

Technical due diligence report

Kestrel House, Fenwick Business Park, Marlbury

Harcourt Vale Building Consultancy Chartered Building Surveyors	CLIENT Harrowgate Estates Management Ltd	SITE Kestrel House, Unit 7 Fenwick Business Park, Longmoor Lane, Marlbury	REFERENCE RK-2026-0417	DATE 19 Mar 2026	REV AND STATUS A Issued

PREPARED BY	CHECKED BY	RATING SUMMARY
Jonathan Harcourt MRICS	Daniel Okafor MRICS	RED 5 AMBER 4 GREEN 2

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Document control

REVISION	DATE	STATUS	ISSUED BY
P01	16 Mar 2026	Draft	JH
A	19 Mar 2026	Issued	JH

This is a fictional sample report. The property, people, findings and photographs (AI-generated illustrations) are invented to demonstrate the template.

This report has been prepared for the client named on the cover and may not be relied upon by any other party without the written agreement of Harcourt Vale Building Consultancy.

1 Executive summary

Main findings, further testing, programme of repairs

1.1 Main findings

Kestrel House is a two-storey office with an attached single-storey warehouse built in 2008 on a steel portal frame with composite cladding. The building is in fair condition for its age and is suitable for the proposed continued use as a distribution office. The principal matters affecting the investment are: breaches of fire compartmentation between the warehouse and the offices (immediate), the corroded external escape stair (immediate), impact damage to the loading-bay cladding, and warm-air heaters to the warehouse that are close to the end of their economic life.

No evidence of structural movement, asbestos-containing materials in poor condition or flooding was found. Budget repair costs over ten years total £135,900 excluding VAT and fees, of which £5,000 is immediate. The schedule of defects and the key defect plates carry 11 rated items, 5 of them red. The inspection on 12 March 2026 was visual, from ground level, a mobile tower at the eaves and the drone imagery supplied by the client; the server room was locked and no services were tested, apart from a functional check of the accessible WC alarm.

TOTAL BUDGET	IMMEDIATE	ELEMENTS	FURTHER TESTS
£135,900	£5,000	13	3
10 years		assessed	before exchange

RED	AMBER	GREEN
5	4	2

11 total

REF	ELEMENT	LOCATION	RATING	DETAIL	ACTION
1	Fire compartmentation	Warehouse/office partition, two cable penetrations	RED		Fire-stop with a tested system
2	External escape stair: treads	Rear elevation, half landing	RED	 5	Repair or replace the affected treads
3	External escape stair: handrail	Rear elevation, half landing	RED	 6	Refix with the tread repair
4	Rear fire exit door	Warehouse, rear	RED		Repair or replace the push bar; adjust the door
5	Accessible WC alarm	Office ground floor	RED		Repair the alarm

REF	ELEMENT	LOCATION	RATING	DETAIL	ACTION
6	Wall cladding: impact damage	Loading bay elevation, dock door 1	AMBER		Replace the panel and reseal the joints
7	Wall cladding: cut edges	Loading bay elevation, next panel to dock door 1	AMBER		Replace with the first panel; treat adjacent cut edges
8	Rainwater goods	Rear office elevation	AMBER		Clear, refix and realign
9	Warm-air heaters	Warehouse	AMBER		Budget for replacement
10	Cladding below the gutter	Rear office elevation	GREEN		Clean as routine maintenance once the gutter is repaired
11	Roof-lights	Warehouse roof	GREEN		Renew in the long term

1.2 Recommended further testing and vendor enquiries

Obtain an Electrical Installation Condition Report (the last is dated 2022 and was unsatisfactory in three observations), a gas safety record for the warm-air heaters and a drainage CCTV survey of the yard gullies. Ask the vendor for the cladding panel specification and the external wall fire performance statement, the lift maintenance contract (passenger lift to the offices) and the planning and building control approvals for the 2016 mezzanine.

1.3 Programme of repairs

Immediate: £5,000. Short term (within one year): £9,200. Medium term (two to five years): £45,700, dominated by replacement of the warm-air heaters. Long term (six to ten years): £76,000, mainly roof-lights, windows and yard resurfacing. Costs are budget estimates at today's prices and exclude VAT, fees and access.

