



CUBED



Schedule of Condition

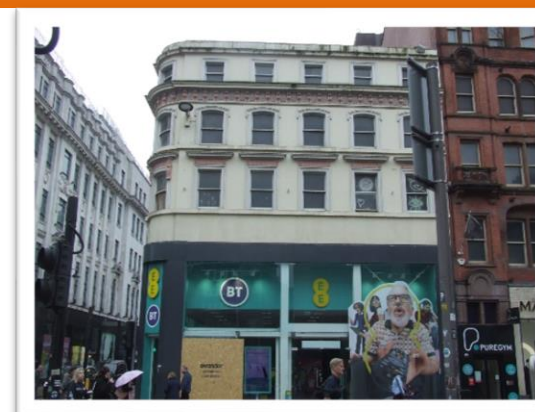
For

102-104 Market Street and
2-4 Fountain Street
Manchester
M1 1PB

On behalf of

Alexander Schimmel
ICENI Nominees Limited

121 Princes Park Avenue
London
NW11 0JS



Prepared By

Jason S Parkin BSc MRICS TechIOSH
Cubed Property Advisors Limited
145 Chorley Road
Heath Charnock
Chorley
PR6 9JL

Dated: 8th April 2024

Ref: D:/Cubed Property Advisors/jobs/CPA1039 report 10th April 2024



CUBED

Contents



Section A	Property Description and Introduction
Section B	Schedule of Condition



CUBED



Section A Property Description and Introduction

Executive Summary Condition and Details

We understand that you require a schedule of photographic condition of the property known as:

102-104 Market Street and
2-4 Fountain Street
Manchester
M1 1PB

to enable you to assess the works required to make the property wind and weather tight, and to complete normal and cyclical maintenance works including some upgrading and decoration.

This repair work we understand is being completed as good and normal cyclical maintenance and is to preserve the fabric of the property in good condition and fulfil landlords' obligation to the tenants within the property being used partially as office and retail, and ahead of an internal cosmetic refurbishment as good and sound property investment management.

The property has fallen into a state of significant disrepair and there is currently water ingress problems from the roof and the external wall fabric and this needs to be addressed as a matter of urgency to forestall further more significant deterioration of the fabric.

You are currently also proposing to refurbish and repair the property internally and externally to repair some wear and tear and aging of the fabric, including renders, stonework and brickwork which is distressed and has cracked. Further there are parapets which may be leaking, parapet caps, gutters, some roof repairs, some original period and modern but old timber window repairs and general decoration works. Internally you propose to refurbish the office accommodation and prepare the majority of it for re-letting. There are some architectural and historical features that you wish to maintain. Further to tidy its appearance generally and improve its appearance and remove graffiti and protect the Landlord against tenants claims and deterioration of the fabric. The property is currently partially occupied and let, but with substantial void areas.

At the same time, it would be useful, given the need for a full scaffold, to consider any future and possible planned maintenance issues/ planned maintenance improvements and possibly upgrading some areas of fabric that are aged or are at the end of their useful life. The property is in some distress externally with aged and deteriorating fabric.



CUBED

You are aware the property externally has fallen into a condition of some disrepair as it is currently suffering water ingress issues internally around the roof, parapets and parapet caps and gutters, and you intend to complete repairs to remedy this.

Also, you are considering render repairs, repointing the brickwork where finished face faced, (mainly the roof), and stone features and this may also include some cleaning of the masonry with improvements to the decorative finish to the external walls, and external façades generally to the main facades.

The timber windows are older timber and there is a lack of decoration to these with some early indicators of rot and these need repair or replacement. There are some feature original timber doors also.

The roof is a traditional and original and therefore and natural slate and this is distressed. There are roof parapets and roof capping's which are also leaking and there are lead flashings and abutments which are in need of repair. There is mortar pointing to the rooftop brickwork and plant rooms which would benefit from some repointing, removal of damaged bricks and re-bedding.

There are old timber patent glazed roof light which are rotten and leaking which you plan to replace.

There are historical lead features and dressings to the roof which also are distressed and aged and will need some repair.

To the gutters these are parapet form in some areas and are either asphalt, lead or lined with membranes and some of these may be distressed but we will only be able to fully inspect these once the scaffolding is erected.

There is a stone or concrete copings which is in need of some re-bedding and repointing.

There are lead weathering dressings to the feature moulded strings and these may need some repair.

There are stone dressings to the feature moulded strings and these may need some repair and are distressed.

