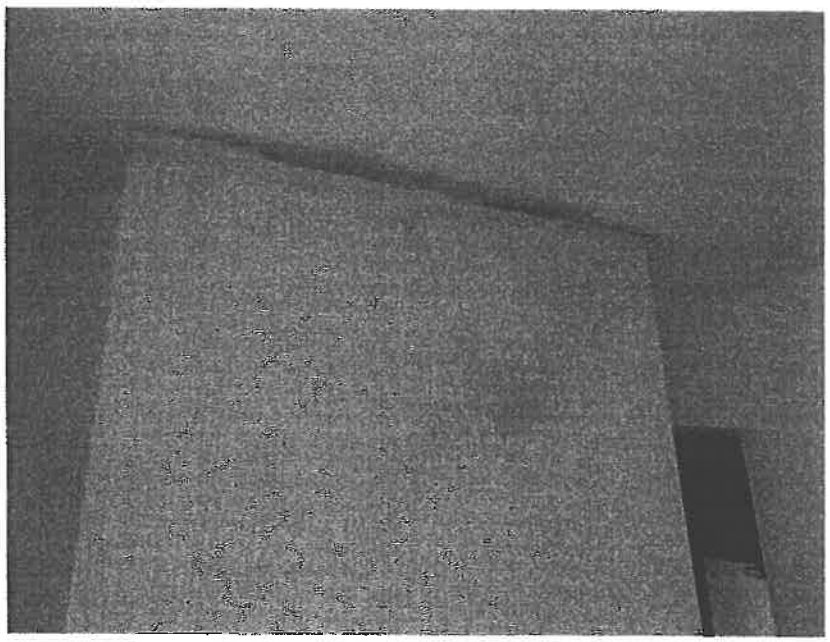

Plate 52 – Residential unit, first floor noting damp ingress to chimney breast ceiling

Plate 53 – Residential unit, second floor, eaves void cupboard noting lack of torching and general condition

Plate 54 – Residential unit, north roof void noting rafters boarded with foil backed plasterboard and damp staining to rafters

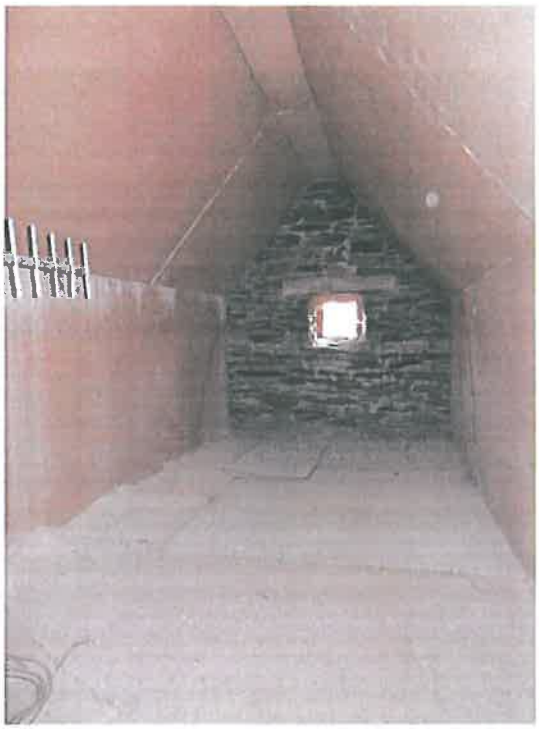

Plate 55 – Residential unit, west roof void, noting damp staining to plasterboard adjacent to the external wall and to the junction of the vertical board and sloping roof. Note build up of pointing to the floor adjacent to the wall

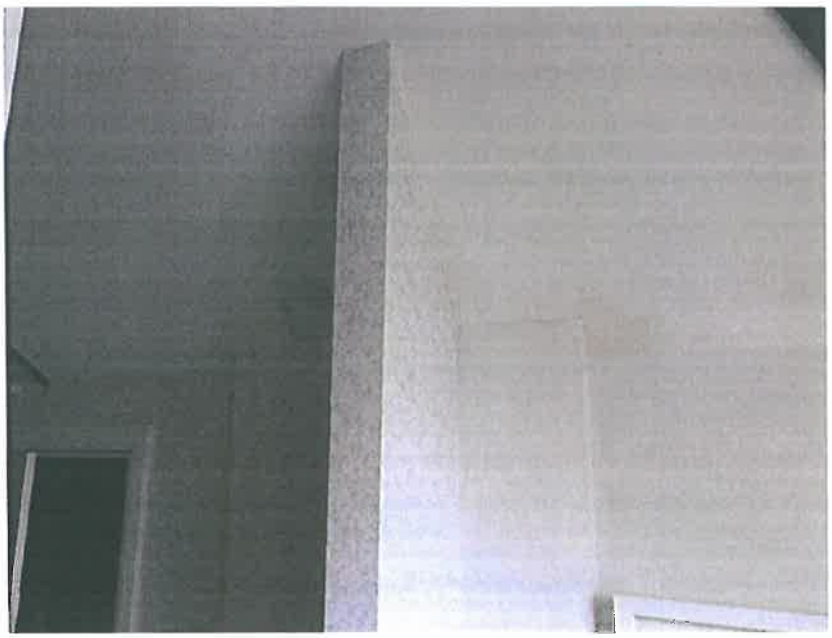

Plate 56 – Residential unit bathroom noting damp ingress to the wall and soffit

Plate 57 – Residential unit, north roof void, noting damp staining to the valley lay board and rafters

6.0 SCHEDULE TWO – EXISTING PLANS & ELEVATIONS

7.0 SCHEDULE THREE – BUILDING DEFECT INSPECTIONS SCOPE OF SERVICE

6.0 BUILDING DEFECT INSPECTIONS SCOPE OF SERVICE

Subject to express agreement to the contrary and any agreed amendments/additions, the terms on which the Surveyor will undertake the Building Inspection are set out below.

