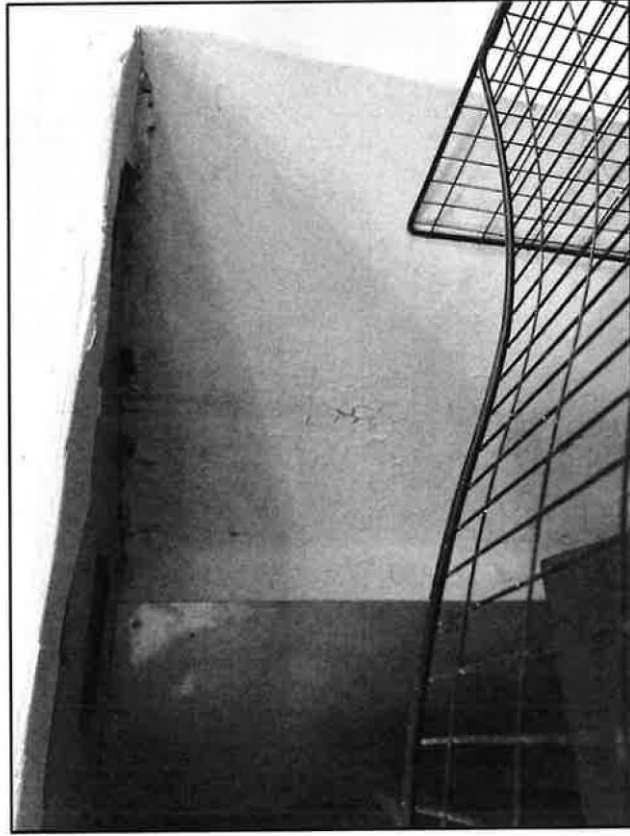
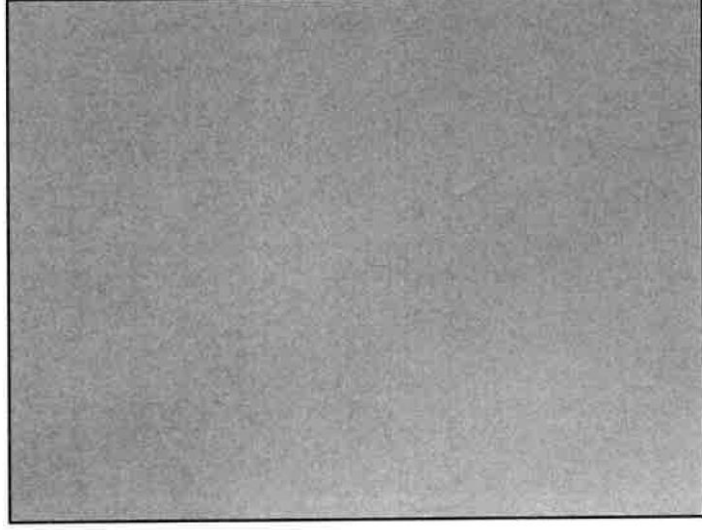


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053. Crazeing to plaster within fire place fire box within lounge



054. Crack to ceiling within lounge

4 서탕 1

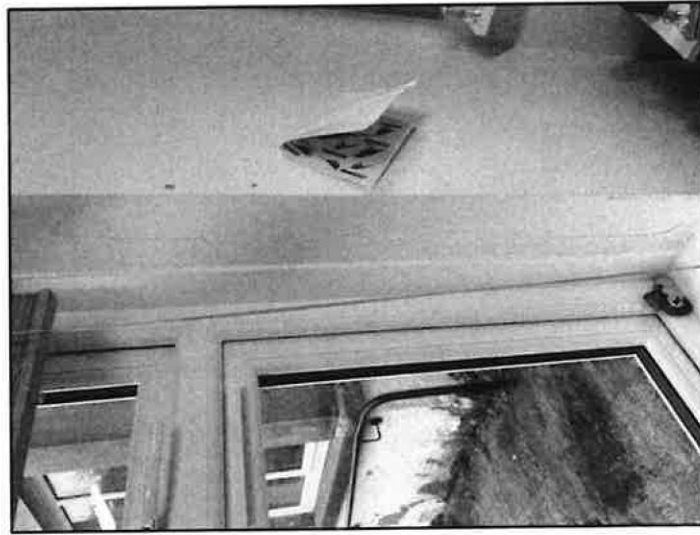


055. Defective seal to sill within Lounge

" 0



056. Horizontal non-structural crack above window of



057. Cracking to RHS and LHS window reveals within office G06



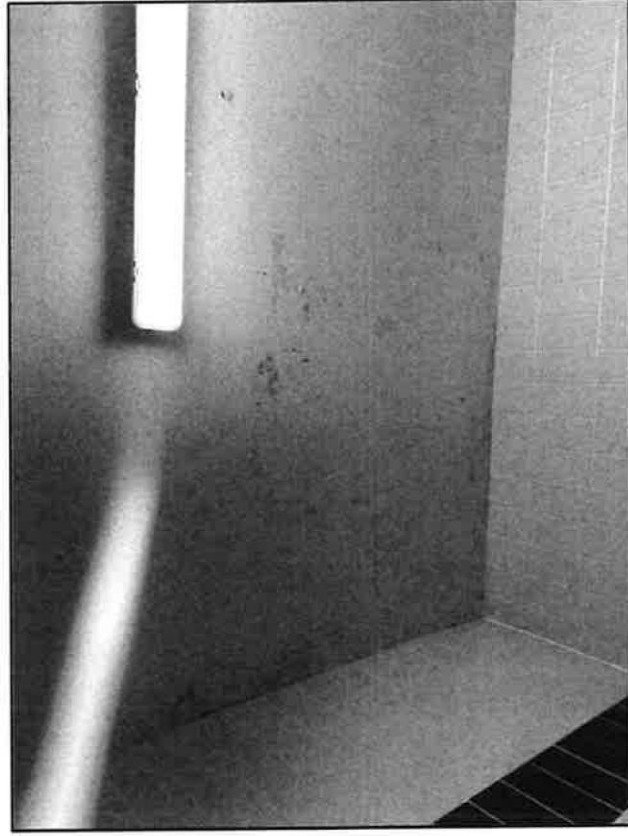
058. High damp meter readings to ceiling at underside of stairs adjacent to G14



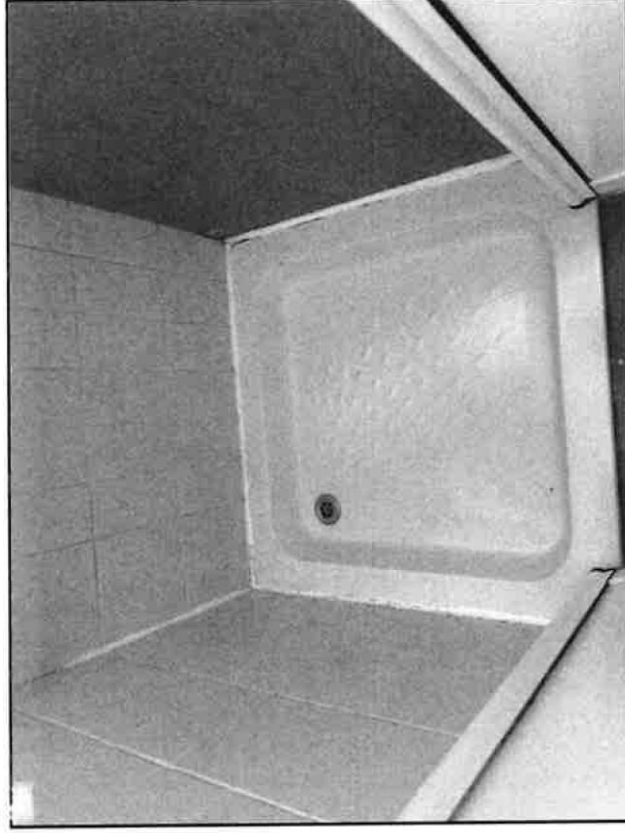
059. High damp meter readings to ceiling at underside of stairs adjacent to G14



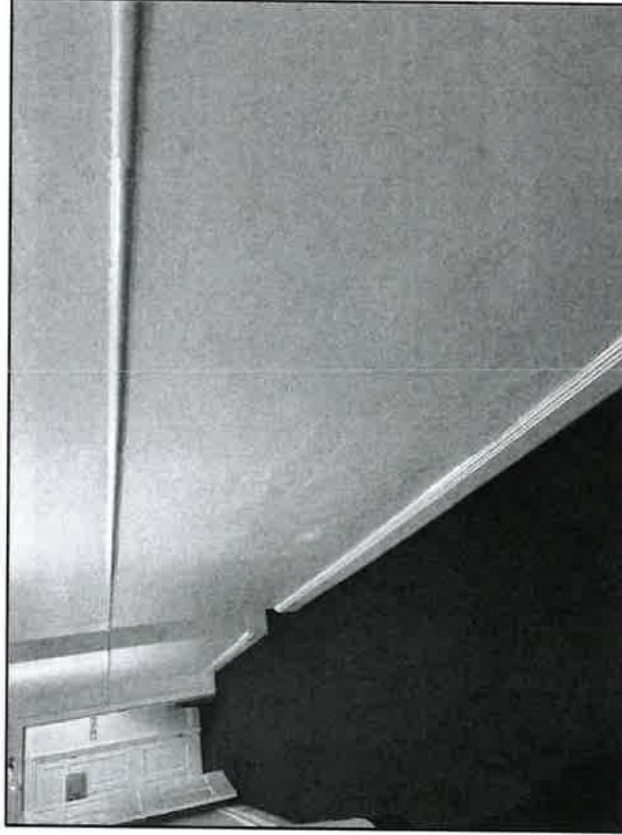
060. Crack to ceiling adjacent to external door at underside of stairs adjacent to G14



061. Example of mould to ceilings, noted throughout within changing rooms, showers and WCs



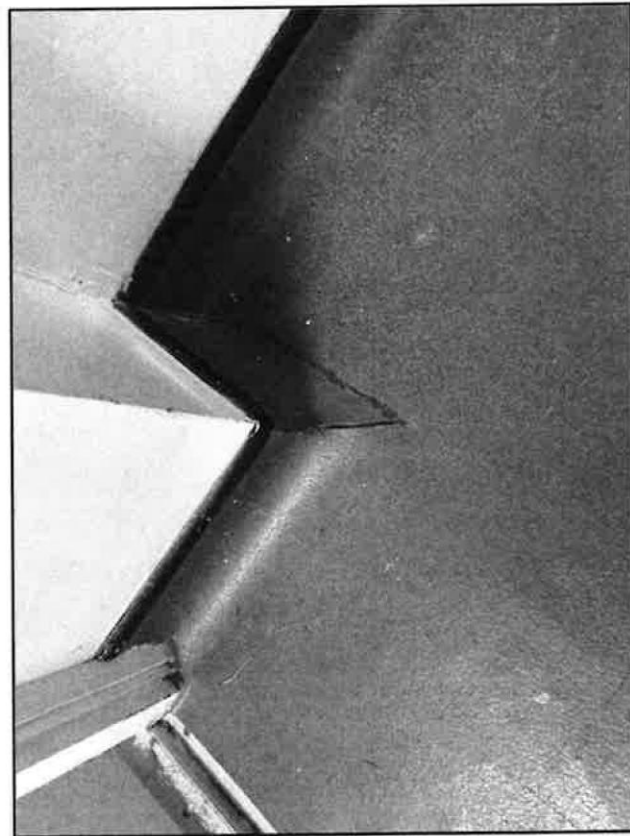
062. Mould affected silicone in aged shower blocks of both male and female showers and throughout



063. Example of plaster finish having lost its key throughout



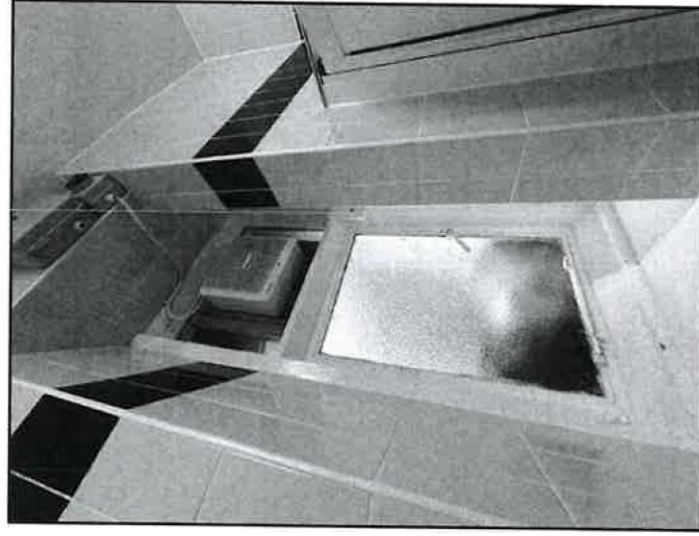
064. Mould affected and defective silicone behind sink of female changing area



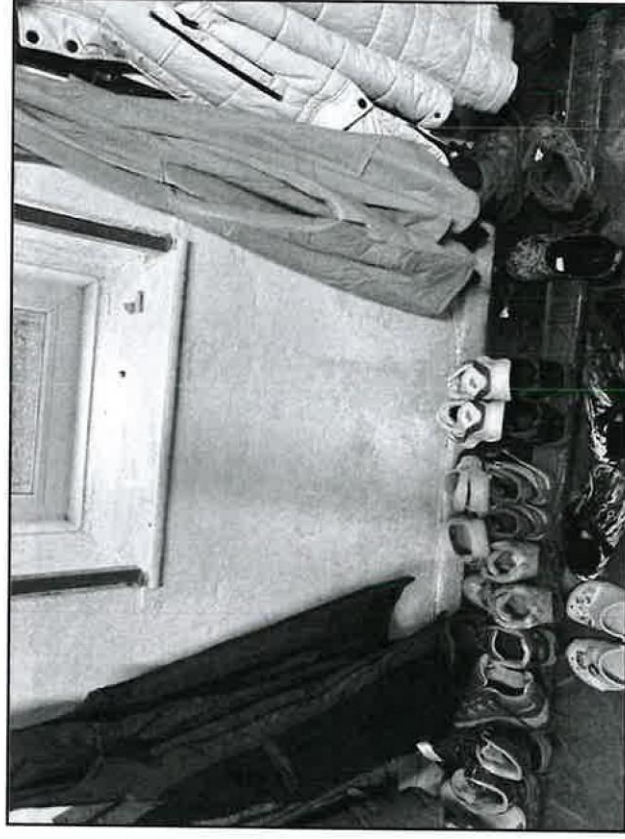
065. Missing mastic from corner joint of safety flooring within female changing area



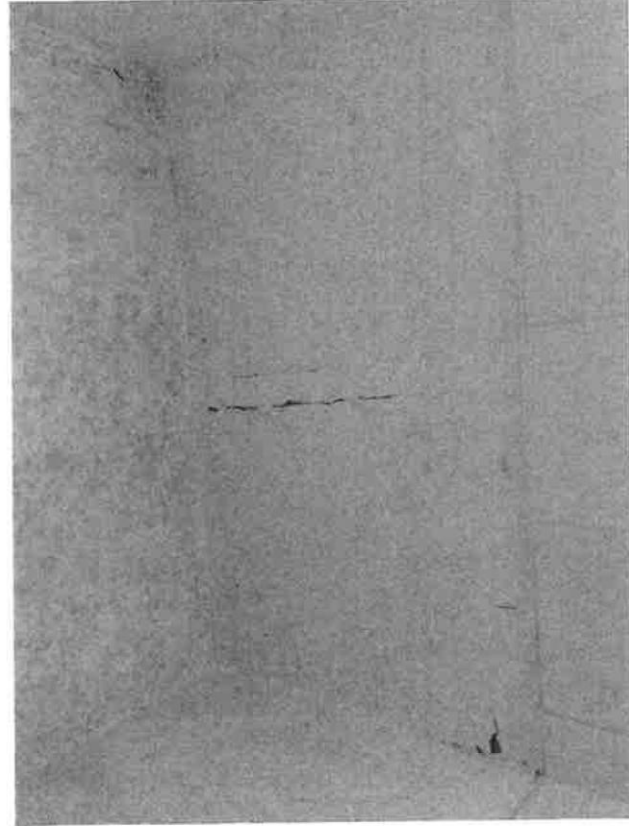
066. Mould to flooring within female changing area/shower block