Bird, Gulls and Pigeons are a problem in the lightwell and the roof at the property and the bird protection system, is also in need of repair or needs to be added, installed or upgraded.

You believe the property is in need of good normal maintenance to protect the structure but also to ensure the property remains wind and watertight initially with some repair and general maintenance where there are water ingress problems from facade leaks around the roof and roof top parapet or asphalt coverings. You are proposing to complete good and sound building maintenance and wind and watertight works and items as part of your good property management and repair strategy for the building.



CUBED



The proposals are also to consider complete routine and normal cyclical maintenance including decoration works.

The works proposed we understand at this stage include:

- Parapet masonry and parapet gutter and parapet capping repairs;
- Slate pitched roof repairs;
- Roof access roof timber door to be replaced;
- Access door roof to be recovered or overlaid;
- There is structural cracking in the main walls and this will need further investigation by a structural engineer and may need some crack stitch repairs and some time back in of structures.
- Repointing the brickwork, cappings, chimneys and stone generally to all main elevations and roof where necessary;
- Replace or re-bed the verges, ridges and hips;
- Repair old timber and modern timber windows and doors with new modern epoxy repairs and overhaul;
- Remove graffiti;
- External wall and fabric decoration where necessary;
- Some external metal works and joinery repair;
- Brickwork and stone cleaning;
- Decoration;
- Install bird protection.

The property is a four storey, (there may be a basement, but we could not access this at the time of the survey), local area centre retail, office and administration building. The property provides simple ground floor retail in a High Street location and above office accommodation and is a property investment of the Landlord. The property is only partially occupied.

The property is located in the city centre of Manchester within the main retail area facing the Arndale Centre area and is a mixed retail, commercial, and residential area of Manchester on a busy and prominent main featureful retail and commercial parade adjacent to the main retail and business areas and within the main high street district of the area. The property is close to Piccadilly Gardens. The area is close to commercial and retail centres, within a mixed business and shopping area but there are some medium rise residential apartment properties close by and housing low rise. The property is on a prominent location on Market Street facing east and north onto the road, tram and pedestrian junction. With Fountain Street in the south and High Street further north. Piccadilly Gardens are in the east.



CUBED

The property appears to have been originally an end of the late Victorian or early Edwardian 1880's – 1910's building.

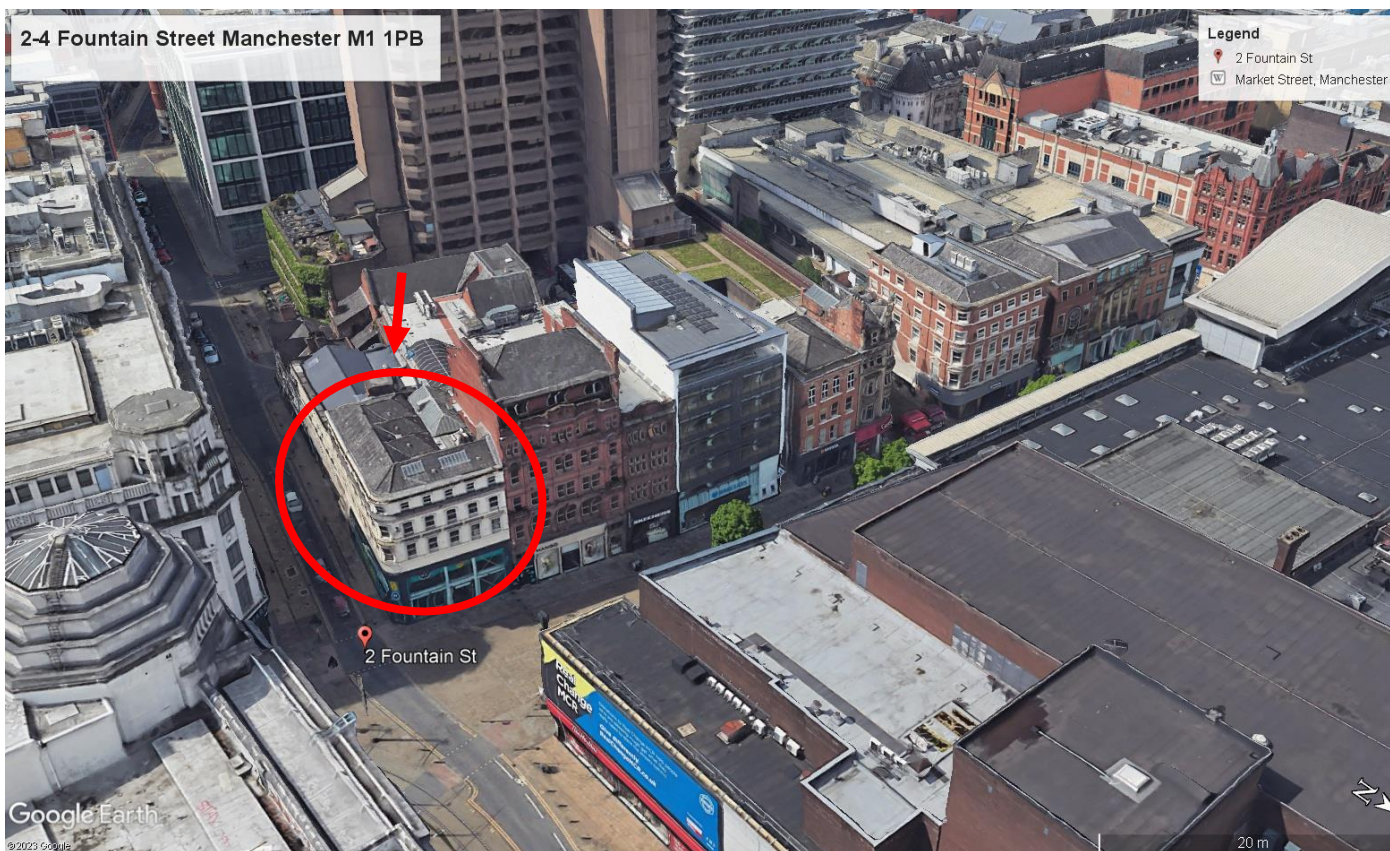
There is no rear access and the site is land locked.

