

FIELD HOUSE 15 WELLINGTON ROAD DEWSBURY WF13 1HF

1.0 About the Inspection

- 1.1 This condition survey has been carried out by David Hough MRICS; RICS surveyor number 1112686 employed by David Hough Chartered Building Surveyor Ltd.
- 1.2 The site inspection was carried out on Monday 22 January 2024. The weather was dry, cold and windy.
- 1.3 The survey and report (ref SC/3121) have been carried out for YMG Construction Ltd on instructions from Mr Y Patel.
- 1.4 This schedule of condition of the flagged areas has been produced by a surveyor who has written this report for you to use to assess the current condition of the stone flag paving and identify items of disrepair.
- 1.5 As agreed, this report will contain the following:
 - 1.5.1 a thorough inspection of the flag pavement and section of highway
 - 1.5.2 a detailed report based on the inspection.
- 1.6 We aim to give you professional advice to:
 - 1.6.1 Provide detailed advice on condition.
- 1.7 We carefully and thoroughly inspect the flag paving using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.

2.0 Introduction

- 2.1 **This report is for the private and confidential use of the client for whom the report is undertaken and their legal advisors. It should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of the surveyors.**
- 2.2 The RICS Member and/or Regulated firm does not pay a referral fee or equivalent to any party who may have recommended them.
- 2.3 The RICS Member and/or Regulated firm does not know of or have any conflict of interest in accepting this instruction.
- 2.4 All directions and room locations quoted during this schedule are referenced from the outer walls of the building.

3.0 Bypass Elevation



3.1 The paving is recorded from alongside the building, always referenced as Row 1 (R1) flag 1 (F1), outwards towards the roadside curb. F1 in this section aligns with the red paint mark. Only damaged flags are referred to in this schedule.



R1 - F3



R2 - F2



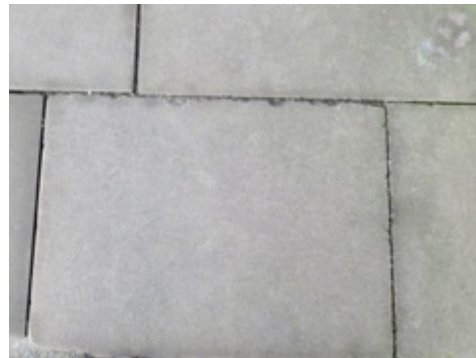
Block Paving



R6 – F1



R6 – F2



R7 – F2



R7 – F3



R7 – F4



R8 – F2



R8 – F3



Block Paving



Bay



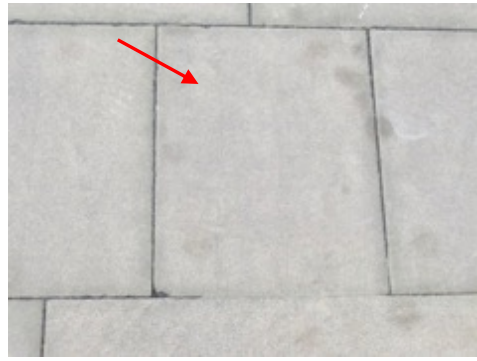
Block Paving



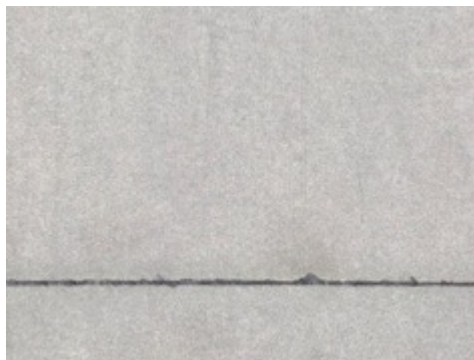
Flags to End of Bay (cut line)