1.4 Technical issues pertinent to the investment

The 2016 mezzanine has no building control completion certificate on file; obtain the tenant's fit-out drawings. The EPC is D (68) and the heater replacement is the chance to improve it. Yard resurfacing is a service-charge matter under the lease.

This summary must be read with the main body of the report and the appendices, on which it relies.

2 Introduction

Instruction

CLIENT'S INSTRUCTION Technical due diligence survey prior to acquisition of the freehold interest	DATE(s) OF INSPECTION Not applicable
SPECIALISTS INVOLVED None; M&E and structural desk reviews only	WEATHER CONDITIONS Overcast with heavy showers, 9 °C, light south-westerly wind
OCCUPANCY AT INSPECTION Not applicable	PERSONS PROVIDING INFORMATION Site manager (tenant) and the vendor's agent
UNITS INSPECTED (multi-let) Single let; whole building	

2.1 Limitations

Access during the inspection was limited as follows. The warehouse roof was inspected from a mobile tower at the eaves and from the drone imagery supplied by the client; we did not walk the roof. Fitted floor coverings, suspended ceiling tiles (except at six sample locations) and the cladding cavity were not opened. The server room was locked and not inspected. Services were not tested, apart from a functional check of the accessible WC alarm. A full roof inspection could be arranged with a rope-access contractor at about £900.

2.2 Documents reviewed

DOCUMENT	DATE	SOURCE	RETAINED
Asbestos management survey (Harrowgate Environmental)	14 Jun 2021	Vendor's agent	Copy retained
Fire risk assessment	2 Nov 2023	Site manager	Copy retained
EICR	18 Mar 2022	Vendor's agent	Copy retained
Planning permission 08/01234/FUL (original construction)	27 Feb 2008	Council planning portal	Copy retained

This report is confidential to Harrowgate Estates Management Ltd and is provided for the purpose described in the introduction. Harcourt Vale Building Consultancy accepts no responsibility to any third party who relies on it, in whole or in part, without our prior written agreement. Where our report refers to information supplied by others we have assumed it to be accurate unless stated otherwise.

3 Description of the property

Property

TYPE Two-storey office with attached single-storey warehouse	GENERAL DESIGN Steel portal frame, composite cladding, built 2008
PRINCIPAL ELEMENTS OF CONSTRUCTION Steel frame, insulated composite wall and roof panels, facing brick plinth, aluminium glazing, concrete ground floor, composite deck first floor	AGE About 18 years (2008)
SIZE (floor area, basis) 1,850 m² GIA (from the vendor's plans)	DATES OF SUBSTANTIAL MODIFICATION Mezzanine to the warehouse (2016); office fit-out (2019)
HISTORICAL STATUS Not listed; not in a conservation area	CURRENT USE B8 storage and distribution with ancillary offices
SERVICES (summary) Three-phase electricity, mains gas, water and drainage; warm-air heating; split AC to offices; passenger lift	TENURE AND ONEROUS LEASE OBLIGATIONS Freehold; let on a 15-year FRI lease from 2019
LOCATION CONTEXT Established business park 2 km from the M-road junction	SITE FEATURES, TOPOGRAPHY AND BOUNDARIES Level site; tarmac yard and car park; palisade fencing
FULL ADDRESS Kestrel House, Unit 7 Fenwick Business Park, Longmoor Lane, Marlbury, MB4 7CV	



Plate 3.1 Kestrel House from the car park: office block and attached warehouse

North elevation

4 Rating and time-band definitions

Each element is given a priority rating and a time band for the recommended action:

RATING	CLASS	MEANING	TIMESCALE
RED	**Red**	High priority: a defect with safety, statutory or significant cost implications. Action needed.	Immediately or within one year
AMBER	**Amber**	Medium priority: a defect that will deteriorate or incur cost if not addressed.	Short to medium term, within one to five years
GREEN	**Green**	Low priority: routine maintenance, cyclical renewal or long-term planning; no immediate action.	Long term, six to ten years

TIME BAND	DEFINITION
Immediate	As soon as practically possible
Short term	Within 1 year
Medium term	2 to 5 years
Long term	6 to 10 years

5 Elemental condition

Thirteen elements, each with the six questions

5.1 Roofs, balconies and canopies

Insulated composite roof panels on cold-rolled purlins with GRP roof-lights at about 10% of the area and a hidden eaves gutter. The roof-lights are discoloured and reduce the daylight in the warehouse. The roof is otherwise sound and watertight according to the tenant; the impact damage at the loading bay is to the wall cladding (5.3).

The six questions

WHAT, IF ANYTHING, IS WRONG? Discoloured roof-lights	WHAT ARE THE CONSEQUENCES? Reduced daylight	WHAT REPAIRS ARE RECOMMENDED? Renew the roof-lights in the long term
WHEN SHOULD THEY BE COMPLETED? (time band) Long term	WHO IS RESPONSIBLE FOR THE COST? Tenant under the FRI lease	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? No

5.2 Rainwater goods

Hidden eaves gutters with internal downpipes and half-round metal gutters to the office block. The rear office gutter sags and overflowed during the inspection (Plate 7.1).

The six questions

WHAT, IF ANYTHING, IS WRONG? Sagging and blocked rear gutter	WHAT ARE THE CONSEQUENCES? Saturation of the wall below and damp internally
WHAT REPAIRS ARE RECOMMENDED? Clear, refix and realign; renew brackets	WHEN SHOULD THEY BE COMPLETED? (time band) Short term
WHO IS RESPONSIBLE FOR THE COST? Tenant (repair covenant)	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? No

5.3 Walls, cladding and facades

Facing brickwork at ground level with insulated composite panel cladding above. Panel joints and sealants are weathered and two panels at the loading bay show impact damage with exposed cut edges (Plate 6.1).

The six questions

WHAT, IF ANYTHING, IS WRONG? Weathered sealants; impact damage	WHAT ARE THE CONSEQUENCES? Water ingress at joints; corrosion of cut edges
WHAT REPAIRS ARE RECOMMENDED? Reseal joints and replace damaged panels	WHEN SHOULD THEY BE COMPLETED? (time band) Short term
WHO IS RESPONSIBLE FOR THE COST? Tenant	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? Panel fire classification to be confirmed by the vendor

5.4 Windows, doors and joinery

Powder-coated aluminium windows and curtain walling to the offices, in fair condition. The rear fire exit door has a damaged push bar and does not latch reliably.

The six questions

WHAT, IF ANYTHING, IS WRONG? Fire exit push bar damaged	WHAT ARE THE CONSEQUENCES? Means of escape compromised	WHAT REPAIRS ARE RECOMMENDED? Repair or replace the push bar
WHEN SHOULD THEY BE COMPLETED? (time band) Immediate	WHO IS RESPONSIBLE FOR THE COST? Tenant	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? No

5.5 Structural frame

Steel portal frame at 6 m centres with cold-rolled purlins and side rails. The frame is painted and shows surface corrosion at the base of two columns in the loading bay where water collects. Clean and recoat the affected bases and provide a drainage channel; the loss of section is minor.

The six questions

WHAT, IF ANYTHING, IS WRONG? Surface corrosion to two column bases	WHAT ARE THE CONSEQUENCES? Loss of section if left for many years
WHAT REPAIRS ARE RECOMMENDED? Clean, recoat and form a drainage channel	WHEN SHOULD THEY BE COMPLETED? (time band) Medium term
WHO IS RESPONSIBLE FOR THE COST? Tenant	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? No

5.6 Substructure and basement

Assumed pad foundations to the frame and strip footings to the plinth walls; the ground floor is a power-floated slab. No cracking or settlement was found.

The six questions

WHAT, IF ANYTHING, IS WRONG? Nothing	WHAT ARE THE CONSEQUENCES? None	WHAT REPAIRS ARE RECOMMENDED? None
WHEN SHOULD THEY BE COMPLETED? (time band) Not applicable	WHO IS RESPONSIBLE FOR THE COST? Not applicable	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? No

5.7 Floors

Ground floor power-floated concrete slab with sealed finish; first floor composite deck with carpet tiles; warehouse mezzanine of steel beams and particleboard deck. The slab has minor surface crazing only.