There is only a small front external area with some service doors but we are unclear as to whether this is within the demise. There is a central lightwell internally. The property is generally enclosed at the rear with neighbours and buildings not included within this demise. There is a front access area to the main entrance and a side escape door only and the main door is off Deptford Bridge.

The access to the building is off the main pedestrian pathway only to the front.



CUBED



Location Image

The property is in *fair condition* generally, but does suffer some general aging and normal fabric defects and there is a lack good and regular repair and decoration, and is in need of some external fabric repair. The roof and parapets are leaking and this is the main concern with the building.

With regards to the repairs the following is recommended.

The slate rofo is leaking and this needs to be strip and recover the aged and old and defective slate roofs generally.



CUBED

There is rot and distress in the roof top patent glazing lights, and these leak.

There are areas of spalled and friable/ soft bricks to the roof, parapets, chimneys and part roof elevations generally and these need repair and repointing.

There is some cracking and delaminating renders.

There is some distress to the stone features to the heads of the window arches and back ground brickwork generally and these would benefit from being repaired.

The masonry to the parapets being stone and bricks is also a little distressed and washed out and eroded and some repointing is needed soon.

The timber windows generally to all elevations are old and are lacking good regular maintenance and repair and redecoration and as are showing signs of distress and early rot and are in need of decoration very soon or repair or being replaced.

There are some areas of distress and water ingress possibly from the parapet capping's or the parapet gutters and this needs further investigation and repair.

The weathering to the stone string feature mouldings is cracked and leaking and this needs to be repaired or replaced.

External decoration is very untidy and the property has an air of neglect.

- We understand that you intend to complete masonry repairs including cutting out and replacing spalled bricks;
- We understand that you intend to repoint the roof top elevations and roof top and ancillary brickwork pointing;
- We understand that you intend to repoint the stone features;
- We understand that you intend to refresh and repoint the chimneys;
- We understand that you may complete render repairs.



CUBED

- There is structural cracking in the main walls and this will need further investigation by a structural engineer and may need some crack stitch repairs and some time back in of structures.
- We understands that you intend to repoint the chimney brickwork and haunching's.
- We understand that you intend to repair or replace the roof slates and gutters as necessary;
- We understand that you intend to repair or replace the asphalt and lead gutters as necessary;
- We understand that you intend to fit pigeon and gull repellent systems;
- We understand that you intend to repair or replace some windows;
- We understand that you intend to complete stone and render redecoration and cleaning;
- We understand that you intend to repair and redecorate the external ironwork and joinery;
- There are some timber and metal joinery repairs needed;
- We understand there is a need to decorate external elements, including the rainwater systems, metal work, window systems and all joinery. As part of your normal cyclical maintenance.

Property Description and introduction

This report has been written to provide a schedule of photographic condition, and therefore defects, found to the external elevations and roof at the property.