R24 – F6



R25 – F4



R25 – F5



Block Paving

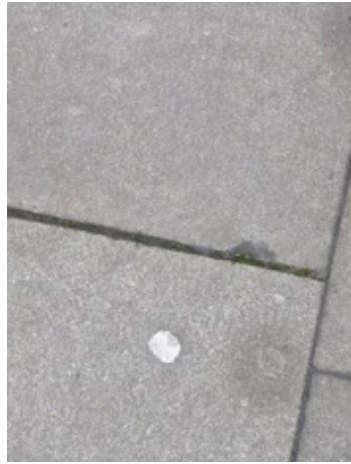
Section 2



Section Reviewed



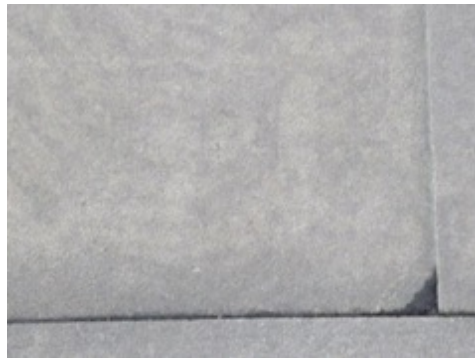
Block



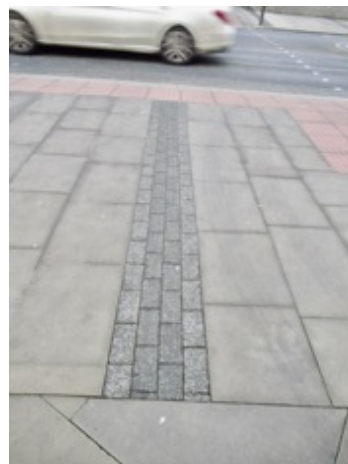
R40 – F3



Block



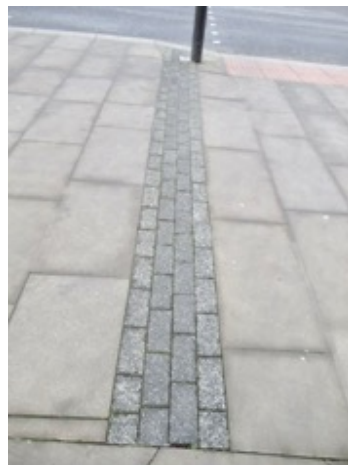
R45 – F2



Block



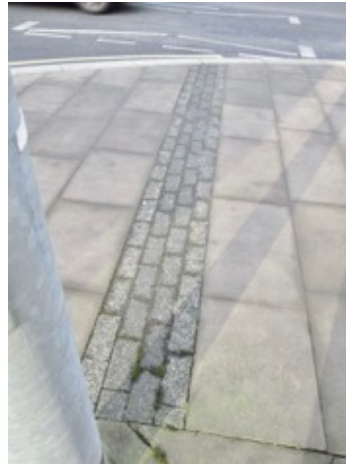
R50 – F3



Block



R58 – F2



Block



End
Wellington Street Plaza



Flag Area



Start Position



R1 – F2



R2 – F1



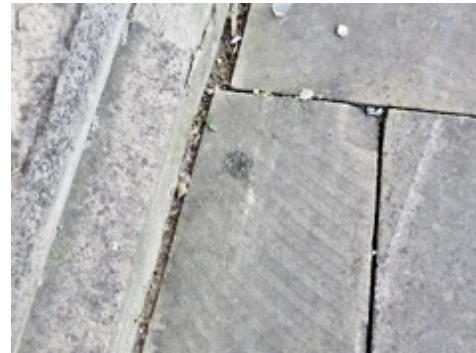
R2- F2



R2 – F3 (Lipped and rocks)



R2 – F3 (lipped and rocks)



R3 – F1



CATV chamber



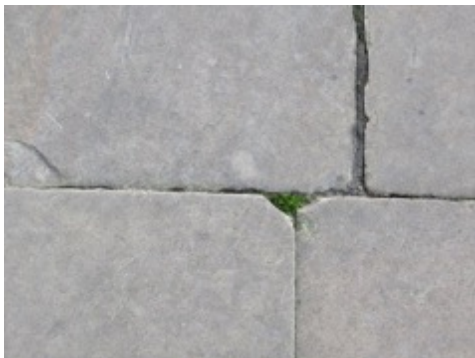
R4 – F5



R5 – F3



R5 – F4



R5 – F5 & F6



R6 – F3



MDN Chamber



R6 – F4



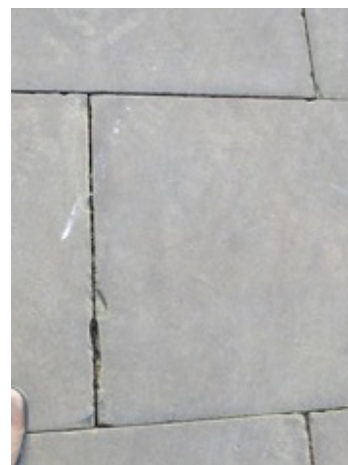
R6 – F5



R7 – F3 and lipped.



R7 – F4



R7 – F5



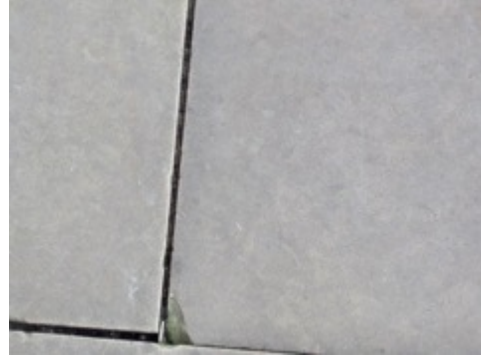
R7 – F 5 & 6



R8 – F1 Dropped



R8 – F2



R9 – F4



R9 – F8



R10 – F3



Inspection Chambers



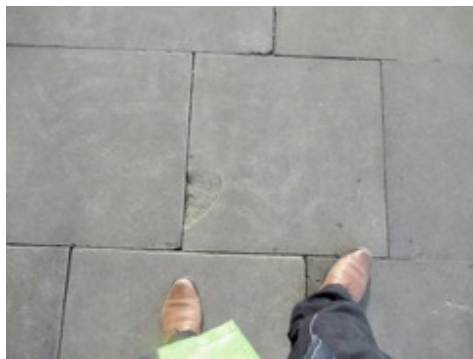
R11 – F3



R15 – F2 Dropped



R15 – F13



R17 – F4



R19 – F2



R20 – F2



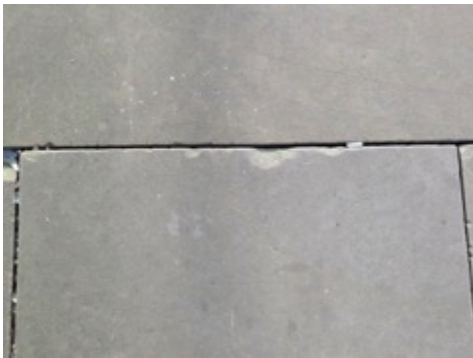
R20 F3



R20 – F16



R21 – F1



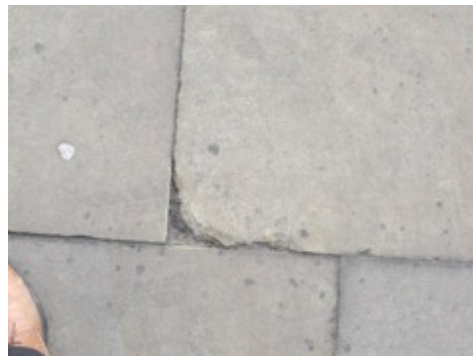
R21 – F2



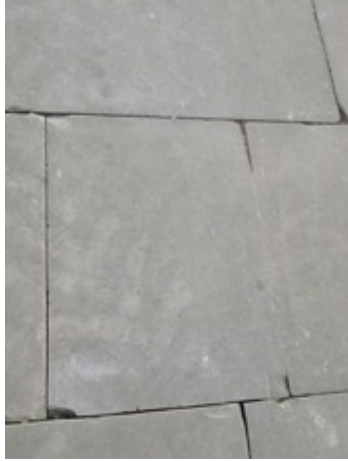
R22 – F1



R22 – F2



R22 – F17



R23 – F2



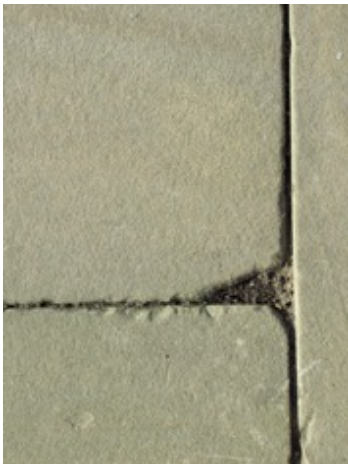
R23 – F2



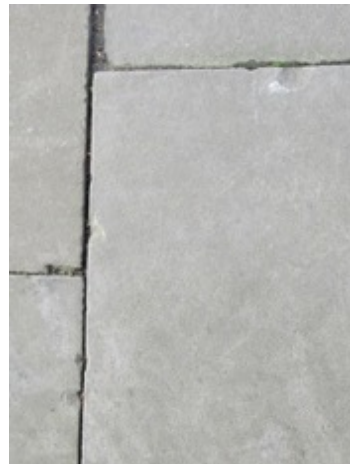
R23 – F2



R24 – F2



R24 – F3



R25 – F2



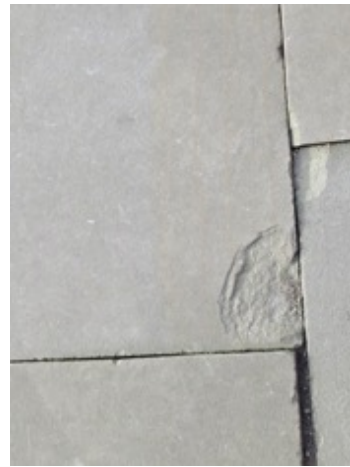
R25 – F3



R25 – F15



R26 – F3



R26 – F4



R27 – F10



R27 – F2



R29 – F4: Lipped



R30 – F3



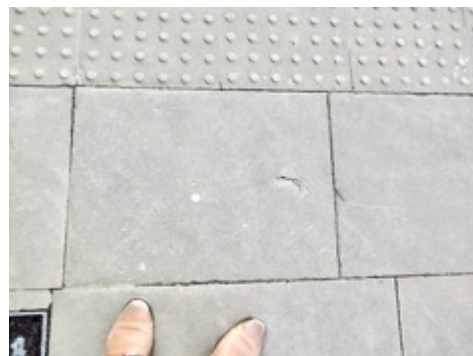
R30 – F11



R30 – F14



R31 – F1



R31 – F7



R32 – F15



R32 – F3

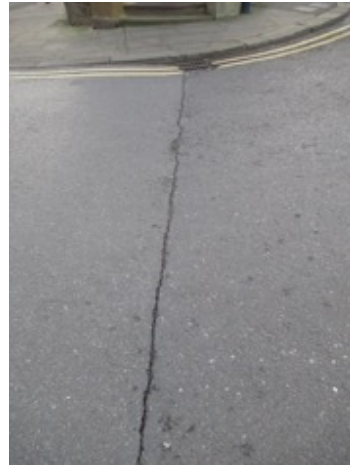


R32 – F15

Curb Edging



Highway



Block Paving



Bond Street



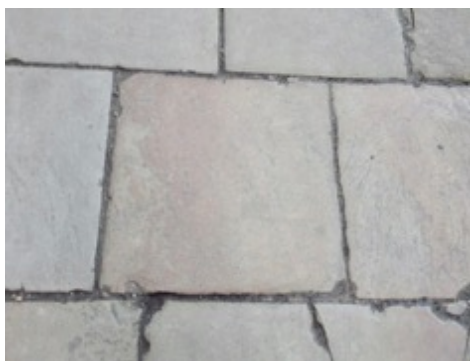
R1 – F2



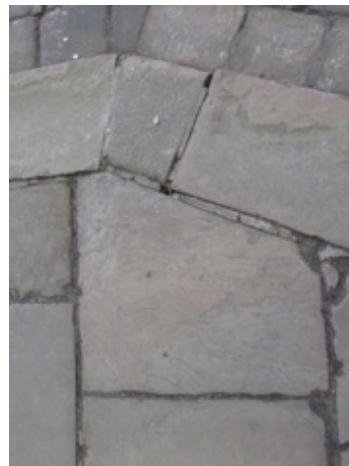
R1 - F3



R2 – F1



R2 – F2



R2 – F3



R3 -F2



R3 – F3



R4 – F2



R4 – F4



Gas



R5 – F3



R6 – F3



R7 – F1



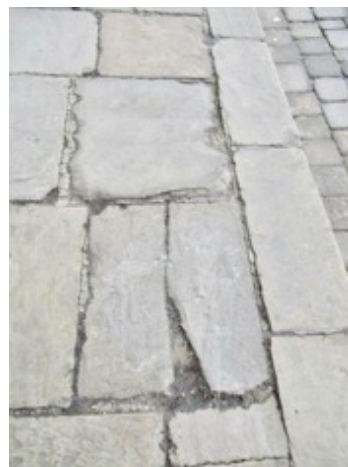
R7 – F3



R7 – F4



R9 – F1



R9 F3



R10 – F2



R10 – F4



Row R11



Row 12



Row 13



Row 14



Row 15



Row 16



Row 17



Row 18



Row 19



Rows 20-22

4.0 Conclusions

- 4.1 The schedule reflects the condition of stone flag paving on the date of inspection. It must be expected that defects can arise between the date of the inspection and commencing work onsite.
- 4.2 We trust this report addresses your concerns. Should you require any further clarification please feel free to contact me.



D Hough DipSurv MRICS
Chartered Building Surveyor
On behalf of David Hough Surveyor Ltd

24 January 2024