067. Example of few remaining aged timber window
 single glazed



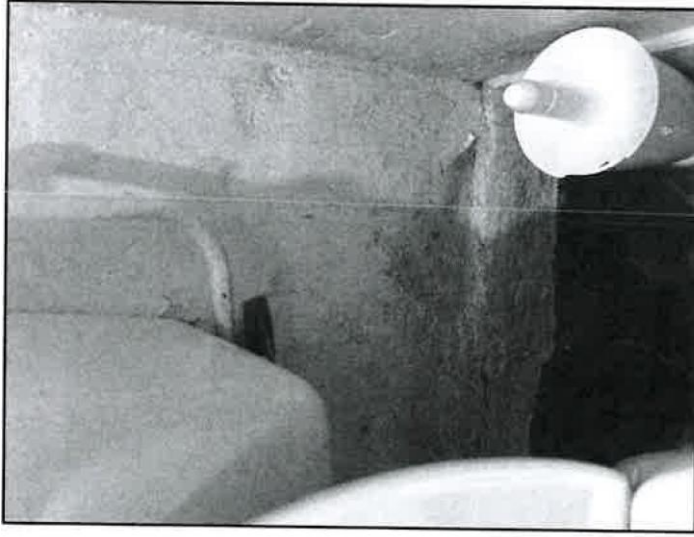
068. Example of mould to walls within drying room



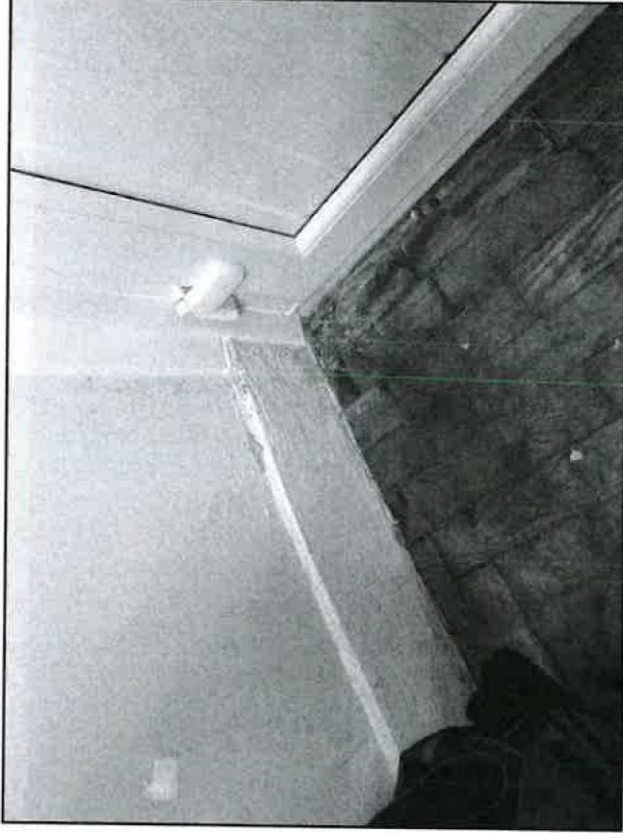
069. Crack to plaster finish and mould above shower within G27 equipment store



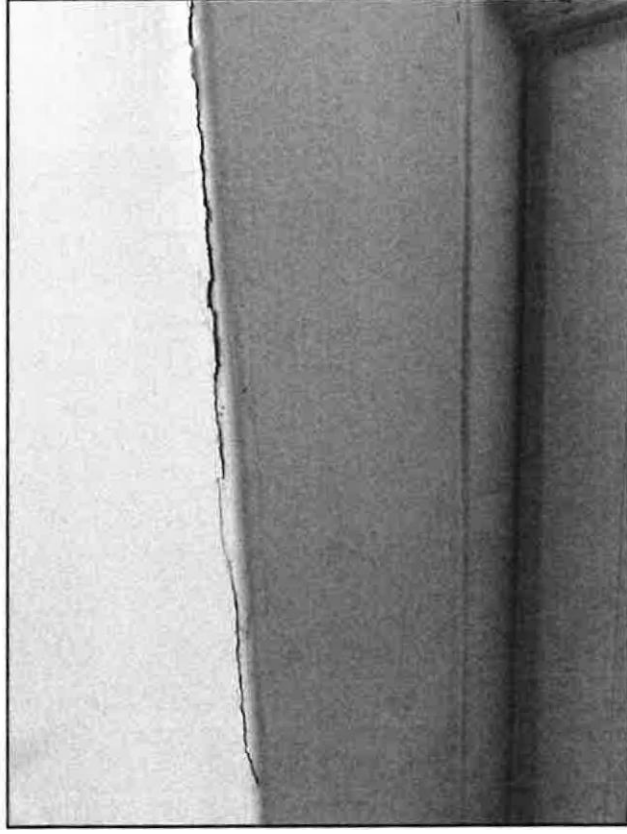
070. Defective silicone between tiles within G27 equipment store



071. Mould and damp affected plaster behind within G27 equipment store



072. Damp affected timber skirting within G27 equipment store



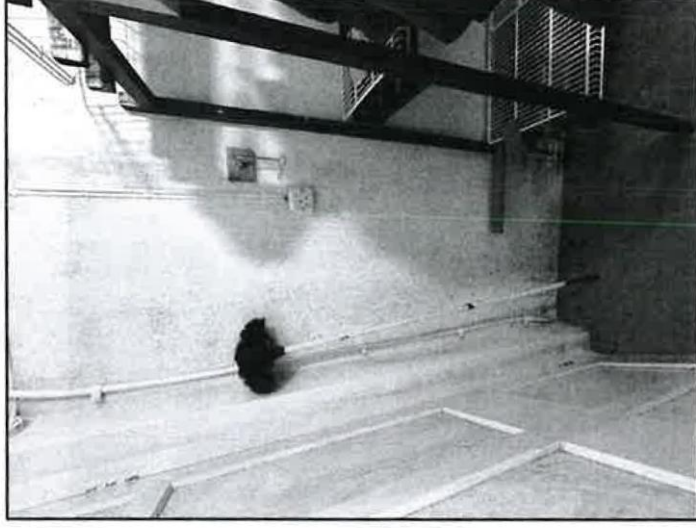
073. Loose plaster above door of G27 equipment store



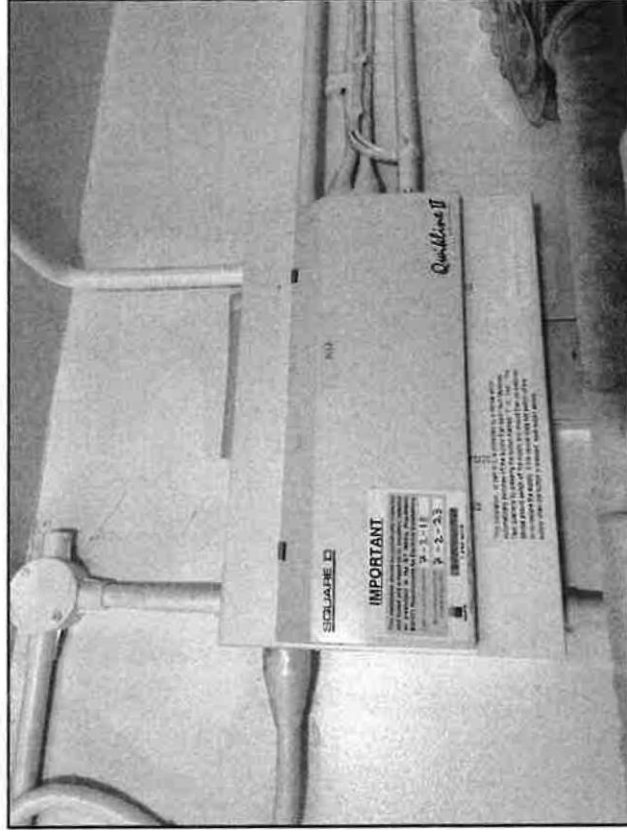
074. Example of missing section of PVC flexible skirting within conservatory



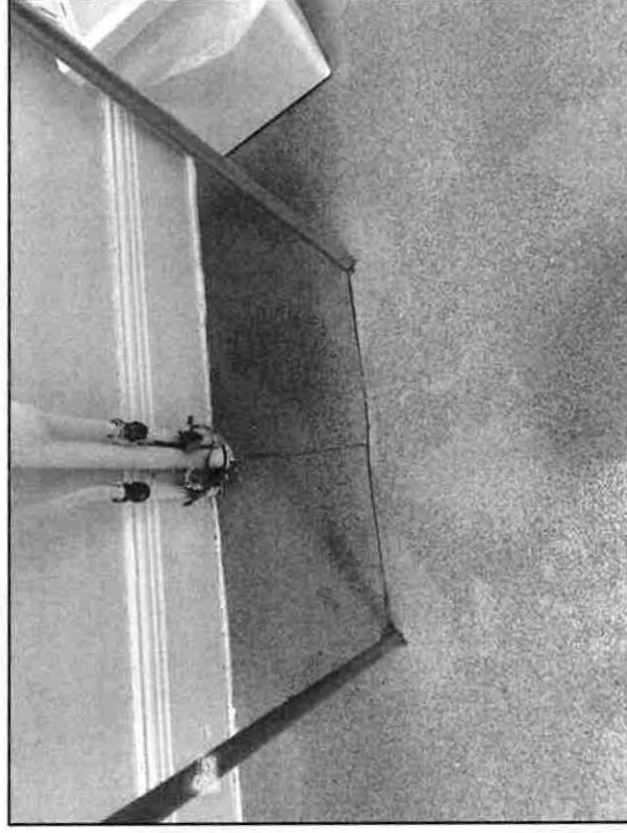
075. Cracking to concrete floor within 029 Laundry



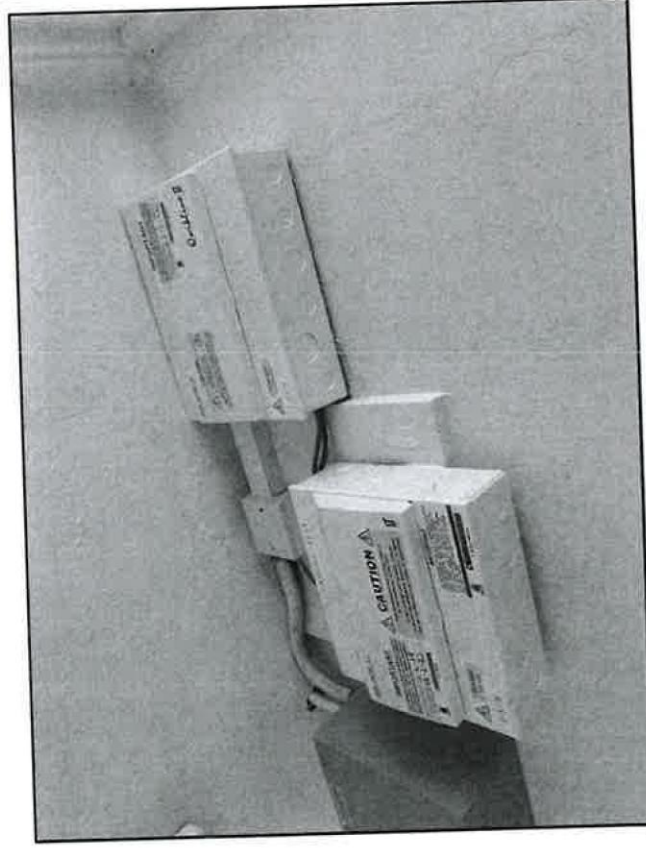
076. Mould to wall within 029 Laundry Room



077. DB board marked as being overdue testing within G31/G29



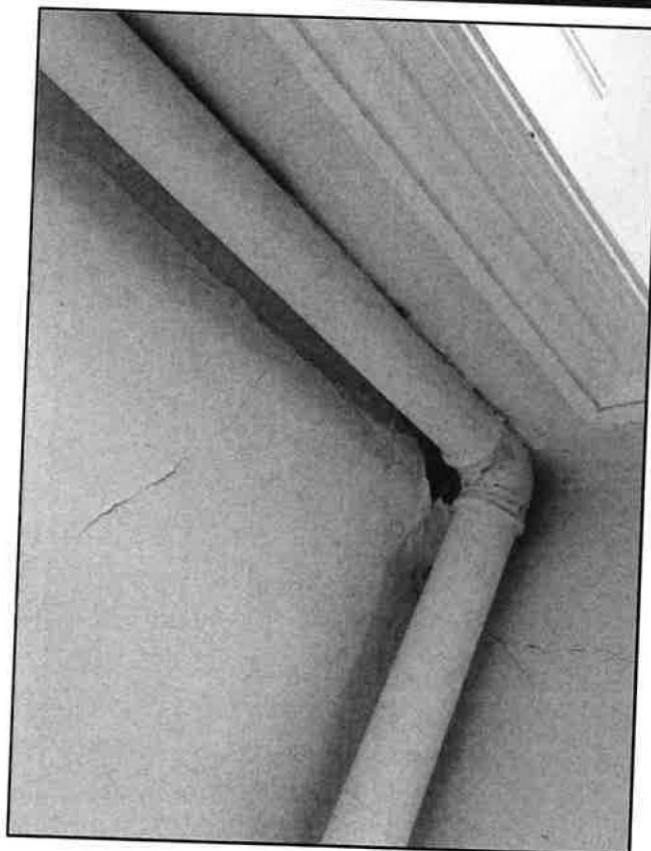
078. Split vinyl below basin within F15 WC



079. DB board marked as being overdue testing to FF
landing



080. Mould to ceiling above bunk bed within
Grasmere bedroom



081. Damage to ceiling within WC of Kentmere bedroom

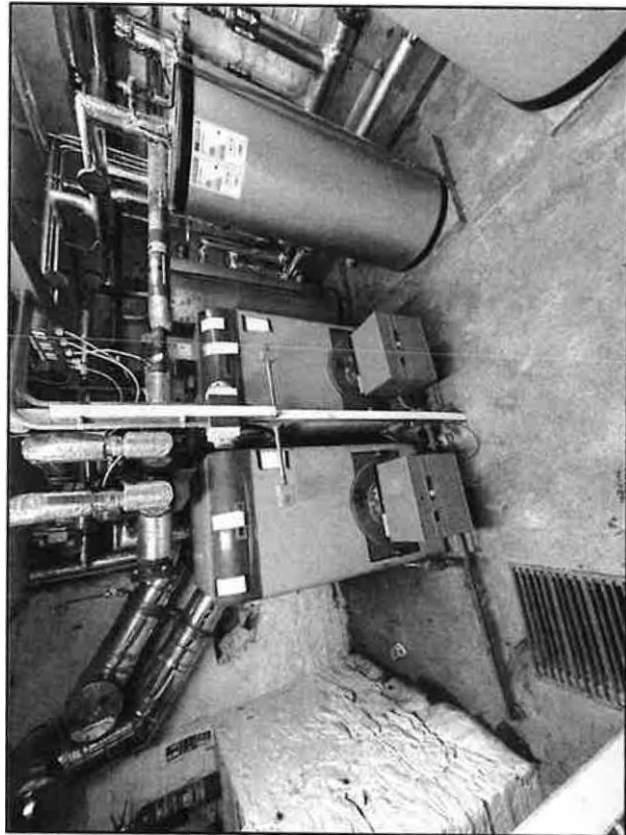


082. Partial overview of basement cellar



North
Tyneside
Council

Working in partnership with
capita



083. Partial view of services within basement boiler

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Appendix 2

Scope of Service and Limitations

1.0 TERMINOLOGY

- 1.1 We use the term Building Inspection Report rather than Structural Survey as the latter infers that the foundations, the frame and the structural design of the property will be checked and examined.

2.0 SCOPE OF INSPECTION

- 2.1 Our inspection will be a visual* non-disruptive examination of the accessible parts of the property. We will not inspect those parts of the structure or its services which are built in, covered up or made inaccessible within the normal course of construction, fitting out or occupation.
- 2.2 Dependent on the nature of the defect, it may be necessary to recommend further investigations and seek your further instructions.
- 2.3 The report will include a brief description of the forms of construction with observations on the general state of repair, drawing attention to defects in the design and construction with suggestions or recommendations for the possible cause and remedial repairs required. The report should be regarded as a comment on the overall condition of the property and is not intended to be an inventory of every defect the majority of which would not significantly affect the use or value of the property. In particular, minor defects which are obvious to the lay observer will not be itemised unless they are symptomatic of a more serious fault.
- 2.4 As we are not exposing hidden elements we are therefore unable to report that such parts of the property are free of rot, insect infestation or other defects or to confirm the adequacy of design details, structural elements or the adequacy of foundations. Consequently, liability cannot be accepted for any faults which may become apparent at a later date due to a concealed defect.
- 2.5 We may be unable to ascertain whether any structural repairs have been carried out including timber treatments, underpinning and strengthening nor we will determine whether any guarantees exist.
- 2.6 Where safe means of access is available, we will examine the roof coverings and elements at roof level otherwise our inspection will be limited to a visual examination from ground level using binoculars where appropriate. Where instructed we will hire a

hydraulic platform and trained operative to provide a safe means of access for the surveyor to inspect high level externally exposed elements.

2.7 The report will exclude comments on minor defects associated with normal wear and tear of the building, or defects in finishing, fixtures and fittings and normal cyclical maintenance.

2.8 If the property is occupied, we may find upon our inspection that access to certain areas may be prohibited by the occupier thus preventing inspection. Similarly, a vacant property may have locked rooms to which access cannot be gained. If this occurs, we will list the inaccessible areas within our Report.

2.9 We will not inspect concealed drainage installations but will lift lightweight manhole covers to inspect the chamber if such lifting operation can be reasonably undertaken without specialist assistance.

2.10 We will not undertake a measurement survey of the property unless otherwise instructed.

2.11 We will not undertake a Building Reinstatement Valuation of the property unless otherwise instructed. All references to size, height and areas are approximate and will be based either on visual assessment or particulars provided by the Vendor.

3.0 BOUNDARIES AND EXTERNAL AREAS

3.1 The surveyor will include an examination of external areas where accessible. The extent of the inspection will be limited to the external area of the property as confirmed by legal title plans provided to us. In the absence of such plans, we will make reasonable assumptions on the extent of the external areas.

4.0 MATERIALS INCLUDED IN THE CONSTRUCTION

4.1 We will advise you if we believe that there exists a significant possibility that materials considered to be deleterious or hazardous exist within the property. Such materials are asbestos, high alumina cement, calcium chloride concrete additive, wood-wool slabs, lead water pipework, calcium silicate brickwork, non-PIR composite cladding panels, brick slips.

We will assess any documentation provided to us with regard to the above materials. Such documentation will be listed within our Report.

We will make recommendations for further specialist investigations and testing as required and seek further instructions.

5.0 MECHANICAL & ELECTRICAL SERVICES

5.1 The mechanical and electrical services will not be tested and any comments in the report will be limited to general visual observations and review of available certification only.

5.2 If we do find evidence suggesting that the service installations have significant problems, we will recommend further specialist testing by a services contractor.

5.3 Where contractors are instructed to carry out tests on your behalf, responsibility cannot be accepted for any errors or omissions in their reports.

6.0 LEGISLATION COMPLIANCE

6.1 The inspection will include a general review of compliance with such statutory requirements as the Building Regulations, Workplace Regulations, Equality Act and Fire Regulations. The scope does not include a detailed review of such legislation and our comments will be limited to major concerns.

6.2 We will seek to obtain a copy of the Energy Performance Certificates or Display Energy Certificates and make comment on the stated rating.

6.3 It will be assumed that your legal advisors will investigate the position regarding planning consents, building warrants (in Scotland), completion certificates and other statutory approvals and restrictions together with liabilities for boundaries, common repairing obligations, way-leaves and rights of way in the course of their normal searches.

7.0 COST OF REPAIRS

7.1 The Report will contain approximate budget cost estimates for the recommended significant works. Where accurate cost plans are required, these will be subject to separate instruction.

8.0 COMMON REPAIRS

8.1 Where a property is leasehold and/or forms part of a larger building or estate, we will briefly inspect (where practicable) the common parts of the building or the estate to assess their condition and advise on the scale of liabilities arising under service charge provisions.

8.2 In the case of leasehold premises, we will advise on the Client's obligations and liabilities arising from the Lease provisions where a copy of the Lease is made available to us prior to our inspection.

9.0 SUITABILITY

9.1 A detailed appraisal of the suitability of the property for the Client's specific requirements is outside the terms of our inspection however, general comments may be given if the Client's proposed use of the building is known prior to the inspection.

10.0 SITE HISTORY AND POTENTIAL FOR CONTAMINATION

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- 10.1 It is unlikely that we will have any knowledge of the history of the site and we will therefore be unable to comment on the presence or otherwise of harmful substances in the ground due to previous use.
- 10.2 Similarly, we will be unable to advise on whether the premises have been affected by previous or ongoing mining or tunneling operations or to establish the level of any methane or gas present on the site or in the building.
- 10.3 Details of the site history should be requested by the Client from the vendor and if further advice is required on this aspect, we would recommend the appointment of a Geotechnical Consultant or other specialist.
- 10.4 Unless otherwise instructed we will not be commissioning reports on land contamination, radon levels or the risks of mining subsidence, landfill or flooding for the subject property or adjacent sites.
- 10.5 Capita will not comment on issues regarding the potential effects of electro-magnetic forces, compatibility, radiation, random or other non-visible spectrum forces with respect to potential effects on health of occupants due to the proximity of pylons, electrical sub stations and the like, although proximity to the subject property will be noted. Capita will not comment on the potential effects of non-visible spectrum forces with respect to sensitivity of equipment contained in the building or the purchasers intended use of the building with regard to equipment generally.

11.0 INTERIM REPORTS

- 11.1 Any oral or written reports given to the Client prior to the formal issue of our completed report should be regarded as interim only and we reserve the right to add/omit or otherwise amend the interim comments within the final report.

12.0 RELIANCE ON OUR REPORT

- 12.1 Our report will be prepared for the sole use of the named Client to whom we owe a duty of care and we cannot accept liability for its use by any other party unless such use has been formally agreed.
- 12.2 Our inspection and report will also be subject to any specific limitations detailed in the scope of service and our standard terms and conditions of business (unless otherwise agreed).

Ground Floor						
1st Floor						873.8

Total Area	1,621
------------	-------

2	Volume			Area m2	Storey Height	Total (mh
	Ground Floor	746.9	3.0	2.2<0.7	1st Floor	873.8
		2,621.4	Basement	80.0	25	200.0
				0.0		0.0
				0.0		0.0
0				0.0		0.0
	Total Volume					5,062.1

3	Net Rebuild Cost			Area m2	Rate!m2	Total
	Selected BCIS (or Other) Rate					
	Category Selected			820.1	'One-off housing detached	
	Deduction for Fees					EO.oo
	Ground Floor	746.9	E2.158	E1.61t,8tO	1stFloor	873.8
				E1 885.660		E2.f58
	Basentment			80.0	22.158	E1 72.640
				0.0		
	0			0.0		
				0.0		
					Sub total	23,670.110
	Special Featureg			Quantity (m*)		Total
	a b e	EO				
					Sub total	
	Total Net Rebuild Cost					E3,670.110

4	Demolition			Quantity		Total
	Demolition. Temporary Works and					
	Site Clearance	E50		5,062		
	2253.105				Total Demolition Cost	£253,105
		E253.105	Quantity	Rate	Total	
			£3,923,215	2.0%	£78,464	

5	Out Of Town			C3,923.215	2.0%	E78.46,t	Site Factors
Total	Environmental			E3923.2ts	2.0%	£78,464	
	Archaeological			€3.923.215			Easy Access
2.0%	E78,464						
					Tota		

6	Listing/ Conservation Factor
	State Grade/Status

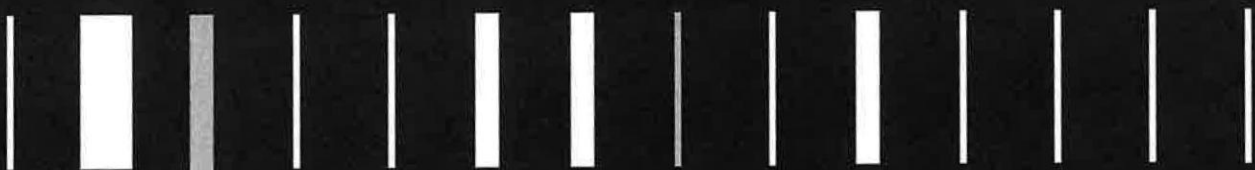
	TOTAL CONSTRUCTION COST	E4.158,607	£4,158,607
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7	Fees			Quantity	Rate	Total
	Professional Fees			E4.158.607	15.0%	E523.791
					Total Site Factor Costs	£235,392
				Quantity	Rate	Total
				£3,923,215	0.0%	£0
					Sub Total	£0

Statutory Fees	£4,158,607	2.0%	£83,172
		Sub total	£706,963
		GRAND TOTAL	£4,865,570
TOTAL INSURANCE REINSTATEMENT VALUE:	£4,865,570		£4,865,570

The Capita logo is positioned in the top right corner. It features a stylized 'C' composed of two vertical bars of different heights, followed by the word 'Capita' in a bold, sans-serif typeface.

Capita

A series of vertical white lines of varying heights are arranged horizontally across the upper portion of the page, creating a rhythmic pattern.

High Borrans Activity Centre

Windermere, Cumbria,
LA23 1JS

Building Condition Assessment