The report has been provided to enable you to review the condition of the external façade with a view to formulating repair needs and a repair programme.

The survey has been conducted and report written assuming the front elevation faces onto High Street. All locations are taken assuming that the reader is stood at the front elevation looking back toward the property.



CUBED



The survey was carried out by Mr Jason Parkin BSc MRICS TechIOSH on 8th April 2024. At the time of the inspection the weather was cold and damp.

The main structure of the building is load bearing brickwork but may also incorporate some form of built in steel frame most likely in association with the load bearing facades. The original building appears to be an Edwardian structure.

There are main masonry facades which are featureful in a sort of Edwardian style with original and modern timber period sliding sash and casement windows being timber in the Edwardian style. Brick walls are the main load bearing in part and finished rendered to the main facades. The building is heavily featured with stone treatments. The roof is a mix of pitched slate and lead/ asphalt linings to gutters including a features. The main roof has a traditional timber frame. There are roof features and plant rooms in felt and membranes. There are lead/ felt asphalt lined parapet gutters incorporated in the roof and with slated abutments. Internal rainwater pipes are provided with running outlets in metal and with external metal rainwater pipes.

Floors are formed in a mix of timber suspended and some pre-stressed and insitu reinforced concrete with some suspended concrete and some ground bearing slabs with early form reinforcing.

There is a mix of plastic and metal rainwater pipes and gutters.

There are pedestrian timber/ concrete/ stone staircases leading to the upper floors.

The window systems are traditional old timber in the sash and casement style.

Pedestrian access doors are timber.

The property is set over basement, ground, first, second and third floors.

The property is in poor condition with some deteriorating fabric generally including leaking roofs, some damaged brickwork where there is spalling and some aged and washed out pointing, damaged asphalt dressings and parapet leaks in the main.

The property is only partially occupied at this time.



CUBED

Main defects comment and repairs

There is structural cracking in the main walls and this will need further investigation by a structural engineer and may need some crack stitch repairs and some time back in of structures.

The lead lined caps, lead lined and possibly asphalt parapet gutters suffer some significant leak risks, and these will need to be fully inspected when the scaffolding is erected. Some stripping back should be anticipated but it may be possible to repair this asphalt roof using a hot poultice method.

You may also wish to consider over felting with a modern high performance bituminous felt system,.

The gutters are covered with a mix of lead dressings to a good grade and roofing asphalt as a waterproof membrane and this is original, that is, it is around 120 or more years old. which This has some evidence of split covering and leaks which have been patch repaired. The lead and asphalt is original and as such is suffering from aging in the normal way with splits in the asphalt from UV damage, creep and thermal stresses.

Asphalt is an excellent roofing material and is generally long lived but can suffer from creep, (gravity acting upon it over a long periods), with seasonal heat warming which in turn causes it to "creep". Once it begins to creep it can split as then the asphalt is stressed. Also, there are numerous thermal shock points set up in a normal building structural joints as there is movement between different building materials that are tied together or interlinked and each having different thermal coefficients of expansion that can set up stresses in the rigid asphalt that also results in splits and tears along stress lines.

Asphalt is also very brittle and if disturbed will crack and break and thereby breaking the damp proof barrier. Where there have been repairs or modifications to structure it is common for these toppings to be damaged and dampness links can be created.

Asphalt is very malleable and can be repaired using hot poultice repairs systems and is generally a sound roofing material with a long life if properly maintained.

The flashings in lead and the asphalt upstand abutments generally to the asphalt are also distressed and have moved or crept and these will need also to be reworked.

Lead will also stress in a similar way with thermal movement and will split with age and when this occurs it will leak.

The main secondary pitched roof is a traditional natural slate, (albeit it has been crudely overlayed in felt), and as such there is no sarking below the tiles/slates and they are typically pointed up in mortar as a secondary protection to wind driven rain. There are ridge and hip tiles.



CUBED



The tile/ slate roof is original and in need of some general normal maintenance where there are numerous slipped and broken slates. And this has been crudely patched and repaired with tingles, patches and even some over felting, but the defects remain below. Because it has been patched up and is old it will now be economically viable to repair it traditionally and a complete new roof covering is most likely going to be needed. It is possible to see light through the roof from inside the roof void indicating that roof slates have slipped and there is no sarking below the slate.

We also noted that there is some evidence of poor repairs and there are sections of slate covering where the slates have been sealed with felts, flashbands and some foam filler which is a very poor standard of repair.

