



CUBED



Schedule of Condition

For

27-29 Church Street
Manchester
M4 1PE

On behalf of

Mr George Demetrious
27-29 Church Street
Manchester
M4 1PE



Prepared By

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Dated: 23rd October 2023

Ref: D:/Cubed Property Advisors/jobs/CPA1004 report 23rd October 2023



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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:

27-29 Church Street
Manchester
M4 1PE

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.

You are currently proposing to refurbish and repair the property internally and externally to tidy its appearance ahead of a new lettings and/or as part of your normal and required reactive and in some instances planned maintenance strategy for the building.

The internal refurbishment is being completed separately to this external fabric study.

At the same time it would be useful, given the need for a full scaffold, to consider any future 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.

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

In the main you have concerns about the condition of the external renders, brickwork pointing, and external façade generally to the main facades and particularly the renders and parapets, which are cracked and falling from the building. There are some severe frost damaged faces to the bricks and heavy spalling. The external decorative appearance is also very poor and untidy with stained and aged decoration and flaking paints making the whole property rather undesirable for re-letting or as good management.

The old but modern interlocking concrete tile roof has become porous with water getting in behind the tiles and generally some slipped and broken tiles, some dislodged lead flashings and the back gutters to the parapets are stressed and leaking. Back gutter were originally lead and asphalt but these are distressed and have historically been over felted but this is now also aged and split.



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There have been some roof leaks and you would like a study of the roof covering which is an tiled roof and is showing signs of degradation and worn felts or leads to the gutters is leading to leaking. The parapet gutters are very difficult to access and as such scaffolding is required to enable a fully study of the condition of the roof.

The felt pitched roofing over the low level roof to the side and rear is also distressed and nearing or at the end of its useful life. The original slates have ben over felted as a sort of poor grade repair and this will need to be completely overhauled.

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

The windows are modern timber but old and which is very much distressed and is rotten in some places, and which are very poor, ill fitting, draughty and do not offer much energy protection. There are rotting elements to these windows generally.

There is a side steel external fire escape stair which lack good and regular decoration and is distressed with rusting elements.

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 and roof leaks where there is a deterioration of the fabric of the building. 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.

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 parapets and parapet capping repairs;
- Repointing the brickwork generally to all main elevations;
- Replace damaged renders generally;
- Cut out damaged bricks and replace generally where these are spalled and de-faced;
- External render decoration repair;
- Roof top felt roofing repairs to the parapet gutters, possibly complete re-roofing exercise is due in some areas;
- Recover the low level retail roofing;
- Strip and recover the main tile roof complete.



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- Window repairs or replacement works;
- Some external metal works and joinery repair;
- Repair and decorate the steel fire escape stair;
- Decoration;

The property is a four storey, [there is most likely to be also a basement, but we could not access this at the time of the survey], city centre retail to the ground, and offices as a commercial investment concern to the first, second and third floors. The property is formerly a retail and may have originally been residential on the upper floors later converted to offices. The ground floor is provided with retail units traditionally. The upper floors are occupied offices.

The property is located in the city centre and commercial area of Manchester in the area of the Northern Quarter and is close to commercial centres, within a mixed business and shopping area but there are some medium rise residential apartment properties close by. The property is on a prominent location on Church Street, to the east of the main shopping area off High Street. The property has a south facing front elevation.

The property appears to be a detached 1920's – 1930's part art décor style commercial building. The site adjacent which was originally attached has been removed but we do believe there are plans to redeveloped this site also.

There are is no rear access, rear area for parking or loading and no rear external areas with the property and the property is generally enclosed at the rear with neighbours and building not included within this demise. There is a side access area to the escape stair only.

There is a single main front elevation onto the corner with the Church Street corner being the front elevation.

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



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Location Image

The property is in *poor condition* generally, lack good and regular repair and is in need of some external fabric repair.

With regards to the repairs. The roof tiles and felt or lead lined gutters are leaking and need so general and good repair.

The felt covered rear and side pitched roofing over the low level roof to the retail space is also distressed and nearing or at the end of its useful life.