1. Based on an inspection deemed appropriate, the Surveyor will advise the client by means of a written Report as to his opinion of the condition and state of repair of the subject property or specified defects.

2. **THE INSPECTION** (as applicable to the defects in question)

   (a) Accessibility and Voids

   The Surveyor will inspect as much of the surface area of the structure as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible.

   (b) Floors

   The Surveyor will lift accessible sample loose floorboards and trap door as appropriate, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to raise fixed floorboards without permission.

   (c) Roofs

   The Surveyor will inspect the roof spaces if there are available hatches as appropriate. The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10'0") above the floor or adjacent ground. It might therefore not be possible to inspect roofs above this level; in such cases, pitched roofs will be inspected by binoculars. The Surveyor will follow the guidance given in Surveying Safely issued by the RICS, which incorporates the guidance given in Guidance Note GS31 on the safe use of ladders and step ladders issued by the Health and Safety Executive.

   (d) Boundaries, Grounds and Outbuildings

   The inspection will not include boundaries, grounds and outbuildings unless specifically requested. Specialist leisure facilities, including swimming pools and tennis courts will not be inspected.

   (e) Services

   The Surveyor will, if requested, carry out a visual inspection of the service installation where accessible. Manhole covers will be lifted where accessible and practicable as may be necessary. No tests will be applied unless previously agreed. The Surveyor will report if, as a result of his inspection, the Surveyor

considers that tests are advisable and, if considered necessary, an inspection and report by a specialist contractor should be obtained.

(f) Areas not Inspected.

The Surveyor will identify any areas which would normally be inspected but which he was unable to inspect and indicate where he considers that access should be obtained or formed and, furthermore, he will advise on possible or probable defects based on evidence from what he has been able to see.

3. DELETERIOUS AND HAZARDOUS MATERIALS

(a) Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the Surveyor will advise in the Report if, in his view, there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that, in such cases, specific enquiries should be made or tests carried out by a specialist.

(b) Lead water supply pipes and asbestos will be noted as appropriate, and advice given, if these materials can be seen but it must be appreciated that such materials are often only visible after opening up which cannot be carried out at the risk of causing damage – see paragraph 2(a) above.

(c) The Surveyor will, subject to the extent of the inspection, advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field either over the subject property or visible immediately adjacent to the property, but the Surveyor cannot assess any possible effect on health. For obvious reasons, the Surveyor cannot report on any underground cables.

4. CONTAMINATION

The Surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from his local knowledge or inspection, he considers that contamination might be a problem he should advise as to the importance of obtaining a report from an appropriate specialist.

5. CONSENTS, APPROVALS AND SEARCHES

(a) The Surveyor will assume that the property is not subject to any unusual or specially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

(b) The Surveyor will assume that all bye-laws, Building Regulations and other consents required have been obtained. In the cases of new buildings, and alterations and extensions which require statutory consent or approvals, the Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the client or his legal advisers. Drawings and specifications will not be inspected by the Surveyor.

(c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the property, nor its conditions, its use, or its intended use, is or will be unlawful.

6. FEES AND EXPENSES

The client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements in addition. VAT will be payable in addition. Invoice terms are seven days in accordance with the RICS Conditions of Engagement for Building Surveying Services.

7. LIMITATION OF LIABILITY

Notwithstanding anything to the contrary contained in this appointment, our liability under or in connection with this appointment whether in contract or in tort, in negligence, for breach of statutory duty or otherwise (other than in respect of personal injury or death) shall not exceed the sum to be agreed that would be no more than (i) £200,000 or (ii) 10 times the fee, whichever is the lesser. If no fee has been agreed then (i) will apply.

Without prejudice to any other exclusion or limitation of liability, damages, loss, expense or costs our liability for any claim or claims under this appointment shall be further limited to such sum as it would be just as equitable for us to pay having regard to the extent of our responsibility for the loss or damage giving rise to such claim or claims ("the loss and damage") and on the assumption that:

(i) All other consultants, contractors, subcontractors, project managers or advisers engaged in connection with the works have provided contractual undertakings on terms no less onerous than those set out in this appointment to you in respect of the carrying out of their obligations; and

(ii) There were no exclusions of or limitations of liability nor joint insurance or coinsurance provisions between you and any party referred to in this clause and any such other party who is responsible to any extent for the loss and damage is contractually liable to you for the loss and damage; and

(iii) All such other consultants, contractors, subcontractors, project managers or advisers have paid to you such sum as it would be just and equitable for them to pay having regard to the extent of their responsibility for the loss and damage.

No actions or proceedings under or in respect of this appointment whether in contract or in tort in negligence or for breach of statutory duty or otherwise shall be commenced against us after the expiry of 6 years following completion of the services or such earlier date that may be prescribed by Manx law.

Our liability is excluded in respect of any claim, costs, expenses or action relating in any way to mould or asbestos in any form, unless expressly excluded. If these matters are to be addressed, arrangements can be made to appoint specialists who can report directly to you.

8. RESTRICTION ON DISCLOSURE

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