We did note several slipped and missing slates and in the immediate future you will need to appoint a good and competent roofing contractor to access the roof safely and repair these areas.

The ridge and hip would benefit from some mortar pointing in the near future.

The roof however, is aged and you will need to be mindful of this, as ultimately it will need to be re-covered, albeit you can repair the roof in the short term. As the roof ages you must expect to have to repair it to maintain it in good order. The roof covering is around 120 years old and as such renewal of the roof covering is probably due and would be a sensible short to medium term plan for the property.

A modern roof would now be installed with a sarking layer or breathable damp proofing below the tiles or slates as a secondary moisture barrier to complement the slate covering. In older properties this was not available when the property was built but the original roof has a mortar "parging" or fill plastered to the back side of the slates and battens to protect the joints from penetrating rain. This parging has worked for many years and is effective; however, as the mortar ages and gets wet, it perishes and falls away. As a result, it loses its water proofing qualities. To this roof this "parging" is now dropping out and is perished. You will need to watch this for leaks in the coming years.

As there isn't a secondary water proof barrier you will need to act upon roof leaks quickly and carry out regular maintenance so that the roof does not leak into the property.

Further as these old roofs age the nail fixings can become worn and stressed, or even corrode if not originally copper. As these deteriorate, which is to be expected in a roof that is over 100 years old. Slates will slip off with ever more frequency as the roof ages further. It will become more and more problematic unless it is overhauled.

Wind driven rain also can damage the battens and cause rot which in turn also acts to allow slates to break off and slip. There is evidence now of distress in some of the battens and as the parging has fallen off, the roof covering is more susceptible to wind driven rains.



CUBED



The timber fascias and external joinery is also stressed with poor maintenance over the years and a lack of good decoration. Including plant roof doors which are rotten.

The brickwork to the roof is generally in poor order but with some aging of bed joints and washing out of the pointing and as noted around the lintel cracking, but most noticeably with soft and spalled bed joints damaged by frost action and poor general repair of the pointing.

Some repointing of the brickwork would be wise particularly to the roof top brickwork.

To the original walling the mortar some bed joints known as pointing are washed out and eroded in some areas albeit it lightly at this stage. The mortar pointing between the bricks needs to be kept in good order to ensure that the masonry walling dispels the rainwater run off effectively, and helps to keep the brickwork dry, and further allows the brickwork to dry properly.

If these mortar bed joints are allowed to perish and erode rainwater, can soak the bricks resulting in acceleration of the deterioration of the brickwork.

You will need to rake out the areas of defective pointing and repoint the masonry to protect the brickwork.

There is some evidence to suggest the render is addled and delaminating to the main elevations and some repair of this is needed.

There is rot to the older timber windows. The windows, are original period timber sash and casement and these are ill fitting and tight and need to be eased and adjusted. The decoration whilst originally decorated to a high standard has been neglected which in turn is now leading to some risk of rot in the timber frames. These have been left to deteriorate, probably due to the lack of good access to high levels windows. As such these are showing some stress and aging, and in some areas slight rot, or the early signs of rot.

There is some minor evidence of early indicators of wet rot in a few of these windows now. The Landlord has not kept up with very good decoration and this has failed to extend the life of the windows.

There is cracked, bubbled and creeping asphalt weathering dressings to the main roof top gutters which also incorporates a valley arrangement. This may be leaking and is distressed and in need of repair. Asphalt can be repaired using a hot poultice method and this should be done as a matter of urgency.



CUBED

To the windows generally there is brickwork cracking around the window heads and the lintels. This cracking is horizontal round the lintels, which shows as an open horizontal joint at the lintel position, and diagonal cracks showing as lifted brickwork diagonally from the lintels outwards.

Limitations

The Surveyor has inspected the outside of the main building generally and some limited areas of the internals where these were affected by or potentially affected by roof leaks. We did not survey the interior of the property.

The Surveyor carried out a non-invasive inspection of all the parts of the property they could not see without causing damage.

They made this inspection from various points within the boundaries of the property and from public areas such as footpaths and open spaces, using binoculars where necessary. The Surveyor did not stand on walls or enter neighbouring private property. They examined roofs, walls, and other external surfaces of the building from the ground generally, but roof access was possible internally and the roof was accessed only where it was safe to access and no exposed edges were viewed.

The Surveyor looked at the overall condition of the outside parts of the elevations to the property.

The report is for your use only and cannot be relied upon by third parties.