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Brickwork pointing and render is also substantially distressed and washed out and eroded and some repointing is needed soon. Renders are cracked and delaminated.

The timber windows are substantially distressed.

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 first damaged and spalled bricks, checking cracking and repairing delaminated renders;
- We understand that you intend to repoint the rear and roof top and ancillary brickwork pointing;
- We understand that you intend to hack off and renew all renders;
- We understand that you intend to repair the defective felt or lead lined parapet gutters;
- We understand that you intend to repair the defective felt or slate low level retail roofing;
- We understand that you intend to take off and recover the aged tile roofing;
- We understand that you intend to repair or replace the rotten and defective timber windows;
- We understand that you intend to repair and redecorate the external fire escape stair;
- The timber windows are in need of a cleaning, repair, and redecoration;
- There are some timber and metal joinery repairs needed;
- We understand there is a need to decorate external elements, including the whole render facade, rainwater systems, metal work, window systems and all joinery. As part of your normal cyclical maintenance.



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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 Church Street. All locations are taken assuming that the reader is stood at the front elevation looking back toward the property.

The survey was carried out by Mr Jason Parkin BSc MRICS TechIOSH on 18th October 2023. At the time of the inspection the weather was cold and damp.

The main structure of the building is load bearing brickwork with some large areas of render cover but may also incorporate some form of built in steel frame most likely in association with the load bearing facades. There are feature masonry facades which are featureful in a sort of art décor style with crittall style but being timber and architecture windows in the style to all main visible elevations from the pathways. External walls are the main load bearing in part. The roof is pitched modern concrete tile which is not new but is now very old and this is set over a simple king post truss arrangement double pitched to a central valley with purlin and rafter timber frame. There are felted or lead lined parapet gutters which would originally have been asphalt or lead lined. There is a low level slate pitched roof which has been over felted as a poor repair assuming because the covering was beyond its effective life. A cheap sort of repair.

Floors are formed in a mix of structural timber and 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 staircases leading to the upper floors.

The window systems are a mix of traditional and old timber in the crittall style windows, albeit they are timber. There are some modern timber shop front windows.



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Pedestrian access doors are timber and steel.

There is a steel external fire escape stair.

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

The property is in poor condition with some deteriorating fabric generally including some damaged brickwork, pointing, renders, cracking and soaking masonry due to the poor quality of pointing and render sealing. The leaking facades are accelerating damage to the masonry and internal areas, and the fabric of the frame. There are roof leaks and gutter leaks. Repairs are needed urgently to protect the deteriorating fabric of the building.

The tiled roof, parapets and the felt flat roof over covering over the decks is distressed as roof water proofing sand with aged and poorly decorated gutters.

The property not fully occupied at this time.

Main defects comment and repairs

Some damage to the brick bonds and cracking was evident below the renders and to the main facades generally and most noticeably to the parapets and the brickwork is spalled and frost damaged bricks generally together with washed out and eroded pointing.

To the light cracking the structural bond is to be maintained in the brickwork bonds and this is required to be maintained to the brickwork to contain structural integrity and any light cracking if not repaired will worsen and develop further and as such crack stitch repairs may be needed.

Structural bonds are required to tie in and stiffen the structure. Often the bond between old bricks, bed joints and different elements of structure abutting, ages, weakens and becomes loose, particularly where the internal spine walls or roof frames have been subject to a little natural and historical settlement. These bonds need to be re-introduced by way of crack stitching. There are also areas of parapets and main walls where the brickwork bond looks to have broken over time, as a result of aging and poor bonding of the bricks to the inner leaf of masonry. You will need to hack off render and expose this cracking and crack stitch to repair the damaged bonds to stiffen the masonry.

It can be expected in a period property such as this and some light repointing and crack repairs should be anticipated during the next round of plaster repairs internally also or as good ongoing building maintenance of a period property should the cracking not fill easily when decorating.



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Crack stitching or repairing a broken bonds is a straight forward repair but would require some plaster to be hacked off to enable you to access the brickwork internally. This can be common in period property with old plasters.

The brickwork is generally in poor order but with some aging of bed joints and washing out of the pointing but most noticeably with soft and spalled bricks damaged by frost action and poor general repair of the pointing.