The six questions

WHAT, IF ANYTHING, IS WRONG? Nothing significant	WHAT ARE THE CONSEQUENCES? None	WHAT REPAIRS ARE RECOMMENDED? None
WHEN SHOULD THEY BE COMPLETED? (time band) Not applicable	WHO IS RESPONSIBLE FOR THE COST? Not applicable	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? Mezzanine approvals to be obtained

5.8 Internal walls, ceilings, partitions and doors (including fire compartmentation)

Blockwork and stud partitions with plasterboard linings. Fire compartmentation between the warehouse and the offices relies on a fire-rated partition which has been penetrated by unsealed cable trays in two places. Fire-stop the penetrations immediately.

The six questions

WHAT, IF ANYTHING, IS WRONG? Unsealed penetrations in the fire-rated partition	WHAT ARE THE CONSEQUENCES? Fire and smoke spread between compartments
WHAT REPAIRS ARE RECOMMENDED? Fire-stop the penetrations	WHEN SHOULD THEY BE COMPLETED? (time band) Immediate
WHO IS RESPONSIBLE FOR THE COST? Tenant	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? No

5.9 Finishes

Carpet tiles, suspended ceilings and painted plaster to the offices; sealed concrete to the warehouse. Finishes are tired but serviceable. Budget for redecoration at the next tenant change.

The six questions

WHAT, IF ANYTHING, IS WRONG? Tired finishes	WHAT ARE THE CONSEQUENCES? Cosmetic	WHAT REPAIRS ARE RECOMMENDED? Redecorate and renew carpet tiles
WHEN SHOULD THEY BE COMPLETED? (time band) Medium term	WHO IS RESPONSIBLE FOR THE COST? Tenant	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? No

5.10 Internal and external staircases

Internal steel stair with timber treads and an external steel escape stair. The external stair treads are corroded and the handrail is loose at the half landing (Plate 8.1); repair immediately as the stair forms part of the means of escape.

The six questions

WHAT, IF ANYTHING, IS WRONG? Corroded treads; loose handrail	WHAT ARE THE CONSEQUENCES? Risk of fall on the escape route	WHAT REPAIRS ARE RECOMMENDED? Repair treads and refix the handrail
WHEN SHOULD THEY BE COMPLETED? (time band) Immediate	WHO IS RESPONSIBLE FOR THE COST? Tenant	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? No

5.11 Sanitary and welfare facilities

Male, female and accessible WCs on the ground floor with a shower room. Fittings are serviceable; the accessible WC alarm did not sound when tested and must be repaired.

The six questions

WHAT, IF ANYTHING, IS WRONG? Accessible WC alarm inoperative	WHAT ARE THE CONSEQUENCES? Non-compliance; risk to a user in difficulty
WHAT REPAIRS ARE RECOMMENDED? Repair the alarm	WHEN SHOULD THEY BE COMPLETED? (time band) Immediate
WHO IS RESPONSIBLE FOR THE COST? Tenant	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? No

5.12 Building engineering services

Three-phase electrical supply with a main switchboard in the plant room, gas-fired warm air heating to the warehouse and a split-system air conditioning to the offices. Certificates were not available for inspection; condition appears fair with the heaters near the end of their economic life.

The six questions

WHAT, IF ANYTHING, IS WRONG? Warm-air heaters near end of life; no certificates seen	WHAT ARE THE CONSEQUENCES? Breakdown and inefficiency
WHAT REPAIRS ARE RECOMMENDED? Replace heaters; obtain EICR and gas safety record	WHEN SHOULD THEY BE COMPLETED? (time band) Medium term
WHO IS RESPONSIBLE FOR THE COST? Tenant	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? Yes: EICR and gas safety record before exchange

5.13 External areas, outbuildings and boundaries

Tarmac yard and car park with concrete kerbs, palisade fencing to the rear boundary and a sliding vehicle gate. Potholes at the yard entrance are a trip and vehicle hazard and should be patched; the gate motor is unreliable according to the site manager.

The six questions

WHAT, IF ANYTHING, IS WRONG? Potholes; unreliable gate motor	WHAT ARE THE CONSEQUENCES? Trip hazard; vehicle damage	WHAT REPAIRS ARE RECOMMENDED? Patch now; resurface long term
WHEN SHOULD THEY BE COMPLETED? (time band) Short term / long term	WHO IS RESPONSIBLE FOR THE COST? Tenant	IS FURTHER INVESTIGATION RECOMMENDED, AND WHEN? No

6 Key defect 1: loading bay cladding

Plate 6.1 Loading bay cladding — West elevation, loading bay

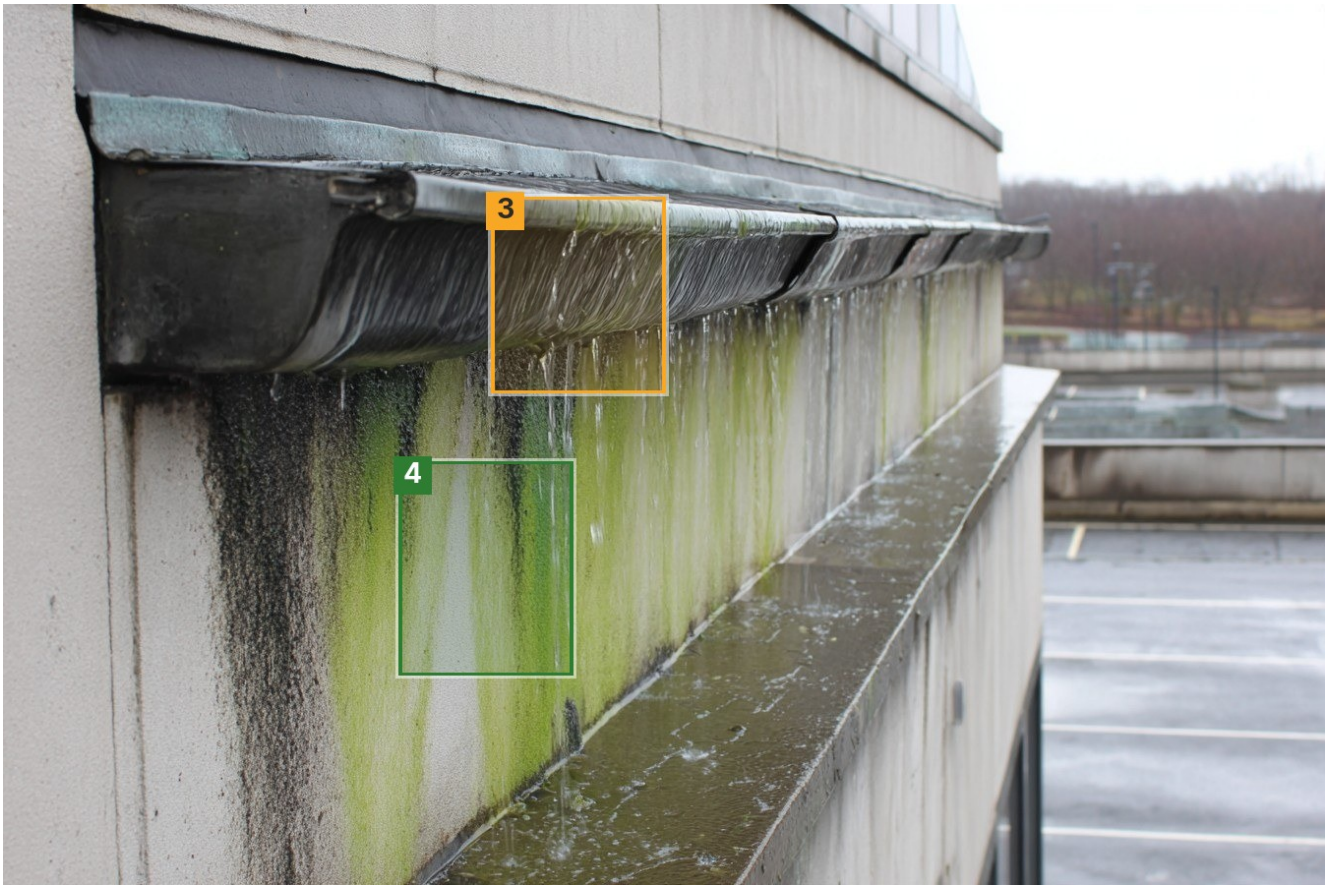


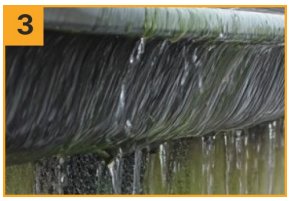
REF	DETAIL	RATING	OBSERVATION
#1		AMBER	Impact damage **Defect:** composite panel beside dock door 1 torn open by fork-lift impact; core exposed. **Risk:** water in the core and loss of fire performance at the joint. **Action:** replace the panel and reseal the joints (short term). Cladding · Impact
#2		AMBER	Cut-edge corrosion **Defect:** skin of the next panel torn, its exposed cut edge corroding along the tear. **Risk:** the corrosion spreading along the edge. **Action:** replace the panel with the first and treat adjacent cut edges. Cladding · Corrosion

7 Key defect 2: rear office gutter

Plate 7.1 Rear office gutter

Rear elevation, first-floor eaves



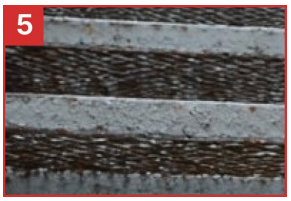
REF	DETAIL	RATING	OBSERVATION
#3		AMBER	Sagging gutter **Defect:** gutter sagging between failed brackets and overflowing during the inspection. **Risk:** saturation of the cladding and damp internally. **Action:** clear, refix to a fall and renew two brackets (short term). Rainwater · Overflow
#4		GREEN	Staining **Defect:** algae staining on the panels below the overflow. **Risk:** cosmetic. **Action:** clean as routine maintenance once the gutter is repaired. Staining

8 Key defect 3: external escape stair

Plate 8.1 External escape stair

Rear elevation, escape stair



REF	DETAIL	RATING	OBSERVATION
#5		RED	Corroded treads **Defect:** coating failed and section loss to the tread nosings at the half landing. **Risk:** a fall on the escape route. **Action:** repair or replace the affected treads immediately. Means of escape · Corrosion
#6		RED	Loose handrail **Defect:** handrail post loose at its base fixing, one bolt missing. **Risk:** the rail giving way under load. **Action:** refix immediately with the tread repair. Means of escape · Fixings issue

9 Statutory and compliance matters

Documents requested on site

ITEM	RESULT	NOTE
Asbestos register and management plan	Pass	Management survey 2021, no ACMs
Fire risk assessment / fire strategy	Fail	Dated November 2023; omits the compartmentation breaches; review due
Accessibility audit	Fail	None available
Statutory test certificates (lifts, pressure systems, electrical)	Fail	Lift LOLER report not supplied
Energy performance certificate	Pass	EPC D (68), valid to 2029
Planning and building control approvals	Fail	Mezzanine approvals missing

NOTE 1 · Warning **Fire compartmentation**

Two cable penetrations through the 60-minute warehouse-to-office partition are unsealed and the fire risk assessment does not record them. Fire-stopping with a tested system is an immediate item (about £1,800) and the vendor should confirm, before exchange, who carried out the 2019 fit-out and whether building control was notified.

The external wall is insulated composite panel with a PIR core; the vendor should supply the panel classification. The fire risk assessment dated November 2023 is due for review and does not record the compartmentation breaches found. The site is in flood zone 1. No contamination was reported and the site was previously agricultural land. The asbestos survey found no ACMs, consistent with the 2008 construction date.

10 Certification

This report was prepared and signed by the surveyor who carried out the inspection. A record of the internal peer check is kept on file.

PREPARED BY	CHECKED BY
Jonathan Harcourt BSc (Hons) MRICS 19 Mar 2026	**Daniel Okafor** BSc (Hons) MRICS 19 Mar 2026

A Schedule of defects and repairs

Every item falls to the tenant under the full repairing lease; the cost tables number their lines C1 to C13 and name the schedule items they cover

REF	ELEMENT	RATING	DETAIL	ACTION	CONDITION	TIMESCALE	COST
1	Fire compartmentation	RED		Fire-stop with a tested system	Unsealed penetrations through the 60-minute fire-rated partition.	Immediate	£1,800
2	External escape stair: treads	RED	 5 #5	Repair or replace the affected treads	Coating failed; section loss to the tread nosings.	Immediate	£2,400 incl. handrail
3	External escape stair: handrail	RED	 6 #6	Refix with the tread repair	Handrail post loose at its base fixing; one bolt missing.	Immediate	In item 2
4	Rear fire exit door	RED		Repair or replace the push bar; adjust the door	Push bar damaged; the door does not latch reliably.	Immediate	£450
5	Accessible WC alarm	RED		Repair the alarm	Assistance alarm inoperative.	Immediate	£350
6	Wall cladding: impact damage	AMBER	 1 #1	Replace the panel and reseal the joints	Composite panel torn by fork-lift impact; core exposed.	Short term	£6,500, two panels
7	Wall cladding: cut edges	AMBER	 2 #2	Replace with the first panel; treat adjacent cut edges	Exposed cut edge corroding along the tear.	Short term	In item 6
8	Rainwater goods	AMBER	 3 #3	Clear, refix and realign	Sagging gutter overflowing in rain.	Short term	£1,200
9	Warm-air heaters	AMBER		Budget for replacement	Three gas-fired heaters of 2008, serviceable but near end of life.	Medium term	£28,000
10	Cladding below the gutter	GREEN	 4 #4	Clean as routine maintenance once the gutter is repaired	Algae staining below the overflow.	Long term	Routine maintenance
11	Roof-lights	GREEN		Renew in the long term	Discoloured GRP roof-lights reducing daylight.	Long term	£18,000

Budget costs are indicative, exclude VAT and professional fees, and are for programming purposes only.

Table A.1 Immediate: schedule of repairs

REF	ELEMENT	REPAIR	BUDGET COST (£)	NOTE
C1	Fire compartmentation	Fire-stop unsealed service penetrations in the warehouse/office partition	£1,800	Schedule 1; life safety
C2	External escape stair	Repair corroded treads and refix the half-landing handrail	£2,400	Schedule 2, 3; means of escape
C3	Rear fire exit door	Repair or replace the damaged push bar and adjust the door to latch reliably	£450	Schedule 4; means of escape
C4	Accessible WC	Repair the assistance alarm	£350	Schedule 5
		Subtotal	£5,000	

Table A.2 Short term: schedule of repairs

REF	ELEMENT	REPAIR	BUDGET COST (£)	NOTE
C5	External walls	Replace two impact-damaged cladding panels and reseal panel joints at the loading bay	£6,500	Schedule 6, 7
C6	Rainwater goods	Clear, refix and realign the rear gutter; renew two brackets	£1,200	Schedule 8
C7	Yard	Patch potholes at the yard entrance	£1,500	Maintenance; not a schedule defect
		Subtotal	£9,200	

Table A.3 Medium term: schedule of repairs

REF	ELEMENT	REPAIR	BUDGET COST (£)	NOTE
C8	Heating	Replace the warm-air heaters, which are beyond economic repair	£28,000	Schedule 9; allow in year 3
C9	Structural frame	Clean and recoat column bases; form drainage channel	£3,200	Maintenance; not a schedule defect
C10	Finishes	Redecorate offices and replace carpet tiles	£14,500	Lifecycle item at tenant change
		Subtotal	£45,700	

Table A.4 Long term: schedule of repairs

REF	ELEMENT	REPAIR	BUDGET COST (£)	NOTE
C11	Roof	Renew the roof-light units (discoloured, reduced daylight)	£18,000	Schedule 11; years 6 to 8
C12	Windows	Replace the office window units	£22,000	Lifecycle item, not a defect; years 8 to 10
C13	Yard	Resurface the yard and car park	£36,000	Lifecycle item, not a defect; year 10
		Subtotal	£76,000	

Table A.5 Cost summary by time band

TIME BAND	BUDGET COST (£)	SHARE
Immediate	£5,000	3.7%
Short term	£9,200	6.8%
Medium term	£45,700	33.6%
Long term	£76,000	55.9%
Total	£135,900	100.0%

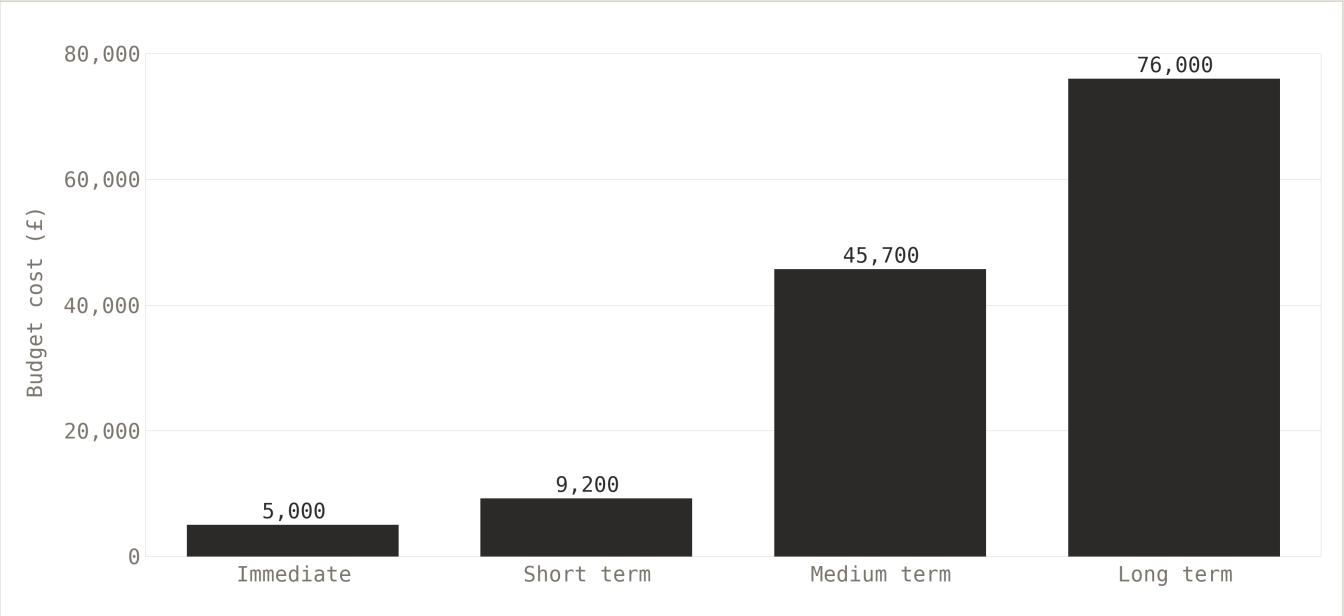


Figure A.1 Budget cost by time band

B Reinstatement cost assessment

Reinstatement

GROSS INTERNAL AREA (m²) 1,850	RATE BASIS BCIS rebuild rates, Q1 2026, regional factor applied
REINSTATEMENT COST (£) 2,640,000	DATE OF ASSESSMENT 19 Mar 2026
ASSUMPTIONS Includes demolition, fees and VAT on fees; excludes site contamination	

C Scope of service and standard limitations

This report records a non-destructive visual inspection carried out from the positions, and under the conditions, described in section 2. No parts of the building were opened up, lifted, moved or tested unless the report says so. Concealed, covered, inaccessible or obstructed areas have not been inspected and we cannot confirm that they are free from defects. Observations describe the condition on the day of inspection only.

The findings describe the condition observed on the inspection date. Buildings and assets change with time, weather and use; if a decision is to be made more than three months after the inspection date we recommend that the relevant areas are re-inspected.

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GENERAL NOTES

1. This report is for the named client and its professional advisers; no liability is accepted to any other party. The scope of the inspection and its limitations are set out in section 2 and Appendix C. This is a fictional sample report. The property, people, findings and photographs (AI-generated illustrations) are invented to demonstrate the template.

ISSUE RECORD

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