CUBED



Section B Schedule of Condition

We set out below a schedule of condition with photographs as appropriate.

<i>comments</i>	<i>photograph</i>	<i>comments</i>	<i>photograph</i>
HIGH STREET FRONT ELEVATION			
<p>Brick, render and stone featureful Edwardian facade in need of some render and stone masonry repairs and some redecoration.</p> <p>Distressed timber windows with aged and flaking decoration.</p>		<p>Brick, render and stone featureful Edwardian facade in need of some render and stone masonry repairs and some redecoration.</p> <p>Distressed timber windows with aged and flaking decoration.</p>	



CUBED

<p> Renders added and delaminated generally along the parapets in the main but to some other areas of the main featureful facade.</p> <p>Repairs required to string mouldings and facade heavily soiled with water runoff staining.</p>		<p> Renders added and delaminated generally along the parapets in the main but to some other areas of the main featureful facade.</p> <p>Repairs required to string mouldings and facade heavily soiled with water runoff staining.</p>	
<p>Some cracking to the masonry brickwork below the main facade, and in particular the parapets will need some further investigation by structural engineer into the cause of the cracking and may need some crack stitch repairs.</p>		<p>Some damaged and soft stone to the mouldings will need repair.</p>	



CUBED

Some cracking to the masonry brickwork below the main facade, and in particular the parapets will need some further investigation by structural engineer into the cause of the cracking and may need some crack stitch repairs.



Some damaged and soft stone to the mouldings will need repair.



Some damaged and soft stone to the mouldings will need repair.



Some cracking to the masonry brickwork below the main facade, and in particular the parapets will need some further investigation by structural engineer into the cause of the cracking and may need some crack stitch repairs.





CUBED

<p>The decoration to the main facade, including the features and the timber windows is distressed, soiled and has flaking paint. Redecoration of the exterior of the property is very much now due.</p>		<p>The decoration to the main facade, including the features and the timber windows is distressed, soiled and has flaking paint. Redecoration of the exterior of the property is very much now due.</p>	
<p>Generally.</p>		<p>The decoration to the main facade, including the features and the timber windows is distressed, soiled and has flaking paint. Redecoration of the exterior of the property is very much now due.</p>	



CUBED

<p>FOUNTAIN STREET ELEVATION SIDE</p>			
<p>Brick, render and stone featureful Edwardian facade in need of some render and stone masonry repairs and some redecoration.</p> <p>Distressed timber windows with aged and flaking decoration.</p>		<p>The decoration to the main facade, including the features and the timber windows is distressed, soiled and has flaking paint. Redecoration of the exterior of the property is very much now due.</p>	
<p>The decoration to the main facade, including the features and the timber windows is distressed, soiled and has flaking paint. Redecoration of the exterior of the property is very much now due.</p>		<p>Some damaged and soft stone to the mouldings will need repair.</p>	



CUBED

Some damaged and soft stone to the mouldings will need repair.



Some cracking to the masonry brickwork below the main facade, and in particular the parapets will need some further investigation by structural engineer into the cause of the cracking and may need some crack stitch repairs.



The decoration to the main facade, including the features and the timber windows is distressed, soiled and has flaking paint. Redecoration of the exterior of the property is very much now due.



Facades generally.





CUBED

Facades generally.



Facades generally.



The decoration to the main facade, including the features and the timber windows is distressed, soiled and has flaking paint. Redecoration of the exterior of the property is very much now due.



Facades generally.





CUBED

Facades generally.



Facades generally.



The decoration to the main facade, including the features and the timber windows is distressed, soiled and has flaking paint. Redecoration of the exterior of the property is very much now due.



The decoration to the main facade, including the features and the timber windows is distressed, soiled and has flaking paint. Redecoration of the exterior of the property is very much now due.





CUBED

Some cracking to the masonry brickwork below the main facade, and in particular the parapets will need some further investigation by structural engineer into the cause of the cracking and may need some crack stitch repairs.



Some damaged and soft stone to the mouldings will need repair.



Some cracking to the masonry brickwork below the main facade, and in particular the parapets will need some further investigation by structural engineer into the cause of the cracking and may need some crack stitch repairs.



The decoration to the main facade, including the features and the timber windows is distressed, soiled and has flaking paint. Redecoration of the exterior of the property is very much now due.





