



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34



Photograph 35



Photograph 36



Photograph 37



Photograph 38



Photograph 39



Photograph 40



Photograph 41



Photograph 42



Photograph 43



Photograph 44

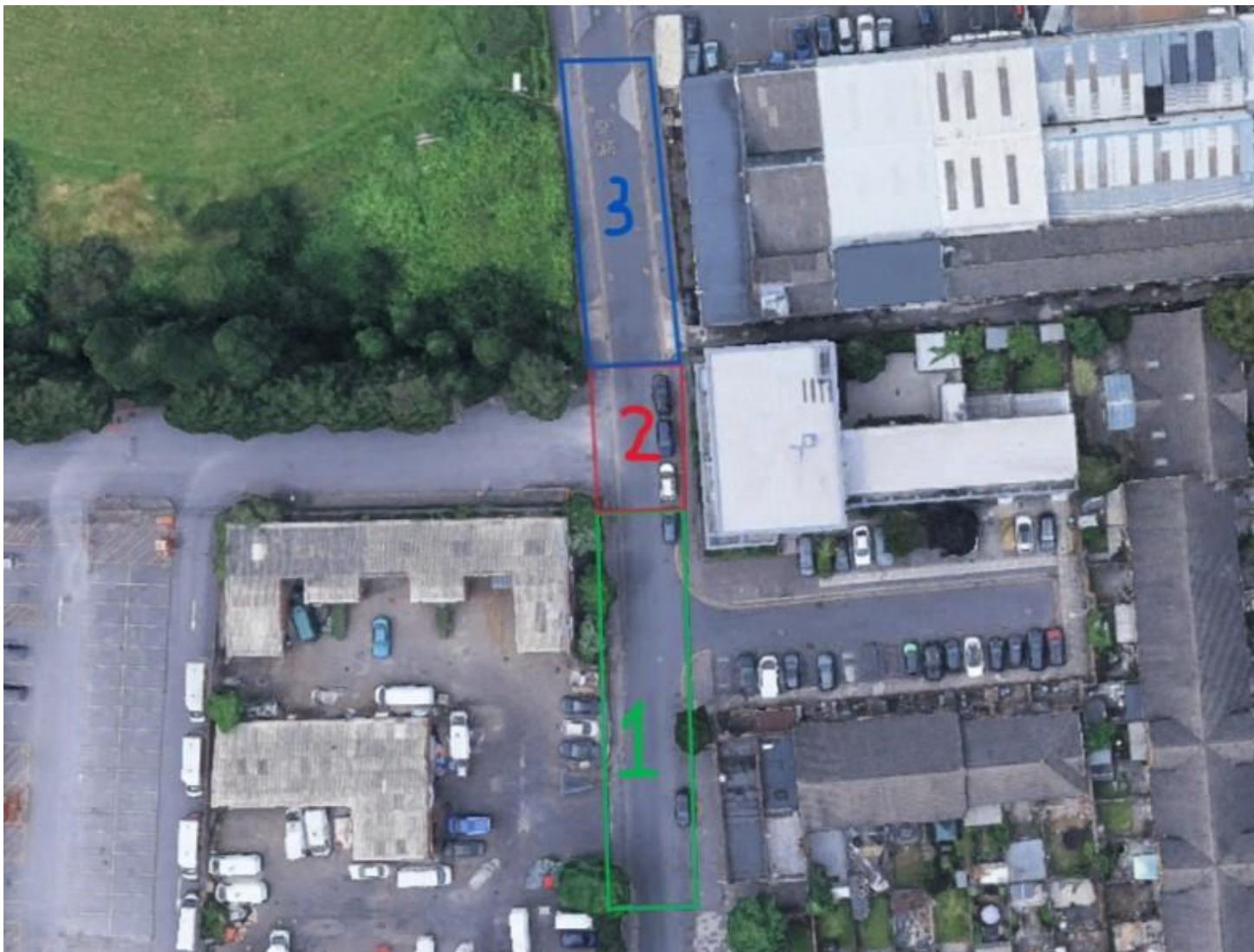


Photograph 45



Photograph 46

Appendix B Floor Plans



Appendix C Limitations to the Report

Although we have undertaken as thorough and detailed an inspection as possible, we are required by our Professional Indemnity Insurers to notify you that our report will be subject to the following standard limitations:

1. We were unable to inspect woodwork or other parts of the structure which were built-in, covered, unexposed or inaccessible in the normal course of construction, alteration or fitting out. We are therefore unable to report that such parts remain free from rot, beetle, corrosion or other defect.
2. Where premises were occupied at the time of our inspection the presence of fixed floor coverings, fittings and plant generally will have restricted the scope of our inspection.
3. We were unable to inspect flues, ducts, voids or any similarly enclosed areas, access to which was not readily available at the time of our inspection. We are therefore unable to report that such areas remain free from defect.
4. This report excludes any investigation into structural engineering design, compliance with legislation relating to buildings and no specific inspection or specialist testing was undertaken to establish whether High Alumina Cement concrete, calcium chloride additives, calcium silicate brickwork, woodwool slab permanent formwork, asbestos PBCB or other deleterious materials, calcium silicate reaction in concrete, cavity wall tie failure, radon gas seepage were present within the construction and we would recommend that a suitable undertaking is obtained from the vendor in this respect.
5. No samples were taken nor analysis made of the sulphate content of the load bearing sub-soil adjacent to the foundations nor were any enquiries made as to general ground conditions.
6. We have not commissioned inspections or tests of electrical, mechanical, water, drainage or other services other than where specified and are therefore unable to report that such parts remain free from defect. Our inspection of the services was based on a visual inspection to ascertain their general type and condition.
7. We have not made any formal written enquiries in respect of Existing User Rights, Proposed Use, Town Planning and road widening, Legal Interests, Prescriptive Rights, Easements, Wayleaves or Statutory Consents, but we would advise that such enquiries are made by your solicitor.
8. The report is for your use only and no responsibility will be accepted to any third party for the contents thereof. Neither the whole nor any part of the report, nor any reference thereto, may be included in any published document, circular or statement nor be published or referred to in any way without prior written approval from Trident Building Consultancy of the form and context in which it may appear.
9. This report is based on the assumption that the property has not suffered any land contamination in the past, nor is likely to become so contaminated in the foreseeable future. We did not carry out soil tests, nor make any other investigations in this respect and we cannot access accurately whether it has been contaminated.

10. No part of the property was opened up for inspection and we must point out that timbers such as plates, rafter feet, joists, lintols and the like can be affected by wood boring insect infestation, dry rot or other forms of fungal decay without visible signs of such an attack being apparent on their surfaces. Consequently, we cannot accept responsibility for any instances of hidden decay or infestation which may subsequently be revealed.