Some repointing of the brickwork would be wise particularly to the main rear elevation and the roof top brickwork.

To the original walling the mortar some bed joints known as pointing are washed out and eroded. 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 are large areas of render to the side and front elevations which are distressed and this suffers from some cracking and delamination, there are hollow sections of render when tapped and there appears to be some cracked brickwork masonry behind the render . This is most likely as a result of cracking and water penetration into the render combined with some light movements and aging of the brickwork which may need some crack stitch repairing.

If the render is made up with too strong a cement sand mix, it can crack and this may have occurred here. The render is not as compatible with the underlying brick and bed joints and cannot breathe or move subject to moisture and temperature changes. Stresses are set up between render and background. Modern builders who do not understand how a building expands, contracts and breathes with seasonal changes and often apply a very dense and strong render in the miss-guided belief that they are trying to make the render water proof. Instead, the render should just shed excessive water and soak up water in a controlled way, releasing it again as drying or evaporation. It should not be attempted to make it impervious as this can trap water inside the render.

Further, once cracked, rainwater can get in behind the render and cause it to delaminate or lift off the background.

In the short term you will be able to patch damaged sections of render, fill and decorate but these cracks will open again. To properly resolve the issues of cracked render, you will need to take it off and replace it with a softer and more breathable alternative.



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The low level retail roof this is covered in roofing felt over the original slate as a sort of poor over layer repair. This is very distressed and this roof needs to be stripped completely and relay with a new tile or slate covering.

To the main tile pitched roof this is modern but now very old concrete interlocking tile. These tiles are leaking are distressed and some are damaged.

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

We did note several slipped and missing tiles 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 to stop immediate leaks before we can scaffold to access fully.

The ridge 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 very short term but as scaffolding will be erected for the facade work it would seem very much economically sensible to recover this roof now also. As the roof ages you must expect to have to repair it to maintain it in good order. The roof covering is around 80 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.

To the main roof the tiles are old concrete interlocking, and these are showing significant signs of being porous, aging and wear. The older tiles are heavily pitted, the patina of the surface of the tile is degraded and moss is building up on the surface. The aging process causes the otherwise smooth surface of the tile to breakdown and become pitted which results initially in moss being able to bind with the surface and then later the tiles can become porous, which ultimately allows water into the roof structure.

Once the tiles become porous they let water into and onto the felt sarking below the tiles, which then perishes and rots. In the worse cases the timbers themselves rot.

We noted perished sarking to the main roof void and most noticeably to the eaves tiles and we also noted dampness in the lounge areas from leaking roof sarkings at eaves level.

The ridge tiles are bedded in sand and cement mortar, and this is cracked in some locations and the clay tiles are original and these are delaminated and split. The ridge also needs to be renewed during this work to recover the roof.



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Further as these old roofs age the nail fixings can become worn and stressed, or even corrode if not originally galv or copper. As these deteriorate, which is to be expected in a roof that is 80 years old. Tiles will break and leak and 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 tiles to break off and slip. There is evidence now of distress in some of the battens and, the roof covering is more susceptible to wind driven rains.

The timber fascia's and external joinery is also stressed with poor maintenance over the years and a lack of good decoration.

There are hidden parapets and gutters which are difficult to access and maintain and there has been some water ingress around these. This may be as result of blockages and silting up but may also be as a result of flashing and abutments junctions aging and these need to be inspected when the scaffolding is erected.

The steel external fire escape stair has not been decorated for many years and as such is rusting and corroding and if not protected soon will become so damaged as it will need to be replaced complete.

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.



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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>
CHURCH STREET FRONT ELEVATION			
Rendered art décor façade is distressed with delaminated renders and broken and cracked masonry below. Possibly some bond loss in the brickwork below.		Timber style windows are distressed with ill fitting casement, draughty generally and rusting to the frames.	



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Shop front facades and stall risers are also untidy and poorly decorated.



Timber style windows are distressed with ill fitting casement, draughty generally and rotting to the frames.



Rendered art décor façade is distressed with delaminated renders and broken and cracked masonry below. Possibly some bond loss in the brickwork below.



Generally.





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Rendered art décor façade is distressed with delaminated renders and broken and cracked masonry below. Possibly some bond loss in the brickwork below.



Crittall style windows are distressed with ill fitting casement, draughty generally and rotting to the frames.



Rendered art décor façade is distressed with delaminated renders and broken and cracked masonry below. Possibly some bond loss in the brickwork below.



Generally.





CUBED

Rendered art décor façade is distressed with delaminated renders and broken and cracked masonry below. Possibly some bond loss in the brickwork below.



Rendered art décor façade is distressed with delaminated renders and broken and cracked masonry below. Possibly some bond loss in the brickwork below.



Generally.



Timber style windows are distressed with ill fitting casement, draughty generally and rotting to the frames.

Some windows are timber and there is rot in the timber frames.





CUBED

Rendered art décor façade is distressed with delaminated renders and broken and cracked masonry below. Possibly some bond loss in the brickwork below.



Timber style windows are distressed with ill fitting casement, draughty generally and rotting to the frames.



Generally.



Generally.





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Shop fronts are untidy.
With graffiti.



Generally.



Canopy and shop stall
risers are distressed.



Shop fronts are untidy.
With graffiti.





CUBED

Canopy and shop stall
risers are distressed.



Generally.



Canopy and shop stall
risers are distressed.



Generally.





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Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.

Concrete lintels are spilt and RE bars may be corroding.



Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.



Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.



Concrete lintels are spilt and RE bars may be corroding.





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<p>Render is addled, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>		<p>Render is addled, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>	
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CUBED

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Render is addled, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.



Generally.



Render is addled, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.





CUBED

<p><i>RIGHT HAND SIDE ELEVATION</i></p> <p>Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>		Generally.	
Generally.		Generally.	



CUBED

Generally.



Generally.



Generally.



Generally.





CUBED

<p>Generally.</p>		<p>Generally.</p>	
<p>Steel fire escape stair is rusting and is decoratively distressed.</p>		<p>Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>	



CUBED

<p>Generally.</p>		<p>Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>	
<p>Generally.</p>		<p>Generally.</p>	



CUBED

<p>Generally.</p>		<p>Generally.</p>	
<p>Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>		<p>Generally.</p>	



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Steel fire escape stair is rusting and is decoratively distressed.



Generally.



Generally.



Steel fire escape stair is rusting and is decoratively distressed.





CUBED

Steel fire escape stair is rusting and is decoratively distressed.



Generally.



Steel fire escape stair is rusting and is decoratively distressed.



Steel fire escape stair is rusting and is decoratively distressed.





CUBED

Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.



Generally.



Generally.



Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.





CUBED

Generally.



Generally.



Distressed pedestrian door.



Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.





CUBED

<p>Generally.</p>		<p>Generally.</p>	
<p>Render is addled, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>		<p>Generally.</p>	



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Steel fire escape stair is rusting and is decoratively distressed.



Render is addled, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.



Render is addled, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.



Steel fire escape stair is rusting and is decoratively distressed.



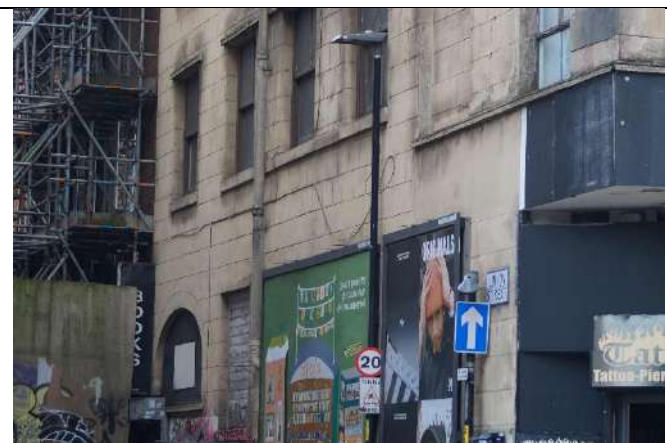


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<p>LEFT HAND SIDE ELEVATION</p>			
<p>Side elevation generally.</p>		<p>Timber style windows are distressed with ill fitting casement, draughty generally and rotting to the frames.</p>	
<p>Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>		<p>Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>	



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<p>Generally.</p>		<p>Generally.</p>	
<p>Generally.</p>		<p>Canopy and shop stall risers are distressed.</p> <p>Graffiti to the low level walls.</p>	



CUBED

<p>Generally.</p>		<p>Generally.</p>	
<p>Timber style windows are distressed with ill fitting casement, draughty generally and rotting to the frames.</p>		<p>Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>	



CUBED

<p>Generally.</p>		<p>Generally.</p>	
<p>Timber style windows are distressed with ill fitting casement, draughty generally and rotting to the frames.</p>		<p>Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>	



CUBED

<p>Generally.</p>		<p>Generally.</p>	
<p>Timber style windows are distressed with ill fitting casement, draughty generally and rotting to the frames.</p>		<p>Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>	



CUBED

Generally.		Generally.	
Generally.		Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.	



CUBED

<p>Generally.</p>		<p>Render is added, delaminated and there is evidence of cracked brickwork below the render which is an indication of bond loss.</p>	
<p>Timber style windows are distressed with ill fitting casement, draughty generally and rotting to the frames.</p>		<p>Timber style windows are distressed with ill fitting casement, draughty generally and rotting to the frames.</p>	



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<p>Generally.</p>		<p>Generally.</p>	
<p>Canopy and shop stall risers are distressed.</p>		<p>Generally.</p>	



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<p>Generally.</p>			
<p>REAR ELEVATION</p>			
<p>Rear elevation brickwork is generally distressed and in need of overhauling and repointing generally.</p> <p>Where the adjacent building has not been rebuilt after demolition the face of brick is at risk of weather penetration and needs to be repointed and made good to keep the property wind and water tight.</p>		<p>Timber windows distressed as above with rot and a lack of good and regular decoration.</p>	



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Rear elevation brickwork is generally distressed and in need of overhauling and repointing generally.



Timber windows distressed as above with rot and a lack of good and regular decoration.



Rear elevation brickwork is generally distressed and in need of overhauling and repointing generally.



Generally.





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<p>Where the adjacent building has not been rebuilt after demolition the face of brick is at risk of weather penetration and needs to be repointed and made good to keep the property wind and water tight.</p>		<p>Generally.</p>	
<p>Where the adjacent building has not been rebuilt after demolition the face of brick is at risk of weather penetration and needs to be repointed and made good to keep the property wind and water tight.</p>		<p>Where the adjacent building has not been rebuilt after demolition the face of brick is at risk of weather penetration and needs to be repointed and made good to keep the property wind and water tight.</p>	



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Timber windows distressed as above with rot and a lack of good and regular decoration.



Generally.



Rear elevation brickwork is generally distressed and in need of overhauling and repointing generally.



Timber windows distressed as above with rot and a lack of good and regular decoration.





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Rear elevation brickwork is generally distressed and in need of overhauling and repointing generally.



Timber windows distressed as above with rot and a lack of good and regular decoration.



Generally.



Generally.





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<p>Generally.</p>		<p>Generally.</p>	
<p>Rear elevation brickwork is generally distressed and in need of overhauling and repointing generally.</p>		<p>Timber windows distressed as above with rot and a lack of good and regular decoration.</p>	



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ROOF			
<p>Rear low level roof over felted on slate where it has been leaking. This is a poor repair and this roof needs to be stripped and recovered.</p>		<p>Rear low level roof over felted on slate where it has been leaking. This is a poor repair and this roof needs to be stripped and recovered.</p>	
<p>Gutter leaks and sealed with liquid repair treatments. Flashings and abutment weathering's are also distressed.</p>		<p>Gutter leaks and sealed with liquid repair treatments. Flashings and abutment weathering's are also distressed.</p>	



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Generally.



Rear low level roof over felted on slate where it has been leaking. This is a poor repair and this roof needs to be stripped and recovered.



Generally.



Generally.





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Rear low level roof over felted on slate where it has been leaking. This is a poor repair and this roof needs to be stripped and recovered.



Rear low level roof over felted on slate where it has been leaking. This is a poor repair and this roof needs to be stripped and recovered.



Main roof of aged concrete interlocking tiles.

The tiles are heavily moss pitted and are becoming porous.



Main roof of aged concrete interlocking tiles.

The tiles are heavily moss pitted and are becoming porous.





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Flashing missing or split and leaking.



Main roof of aged concrete interlocking tiles.

The tiles are heavily moss pitted and are becoming porous.



Flashing missing or split and leaking.



Generally.





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Slates to the plant room are distressed.



Flashing missing or split and leaking.



Generally.



Main roof of aged concrete interlocking tiles.

The tiles are heavily moss pitted and are becoming porous.

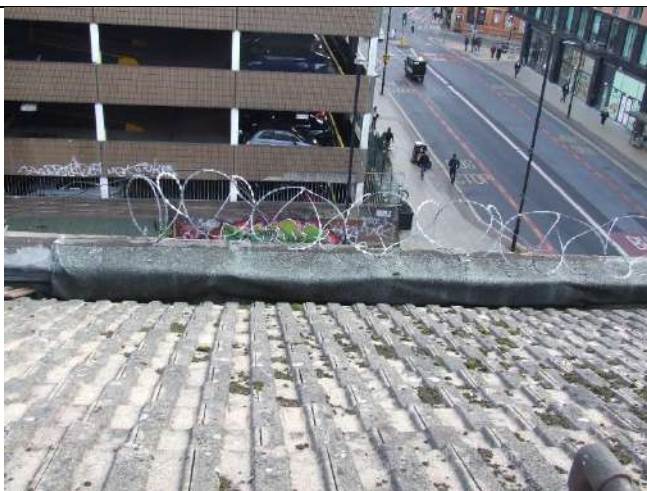




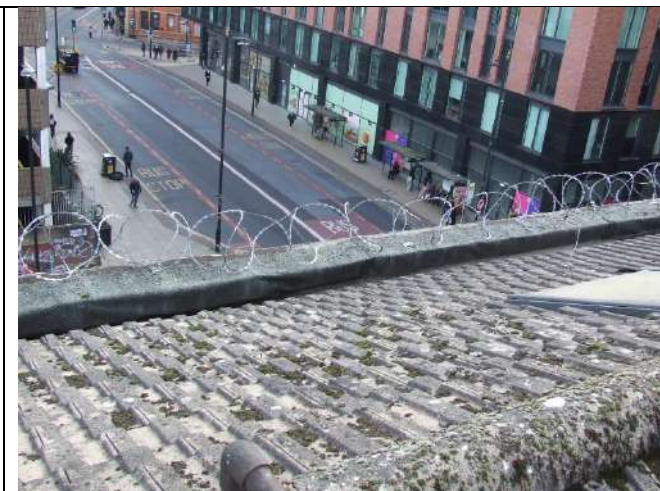
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Main roof of aged concrete interlocking tiles.

The tiles are heavily moss pitted and are becoming porous.



Generally.



Patched roofing generally.

Valley and parapet gutters have been overlaid with felts to stop leaks.



Generally.





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Heavy moss and pitting to the tiles.



Generally.



Main roof of aged concrete interlocking tiles.

The tiles are heavily moss pitted and are becoming porous.



Patched roofing generally.

Valley and parapet gutters have been over laid with felts to stop leaks.





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Valley and parapet gutters have been overlaid with felts to stop leaks.



Patched roofing generally.

Valley and parapet gutters have been overlaid with felts to stop leaks.



Valley and parapet gutters have been overlaid with felts to stop leaks.



Patched roofing generally.

Valley and parapet gutters have been overlaid with felts to stop leaks.





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<p>Generally.</p>		<p>Generally.</p>	
<p>Example of patched and sealed tiles with flashband.</p>		<p>Example of patched and sealed tiles with flashband.</p>	



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Example of broken tiles.



Patches to broken tiles.



Patched lead parapet gutters.



Patched lead parapet gutters.





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Old slate roof to the plant room has been sealed with bitumen.





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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.....23rd October 2023



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