CUBED

Distress to the main entrance to the office suites is in need of repair, decoration and tidying up



Distress to the main entrance to the office suites is in need of repair, decoration and tidying up



Distress to the main entrance to the office suites is in need of repair, decoration and tidying up



Distress to the main entrance to the office suites is in need of repair, decoration and tidying up



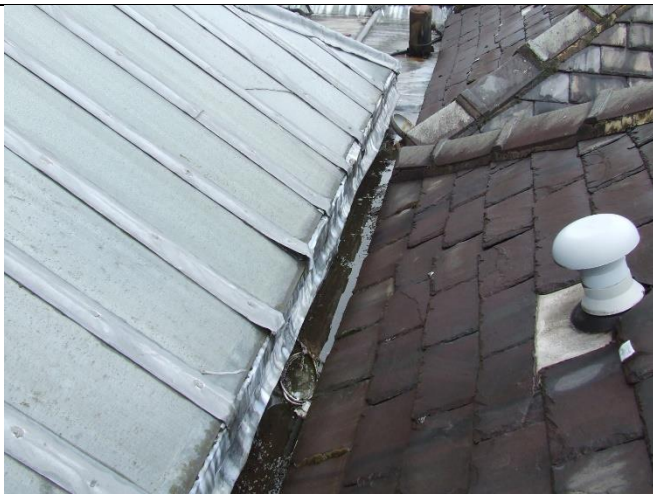
**CUBED**

ROOF			
<p>The natural slate roofing is aged with numerous patches of repair including tingles and some liquid sealants. There are numerous slipped, loose and broken slates generally and the roof is not fitted with a sarking layer below the slate's secondary protection.</p>		<p>Bedding to ridges and hips is cracked, broken and missing.</p>	
<p>Bedding to ridges and hips is cracked, broken and missing.</p>		<p>The lead trims to the patent glazing trim and bar systems are damaged and loose or slipped out and the timber frames are rotten. There are substantial leaks internally.</p>	



CUBED

The lead trims to the patent glazing trim and bar systems are damaged and loose or slipped out and the timber frames are rotten. There are substantial leaks internally.



The natural slate roofing is aged with numerous patches of repair including tingles and some liquid sealants. There are numerous slipped, loose and broken slates generally and the roof is not fitted with a sarking layer below the slate's secondary protection.



The natural slate roofing is aged with numerous patches of repair including tingles and some liquid sealants. There are numerous slipped, loose and broken slates generally and the roof is not fitted with a sarking layer below the slate's secondary protection.



Roof coverings generally.





CUBED

Patent glazing roof light is leaking with rot in the frame and aged and split lead capping's.



Distressed timbers to the roof access hatch. Lead and membrane roof and cheeks to access hatch distressed.

Broken glazed panes.



Patent glazing roof light is leaking with rot in the frame and aged and split lead capping's.

Broken glazed panes.



Roof coverings generally.





CUBED

Chimney and plant roof brickwork in need of repointing.

Triama nd parapet stop distressed and aged and with evidence of leaks below.



Bedding to ridges and hips is cracked, broken and missing.



Damaged and leaking asphalt roof topping to the plant room.



Bedding to ridges and hips is cracked, broken and missing.



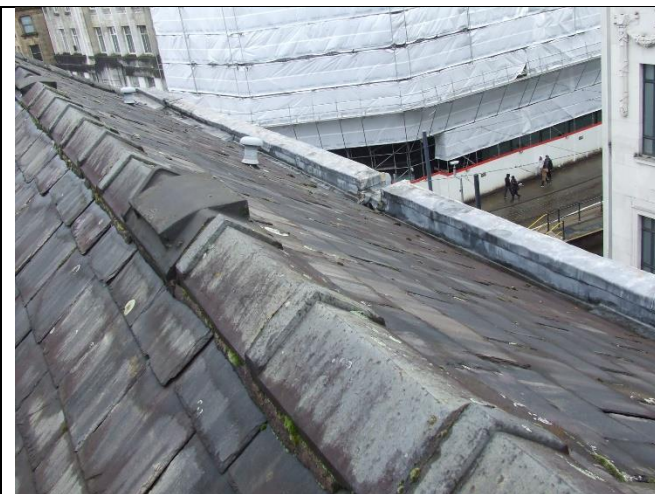


CUBED

Roof coverings generally.



Bedding to ridges and hips is cracked, broken and missing.



The natural slate roofing is aged with numerous patches of repair including tingles and some liquid sealants. There are numerous slipped, loose and broken slates generally and the roof is not fitted with a sarking layer below the slate's secondary protection.



Rotten roof access door.





CUBED

Internal valley gutters or aged with old and with split lead linings which are currently leaking. Internal gutters are also overflowing and substantially blocked with debris, common weeds and silt.



The natural slate roofing is aged with numerous patches of repair including tingles and some liquid sealants. There are numerous slipped, loose and broken slates generally and the roof is not fitted with a sarking layer below the slate's secondary protection.

Bedding to ridges and hips is cracked, broken and missing.



The natural slate roofing is aged with numerous patches of repair including tingles and some liquid sealants. There are numerous slipped, loose and broken slates generally and the roof is not fitted with a sarking layer below the slate's secondary protection.



The lead trims to the patent glazing trim and bar systems are damaged and loose or slipped out and the timber frames are rotten. There are substantial leaks internally.





CUBED

Roof coverings
generally.



Roof coverings generally.



Roof coverings
generally.



Roof coverings generally.





CUBED

The lead trims to the patent glazing trim and bar systems are damaged and loose or slipped out and the timber frames are rotten. There are substantial leaks internally.



Roof coverings generally.



Roof coverings generally.



Roof coverings generally.





CUBED

The lead trims to the patent glazing trim and bar systems are damaged and loose or slipped out and the timber frames are rotten. There are substantial leaks internally.



The lead trims to the patent glazing trim and bar systems are damaged and loose or slipped out and the timber frames are rotten. There are substantial leaks internally.



Roof coverings generally.



Roof coverings generally.





CUBED

Roof coverings generally.



Roof coverings generally.



The lead trims to the patent glazing trim and bar systems are damaged and loose or slipped out and the timber frames are rotten. There are substantial leaks internally.



The lead trims to the patent glazing trim and bar systems are damaged and loose or slipped out and the timber frames are rotten. There are substantial leaks internally.





CUBED

The lead and membrane linings to the parapet gutters appears to be distressed. There is evidence of split and damaged leads and numerous liquid patch repairs to the gutters generally.



The lead and membrane linings to the parapet gutters appears to be distressed. There is evidence of split and damaged leads and numerous liquid patch repairs to the gutters generally.



INTERNAL DAMAGE

The internal lightwell is suffering from water ingress distress in the plasters, renders and timber joinery.

The patent glazed roof light above is leaking.



The internal lightwell is suffering from water ingress distress in the plasters, renders and timber joinery.

The patent glazed roof light above is leaking.





CUBED

Water ingress
damage generally
from roof leaks.



The internal lightwell is
suffering from water
ingress distress in the
plasters, renders and
timber joinery.

The patent glazed roof
light above is leaking.



Water ingress
damage generally
from roof leaks.



Water ingress damage
generally from roof leaks.





CUBED

Damaged finishes, plaster work, timber window frames and ceiling systems as a result of parapet gutter leaks and roof leaks generally.



Damaged finishes, plaster work, timber window frames and ceiling systems as a result of parapet gutter leaks and roof leaks generally.



Damaged finishes, plaster work, timber window frames and ceiling systems as a result of parapet gutter leaks and roof leaks generally.



Damaged finishes, plaster work, timber window frames and ceiling systems as a result of parapet gutter leaks and roof leaks generally.





CUBED

Examples of the general condition of the decoration to the windows.



Examples of the general condition of the decoration to the windows.



Examples of the general condition of the decoration to the windows.



Water ingress damage generally from roof leaks.





CUBED

Water ingress damage generally from roof leaks.



Water ingress damage generally from roof leaks.



Water ingress damage generally from roof leaks.



Water ingress damage generally from roof leaks.





CUBED

Water ingress damage generally from roof leaks.



Water ingress damage generally from roof leaks.



Water ingress damage generally from roof leaks.



Water ingress damage generally from roof leaks.



**CUBED**

Water ingress
damage generally
from roof leaks.





CUBED



This schedule of condition is a true reflection of the generally state and condition of the property.

This survey and report has been completed and compiled by

Jason S Parkin BSc MRICS Tech IOSH

Signed.....

Dated..... 10th April 2024



CUBED

CUBED Property Advisors Limited



Jason S Parkin BSc MRICS TechIOSH

Director – Chartered Building Surveyor

Cubed Property Advisors Limited

145 Chorley Road

Heath Charnock

Chorley

PR6 9JL

07855 489 246

jason@cubedltd.co.uk

COPYRIGHT © CUBED PROPERTY ADVISORS LIMITED 2024.

This publication is the sole property of Cubed Property Advisors Limited, and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Cubed Property Advisors Limited.

The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them.

Cubed Property Advisors Limited does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication.