

JOB REFERENCE: XXXX

SCHEDULE OF CONDITION

XXXX

XXXX

London
SW4 XXX

XXXX



FOR

Mr X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

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General store

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Toilets

Ground Floor – back of house

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First Floor -

Toilet
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Office
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Catering Kitchen

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Introduction and Instruction

We have been instructed to inspect and prepare a Schedule of Condition for XXXX London. SW4 XXX We inspected the property on XXXX and again on XXXX

Information Summary

Address:	XXX XXX, London. SW4 XXX
Prospective Tenant:	Mr X
Covenants:	We have not seen a copy of the lease and we have therefore assumed the property has a full repairing and insuring lease (FRI), or will have under the proposed lease. We have assumed it is a standard lease with no unusual or onerous clauses. Your Legal Adviser should confirm this and advise us of any unusual or onerous clauses prior to signing of the lease or legal commitment to the lease.
Yield Up Covenant:	As a general comment under the terms of most leases there is a Yield Up Covenant requiring repair, redecoration, reinstatement and statutory regulations on termination of the Lease. We can see that part of the work in this instance was taking place at the time of our survey by the present tenant and as such the building that you are considering leasing is below the standard set out within most typical FRI leases.
Photographs:	We typically take approximately 300 photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report.
Orientation:	All directions are taken as if viewing the property from the front.
Weather:	At the time of the survey the weather was dry and cold. The weather did not hamper our survey.

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REPORT FORMAT

To help you understand our report we utilise various terms such as:-

Key to terms used:

Description

This identifies the location of the item and the material/s it is made from.

Condition

This identifies the condition and anticipated future life.

Action Required

We have used an Action Required column throughout the report which identifies and clarifies repairs required and will sometimes give a performance specification i.e. requiring an area of roof to be water tight leaving the how part to the builder. This section may also specify materials, British Standards and Codes of Practice or their equivalent.

Dated defined

Where the term dated is used, we are advising that we do not believe the cyclical three/five year redecoration as per typical clauses within a Full Repairing and Insuring (FRI) lease has been carried out.

We recommend legal advice and input whenever a Schedule of Condition is appended to the lease

We recommend that a solicitor is employed to ensure the Schedule of Condition that we have prepared is legally attached to the lease and legally binding with the landlord.

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ELEVATIONS

All directions given as you face the property.

The property has been viewed from ground level.

Contents:

Roofs
Front Elevation
Left Elevation
Rear Elevation
Right Elevation
Outside Areas

XXXX

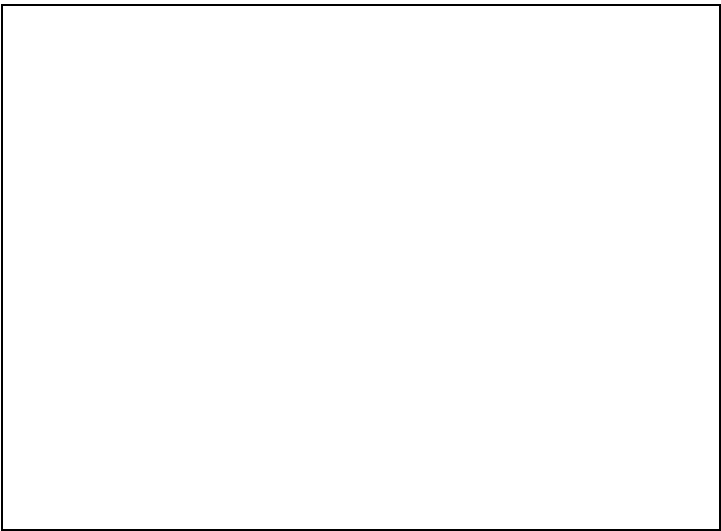
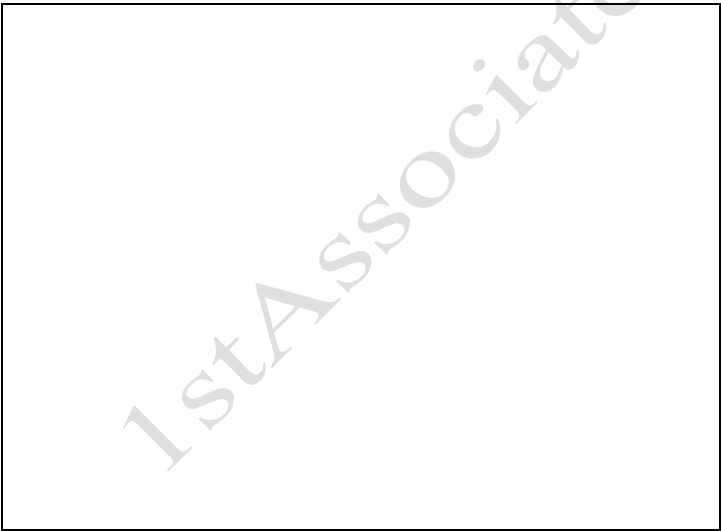
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Location Plans



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ROOFS – EXTERNAL

Main Roof



Main roof



View of main roof



Cracking to asphalt

DESCRIPTION	CONDITION	ACTION REQUIRED
Flat roof: Asphalt	Cracking visible within asphalt	Ad hoc repairs Over the period of the Lease we would expect the roof to require major repairs if not renewal
Chimneys: Numerous Brickwork	Ad hoc repairs required	Ad hoc repairs



Three right side chimneys



Front right chimney



Rear right chimneys

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Middle chimney



Middle rear chimney



Left chimney

<p>Parapet wall:</p> <p>Brickwork</p>	<p>Repairs look to have taken place</p> <p>Gap where asphalt meets parapet wall</p>	
--	---	--



Parapet wall



Gap where asphalt meets parapet wall.

<p>Gutters and Downpipes:</p> <p>Plastic</p>	<p>Dated</p>	<p>Ensure all gutters are watertight and falling towards the downpipe and clear.</p> <p>Repair downpipes and secure as necessary, ensure downpipes are clean and clear.</p>
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Two Storey Roofs (rear left)



Rear two storey roof



Two storey rear roof



Debris on rear left roof

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Flat roof: Asphalt</p> <p>There are doors leading out to this area but no safety rail around the edge of the roof.</p>	<p>Debris</p> <p>Point load damage</p> <p>Redundant pipework around and adjacent to the roof</p>	<p>Remove</p>



Redundant pipe

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Two Storey Roof
(rear right)



Timber unit on rear right roof



Rear right roof



Roof – rear right

DESCRIPTION	CONDITION	ACTION REQUIRED
Flat Roof: Asphalt No fall	Debris Leaves gathering at base of property	Remove
Chimneys: Brickwork	Ad hoc repairs	Ad hoc repairs



Middle right side chimney



Second middle right side chimney

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Timber unit: Mineral felt roof	Dated	Sand, repair, prepare and re-stain.
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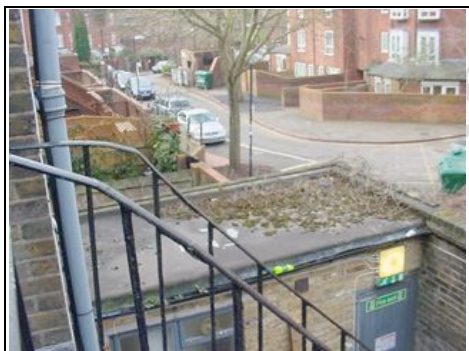


Box on top of timber unit

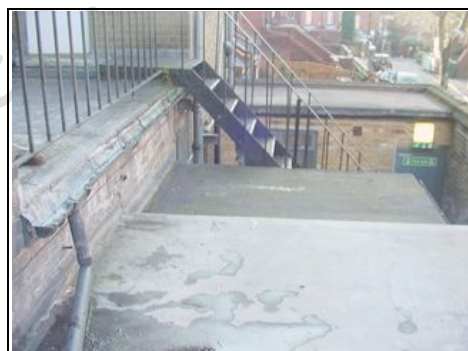


Fasciaboards requires redecoration

Low Level Single Storey Roof **(Rear left)**



Rear low level roof



View of rear single storey flat roofs

DESCRIPTION	CONDITION	ACTION REQUIRED
Flat Roof: Asphalt	Leaves and moss sitting on the roof indicating lack of fall to roof	Clear

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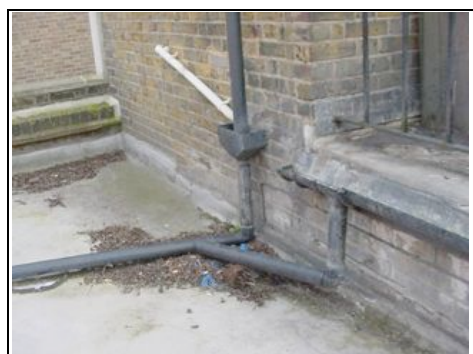
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Gutters: Plastic	Dated, moss and leaves	<p>Ensure all gutters are watertight and falling towards the downpipe and clear.</p> <p>Repair downpipes and secure as necessary, ensure downpipes are clean and clear.</p>
--------------------------------	------------------------	---

Low Level Single Storey Roof – around rear Fire exit area
(Rear right)




Low level single storey roof



Rear roof right



Rear flat roof right

DESCRIPTION	CONDITION	ACTION REQUIRED
Flat Roof: Asphalt Metal fire escape 	<p>Leaves and moss sitting on the roof indicating lack of fall to roof</p> <p>Debris including plant pot</p>	<p>Clear and clean</p> <p>Remove</p>

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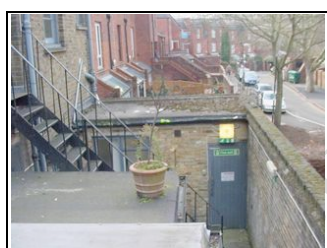
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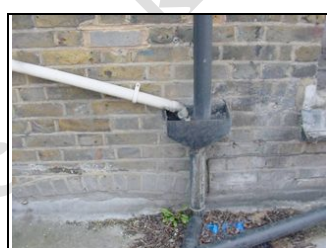
<p>Gutters and Downpipes:</p> <p>Plastic</p> <p>Hopperhead</p>	<p>Running horizontally</p> <p>Full of debris</p> <p>Overflowing</p>	<p>Ensure all gutters are watertight and falling towards the downpipe and clear.</p> <p>Repair downpipes and secure as necessary, ensure downpipes are clean and clear.</p>
<p>Safety Rail:</p> <p>Metal</p>	<p>Dated</p>	<p>Remove rust. Use rust stop agent. Prepare, repair and redecorate.</p>



Gutter full of debris



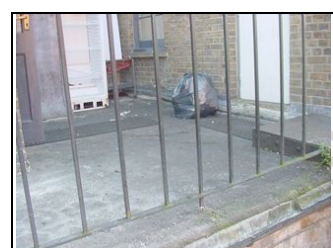
Plant pot requires removal



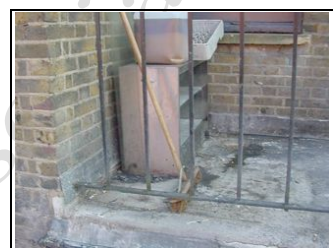
Overflowing hopperhead



Dumb waiter - metal



Close up of rear low level roof to fire escape



Safety rail requires redecorating

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FRONT EXTERNAL ELEVATION



Front Elevation



Front view



Front view with beer garden

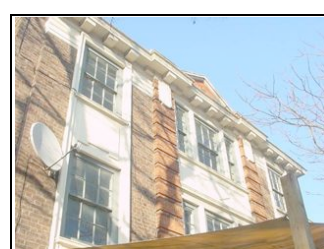
DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs:		Please see roof section
Parapet Wall: Brickwork		Please see roof section
Gutters and Downpipes: Cast Iron and Plastic		Please see roof section
Walls: Flemish bond brickwork Painted Render Glazed tiles	Dated Dated. Graffiti Cracked	Clean Clean graffiti and redecorate if required Repair



Glazed tiles



High level
XXXX



Brickwork and render
panels around
windows



Cracking

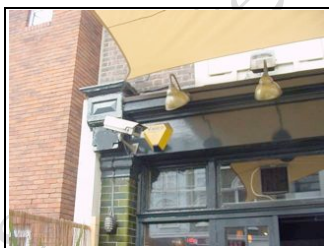


Close up of cracking

External Detailing:		
Windows: Sliding sash windows at high level	Average	Repair, redecorate. prepare and
Pub Front: Ground level	Average	Repair, redecorate. prepare and
Doors: Timber Two double and side doors		
Signage: Swing sign	Dated	Prepare and redecorate post and re-paint sign



Pub front



Close up of external detailing at front of pub



Swing sign



Entrance door to lobby area



Double entrance doors



Close up of swing sign



Cellar flaps

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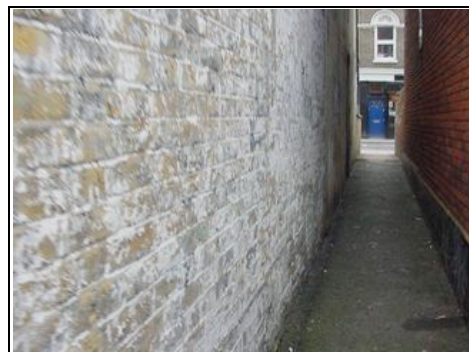
LEFT EXTERNAL ELEVATION



Left view

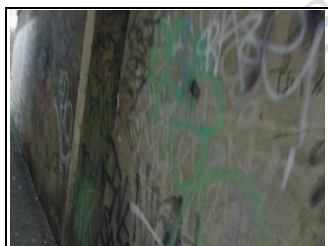


Left side view

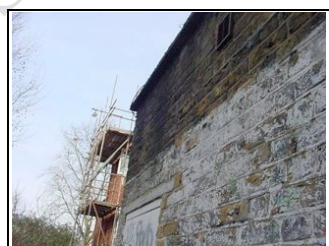


Left view at low level

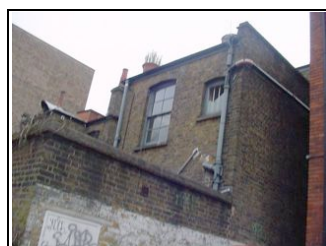
DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs:		See roof section.
Gutters and Downpipes: Cast Iron and Plastic		See roof section.
Walls: Flemish bond brickwork White painted panel Render	Graffiti covered	Clean graffiti and redecorate if required.



Graffiti



Left side, graffiti painted over on brickwork



Left view



Flemish Bond Brickwork

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White painted panel



Close up of white painted panel



Painted section



High external ground level to internal ground level

External Detailing: Doors: Emergency Fire Exit door rear left corner	Dated, graffiti	Repair, prepare and redecorate.
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Fire exit door



Graffiti

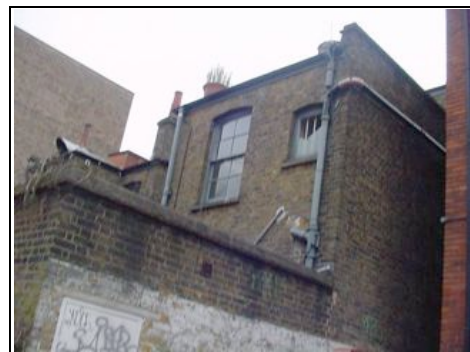
REAR EXTERNAL ELEVATION



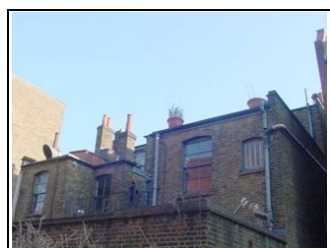
Rear view



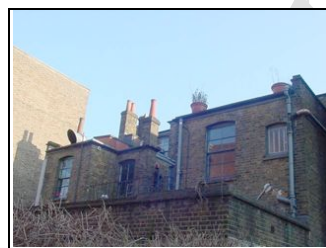
View of rear windows



Rear view

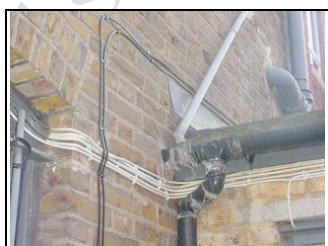


Rear view



Rear of property

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Brickwork		See roof section.
Roofs:		See roof section.
Gutters and Downpipes: Cast Iron and Plastic	Leaking Waste pipes going into rainwater pipes	Make watertight. Adjust pipework



Gutters at low level



Waste pipes going
into rainwater pipes
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Soil and Vent pipes:		
Plastic	Redundant	



Redundant soil and vent pipe

Fascias and soffits:		
Timber	Rot	Repair, prepare and redecorate.



Rot to fascia and soffit

Walls:		
Flemish bond brickwork	Cracking above window	Repair.
Cladding		



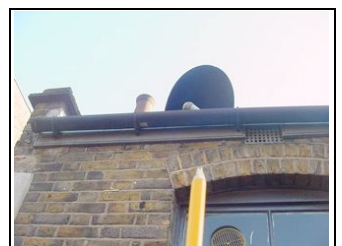
Cladding around dumb waiter



Close up of brickwork



Rear view



Cracking above window

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External Detailing:		
Windows:		
Sliding sash windows	Dated	Repair, prepare and redecorate.
Casement windows	Dated	Repair, prepare and redecorate.
Window boarded over	Boarded	Replace
Doors: Timber	Dated	Repair, prepare and redecorate.
Fire exit door	Dated, graffiti	Check for rust. Repair, prepare and redecorate.
Metal fire exit steps and handrails		
Fire exit door at first floor level	Unpainted	Repair, prepare and redecorate.



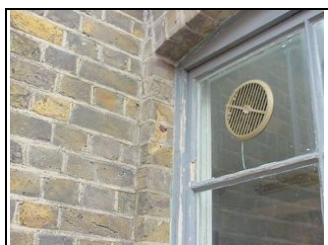
Window deteriorating



Rot to door



Casement window
needs repair and
re-decoration



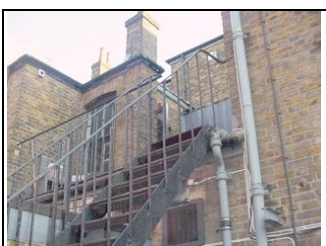
Close up of casement
window



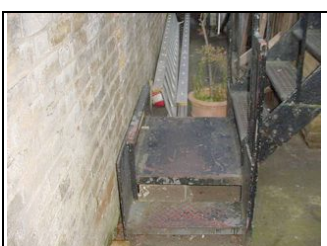
Broken window
General staining to rear
brickwork



Fire exit door



Fire exit



Fire exit



Boarded over window
to disabled toilets



Unpainted fire exit
door at first floor
level

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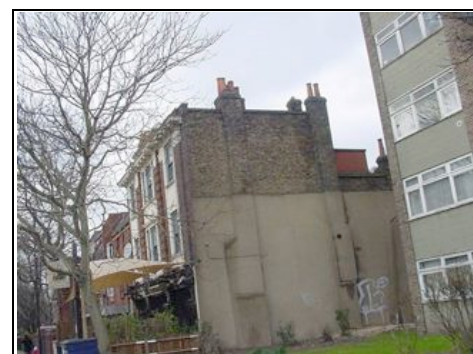
RIGHT EXTERNAL ELEVATION



Right view



View of right side



View of right side



Right elevation



Render to right side



Brickwork and render



View right high level

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Brickwork		See roof section.
Roofs:		See roof section.
Gutters and Downpipes:		See roof section.

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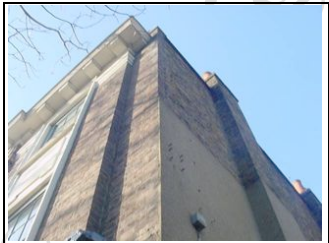
Walls: Top: Flemish bond brickwork Middle and lower: Render	 Graffiti left side Old fixing points	 Clean, make good and redecorate.
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Graffiti



Graffiti



Old fixing points

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OUTSIDE AREAS



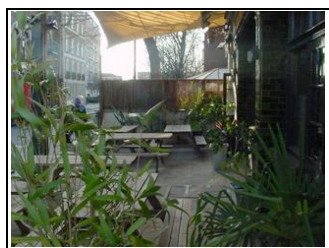
Front beer garden



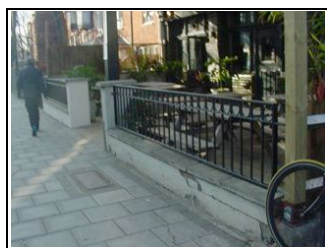
Beer garden area to front



Rails



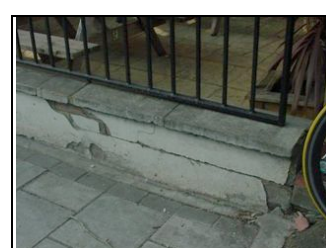
Beer garden at front



Front beer garden wall



Protection to beer garden wall



Damaged render to beer garden wall

DESCRIPTION	CONDITION	ACTION REQUIRED
Front beer garden area Paved Rendered wall with metal railing	Dated Dated, damaged render	Pressure hose and clean Repair, prepare and redecorate

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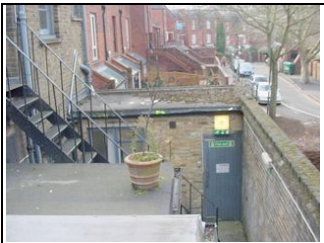
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Boundary Wall: Flemish bond brickwork	Crack Ad hoc repointing	Ad hoc repointing
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Boundary wall



Wall at boundary



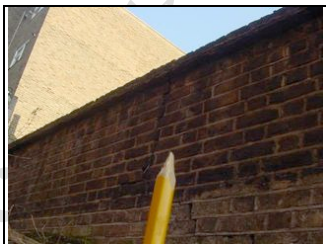
Cracking to rear
boundary wall



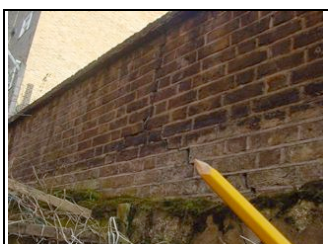
Boundary wall at rear



Boundary wall from
garden side



Crack

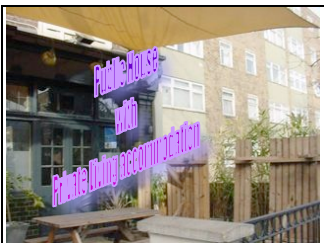


Close up of crack

Fencing	Partly missing	Replace. Re-stain.
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Fencing



Fencing partly missing

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INTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

Contents -

Basement:

- 1.0) Cold cellar
- 2.0) Main cellar
- 3.0) Wine store
- 4.0) General store

Ground Floor Trading area:

Front of House

- 5.0) Open plan bar
- 6.0) Central bar servery
- 7.0) Lobby
- 8.0) Ladies and Gentlemen's Toilets (rear)
- 9.0) Disabled/less able Toilets (rear)

Back of House

- 10.0) Access to cellar, upper floors and rear courtyard (rear right)

First Floor:

- 11.0) Landing
- 12.0) WC
- 13.0) Bathroom
- 14.0) Office
- 15.0) Bar/Function room
- 16.0) Catering Kitchen

Second/Top Floor:

Private Living Accommodation

- 17.0) Domestic Kitchen/Dining room/Lounge
- 18.0) Corridor
- 19.0) Bedroom One (right)
- 20.0) Bedroom Two (left)
- 21.0) En suite to Bedroom Two (internal)

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Basement

Cold cellar
Cellar
Wine store
General store

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Cold cellar

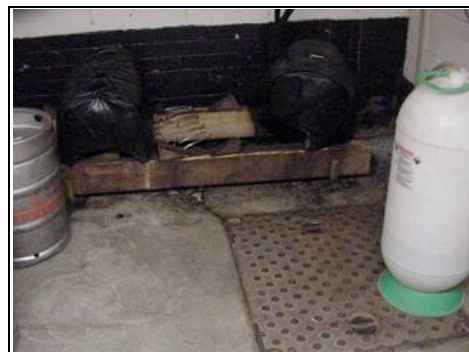
Not to Environmental Health Standards



Cold cellar

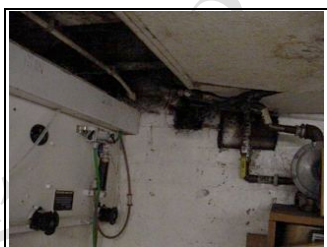


View in cold cellar



Cold cellar

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended ceiling system Behind ceiling joist and floorboard with embedded timbers	Dampness/deterioration to approx quarter of ceiling Approx one tenth of ceiling missing Mould and marked Rot	Make watertight Supply and fit new insulated ceiling



Ceiling



Close up view of ceiling



Missing ceiling panel

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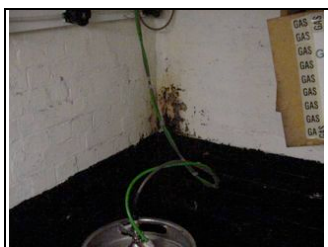
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Walls: Painted brickwork and blockwork	Dated Dampness	Resolve dampness. Repair, prepare and redecorate.
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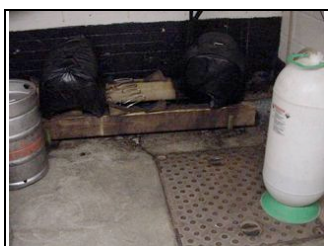
Dampness

Floors: Concrete	Marked Ponding to rear	Repair, prepare and redecorate.
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Leak

Detailing: Doors: Two double doors Belfast sink to rear	Damaged and marked	Repair, prepare and redecorate or replace. Deep clean and leave in working order
Services: Large manhole cover		



Manhole cover

XXXX

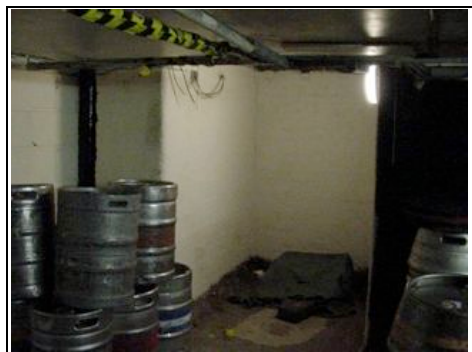
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Main Cellar



Main Cellar



View of Main Cellar



Gas cylinders not chained

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:		
Painted	Dated	Repair, prepare and redecorate.
Behind ceiling joist and floorboard with embedded timbers	Rot	
Redundant pipework		Remove
Walls:		
Painted brickwork	Flaking and stained	Resolve dampness. Repair, prepare and redecorate.



Rear wall right side

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Floors:		
Concrete	Heavily damaged	Screed and add floor paint.



Damaged floor

Detailing:		
Doors:		



Door

Services:		
Gas cylinders	Unchained	Secure
Cabling	Not encased	Box in cabling



Cabling not encased

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Comments:		
Stored items:	Mass of stored items including wood flooring	Remove



Stored items

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Electrics Cupboard

Services Cupboard: Door: Danger of death door with main electrics behind door behind		
--	--	--



Door and stored items



Electric fuseboard

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Wine store (left)



Wine store



Wine store



View of wine store

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Joist and floorboard with embedded timbers	Dated Rot	Repair, prepare and redecorate.
Walls: Painted brickwork Painted timber	Flaking and stained Dated	Repair, prepare and redecorate. Repair, prepare and redecorate.
Floors: Concrete	Damaged	Screed and add floor paint.

XXXX

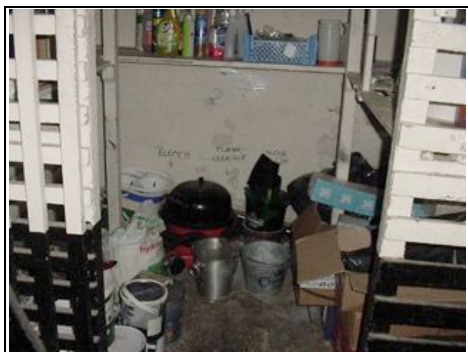
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General store

Store

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:		
Painted	Dated	Repair, prepare and redecorate.
Behind ceiling joist and floorboard with embedded timbers	Rot	
Walls:		
Painted	Dated	Repair, prepare and redecorate.
Timber division wall	Dated	Sand, repair, prepare and re-stain.
Floors:		
Concrete	Dated	Screed and add floor paint.
Detailing:		
Wood slated shelves	Dated	Sand, repair, prepare and re-stain.
Comments:		
Stored items	Mass of general stored items and point of sale goods	Remove

XXXX

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Steep ladder steps



Steep ladder steps



Steps to cellar

DESCRIPTION	CONDITION	ACTION REQUIRED
Steps: Steep Hand rail	Dated	Repair, prepare and redecorate. Secure

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Ground Floor

Front of House

Ground Floor Trading area:
Front of House

Entrance lobby area
Open plan bar
Central bar server
Ladies and Gentlemen's Toilets (rear)
Disabled/less able Toilets (rear)

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Main Open Plan Bar



Front and Left view



Right view



Rear view

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.



Ceiling

XXXX

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Walls:		
Painted	Dated	Repair, prepare and redecorate.
Timber cladding	Dated and heavily worn	Sand, repair, prepare and re-stain.
Feature fireplaces		



Timber cladding



Damage to cladding

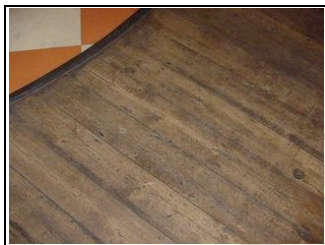


Left feature fireplace



Right feature fireplace

Floors:		
Timber	Marked and worn	Sand, repair, prepare and re-stain.



Timber floor

Detailing:		
Windows:	Marked	Repair, prepare and redecorate. Clean glass.
Doors:	Marked	Repair, prepare and redecorate. Clean glass.

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Entrance Lobby



Entrance lobby

DESCRIPTION	CONDITION	ACTION REQUIRED
Walls: Glazed Boarding	Damaged	Sand. Repair, prepare and re-stain.



Damage to entrance lobby



Entrance lobby



Ground level outside similar to ground level inside damp can therefore occur

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Central Bar Servery



Behind bar servery



Central bar servery



Bar servery

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Floors: Altro style Tiled area around central servery	Ingrained dirt	Deep clean Clean



Tiled area around central servery



Ingrained dirt



Base

XXXX

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Toilet Facilities
(rear)

Lobby

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Tiled	Ingrained dirt	Deep clean
Floors: Altro style	Ingrained dirt	Deep clean
Step: Altro style	Altro coming away Ingrained dirt	Repair Altro
Detailing: Windows: Two single glazed Doors: Painted with window at top of the door		Repair, prepare and redecorate.

XXXX

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——— Marketing by: ———

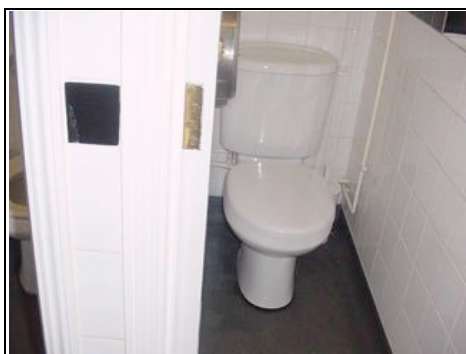
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Ladies' Toilets



Wash hand basin

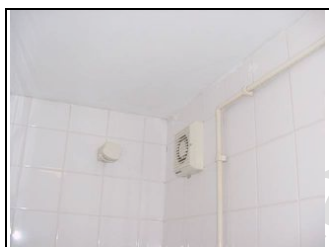


Ladies toilet



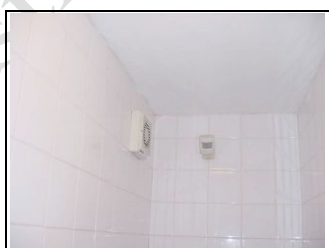
Toilet in Ladies

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	Repair, prepare and redecorate.



Ceiling

Walls: Tiled floor to ceiling	Ingrained dirt	Deep clean particularly to entrance area
---	----------------	--



Tiled walls

XXXX

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Floors:		
Altro style	Ingrained dirt	Deep clean



Flooring

Sanitary Ware:		
Two WC's Wash hand basin	Dated	Deep Clean

XXXX

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Marketing by: _____

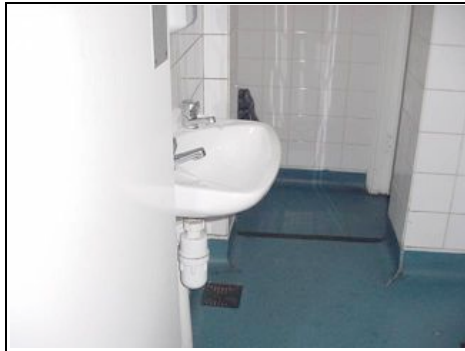
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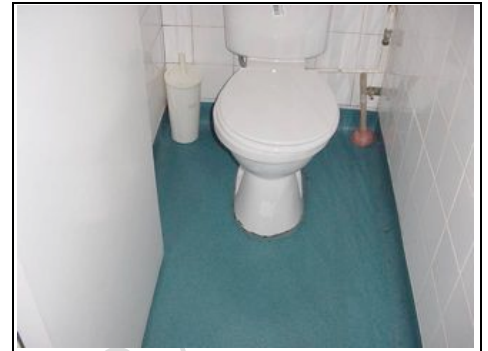
Gentlemen's Toilets (right rear)



View of Gent's toilets

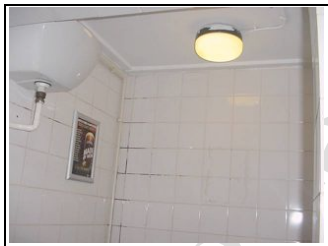


Gentlemen's toilets



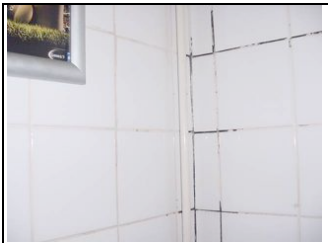
Toilet

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	Repair, prepare and redecorate.

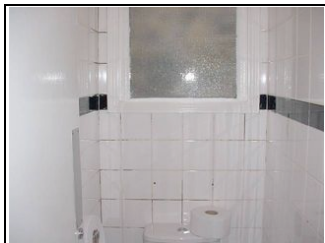


Ceiling

Walls: Tiled floor to ceiling	Damage Old fixing points Ingrained dirt	Repair/replace tiles Deep clean
---	---	------------------------------------



Ingrained dirt



Tiles with ingrained dirt

XXXX

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Floors: Altro style	Ingrained dirt	Deep clean
Sanitary Ware: Urinal, wash hand basin, WC	Dated	Deep Clean
Detailing: Windows: Single glazed, Georgian wire polished plate. Doors:	Dated Paint marks	Repair, prepare and redecorate. Repair, prepare and redecorate.



Window

XXXX

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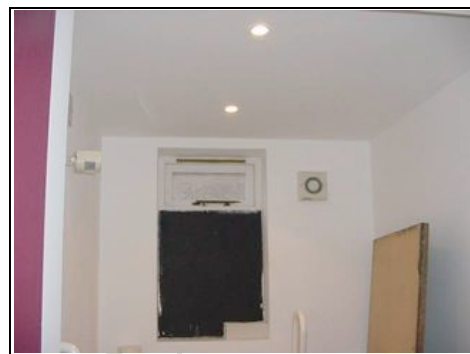
Disabled/Less Able Toilets (middle, rear)



Entrance door



Disabled/less able toilets



Wall in Disabled/less able toilets

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Two spotlights	Average	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Altro style	Ingrained dirt	Deep clean particularly to entrance door area
Sanitary Ware: WC, wash hand basin and assistance handles	Dated	Deep Clean

XXXX

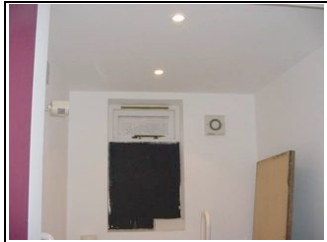
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Detailing:		
Windows:	Blacked out	Repair, prepare and redecorate.
Doors:		Repair, prepare and redecorate.



Blacked out window

Services:		
Durgo value		
Soil and vent pipe: Internal		
Electric heater		
No vents		

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Ground Floor

Back of House

Access stairs

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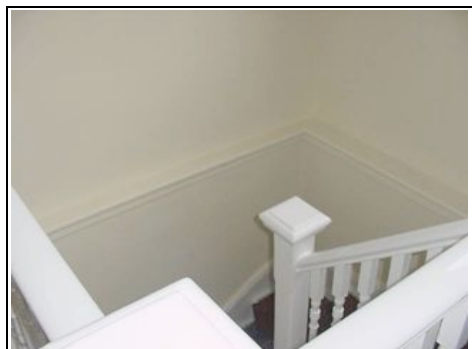
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Access from Ground Floor to First Floor

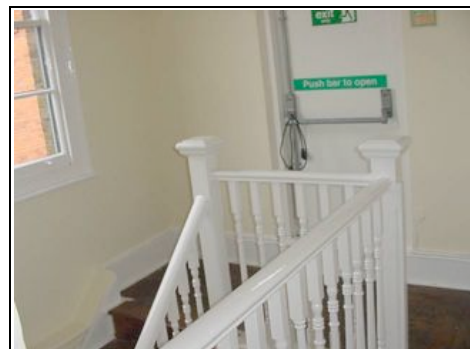
Stairs



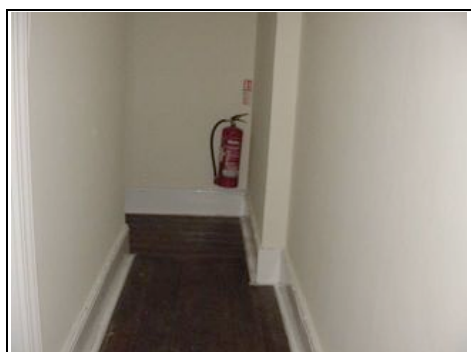
Ground floor to first floor stairs



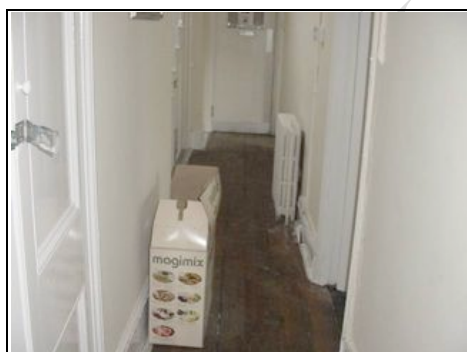
Stairs



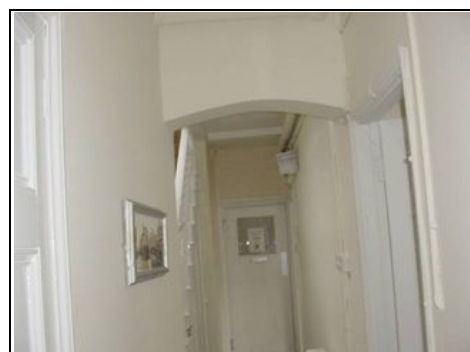
Hand rail



Associated corridor



Corridor



View of corridor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Newly painted	
Walls: Painted – stipple effect	Newly painted.	

XXXX

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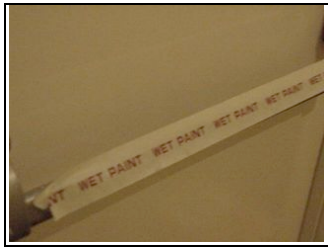
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Stairs:		
Timber	Being painted as we carried out our survey.	



Wet paint

Detailing:		
Windows:	Newly painted	
Doors:		
Newel posts and handrails	Newly painted	

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First Floor

Toilet

Bathroom

Office

Bar/Function Room/Lounge

Catering Kitchen

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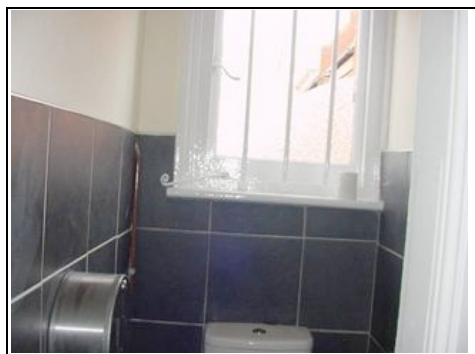
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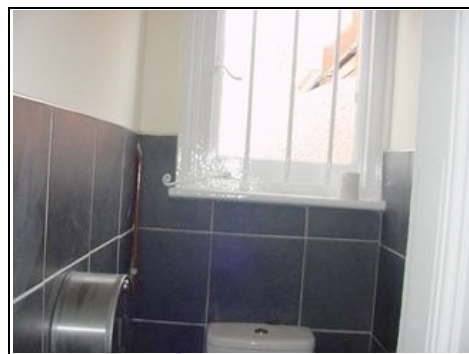
Toilet



Broken window



Toilet



Tiles

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Newly painted	
Walls: Painted Tiled to approx 1.5m	Newly painted Modern	
Floors: Tiled	Ingrained dirt	Deep clean
Sanitary Ware: WC	Ingrained dirt	Deep Clean
Detailing: Windows: Doors:	Broken Newly painted	Repair, prepare and redecorate.

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Bathroom
(rear)

Unable to gain access to this room at the time of our inspection – mass of stored items

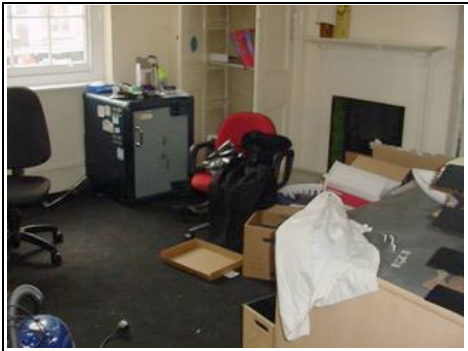


Bathroom used as store

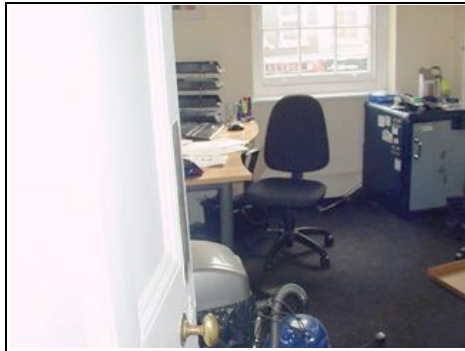


Bathroom stored items

Office
(front left)



Office



Office



Office ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Papered	Staining right corner	Repair, prepare and redecorate.



Ceiling

Walls: Woodchip wallpaper	Dated and marked	Repair, prepare and redecorate.
Floors: Carpet	Dated	Clean/replace

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Detailing:		
Windows: Sliding sash windows	Dated	Repair, prepare and redecorate.
Doors: Panel door	Dated	Repair, prepare and redecorate.
Built in cupboard	Dated and marked	Repair, prepare and redecorate.



Door

Services:		
Electric fire One internal radiator	Marked	Prepare and redecorate.

XXXX

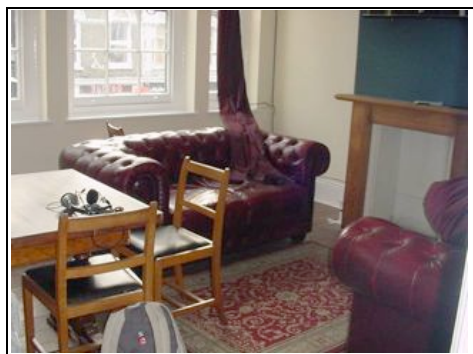
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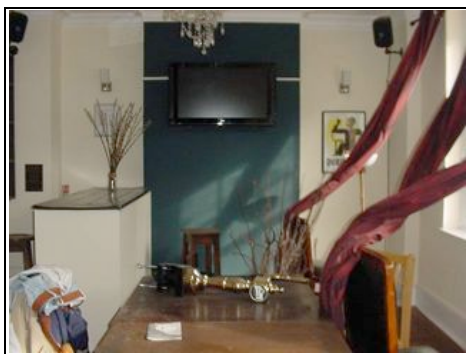
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Bar/Function Room/Lounge (right)



Bar/Function room towards front



Bar/Function room



Entrance to Bar/Function room

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	Repair, prepare and redecorate.
Walls: Painted	Being painted at the time of our survey	
Floors: Floor boarding	Dated and marked	Sand, prepare, repair and re-stain.

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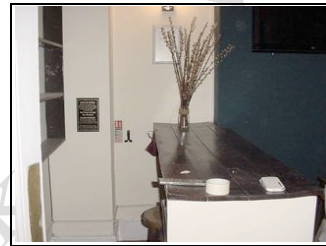
Detailing: Windows: Three sliding sash windows; two 6x6 one 2x2 Doors: Painted panel door Bar: Painted, floorboarding to top	Dated Dated Dated	Repair, prepare and redecorate. Repair, prepare and redecorate. Repair, prepare and redecorate.
--	---------------------------------	---



Sash cord missing



Fire Exit



Bar top made of floorboarding

Services: Chimney: left and right Internal radiators		
---	--	--

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Catering Kitchen
(rear right)



Catering Kitchen

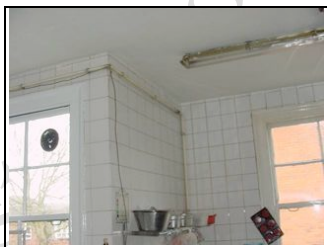


View of Catering Kitchen



Walls

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Three bulk head lights	Dated Paint marked	Repair, prepare and redecorate. Clean
Walls: Floor to ceiling tiles	Ingrained dirt	Deep clean



Tiled walls

XXXX

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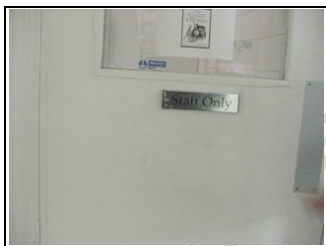
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Floors:		
Altro style	Ingrained dirt Damage	Repair and deep clean



Altro style flooring

Detailing:		
Windows: Sliding sash	Taped up ready for painting	Repair, prepare and redecorate.
Entrance door with vision panel		
Dumb waiter: left		
Access to roof		



Entrance door

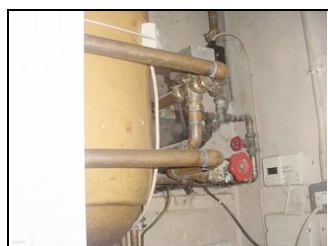


Lack of extract fans

Kitchen Equipment:
Stainless steel sink and drainer
The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.



Cooker



Factory lagged hot water cylinder

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Second/Top Floor

Private Living Accommodation

Stairs

Domestic Kitchen/Dining room

Bedroom One (right)

Bedroom Two

En suite to Bedroom Two

XXXX

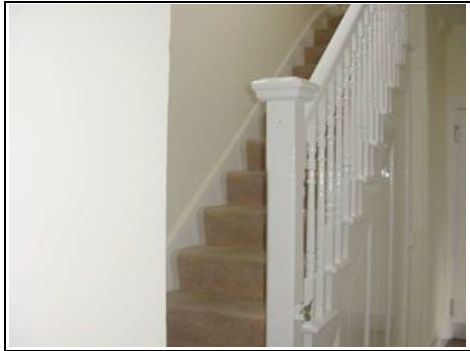
Independent Chartered Surveyors

—— Marketing by: ——

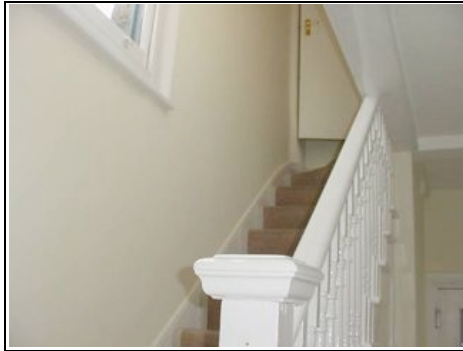
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Stairs



Stairs



Hand rail



Close up of stairs

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Newly painted	
Walls: Painted	Newly painted	
Floors: Carpet		

XXXX

Independent Chartered Surveyors

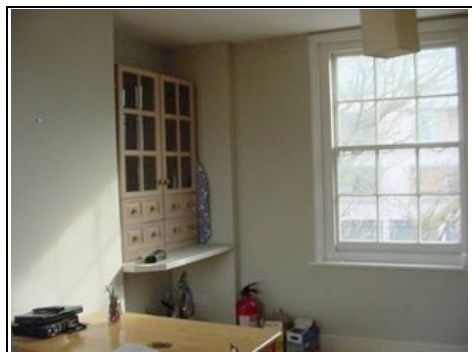
——— Marketing by: ———

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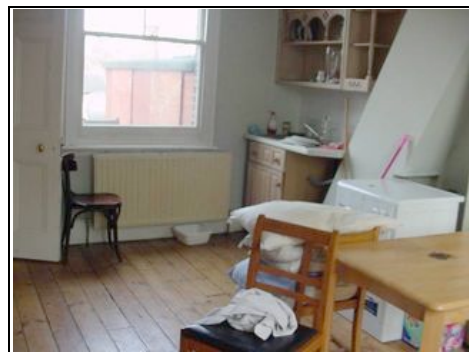
Domestic Kitchen/Dining Room



Domestic Kitchen to rear

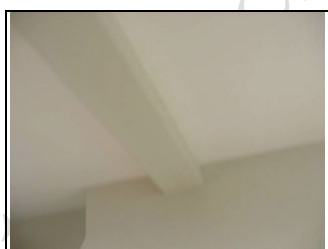


Domestic Kitchen unit



Domestic Kitchen to right side

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted Removed wall	Dated No pier	Repair, prepare and redecorate.



Wall removed



Checking for lateral damp

XXXX

Independent Chartered Surveyors

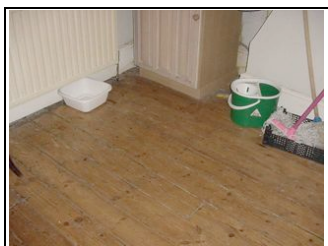
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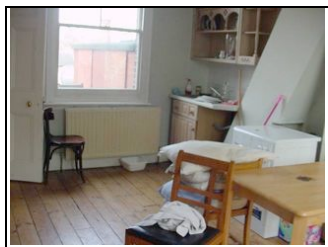
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Floors:		
Boarding	Dated and repairs	Sand, repair, prepare and re-stain.

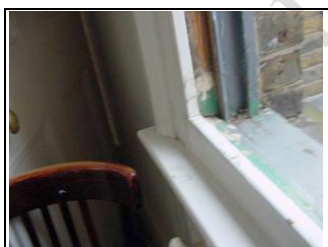


Floor repairs

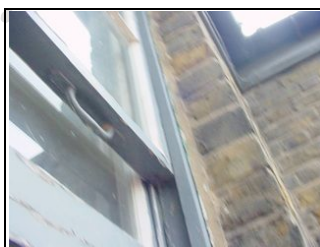
Detailing:		
Windows: Two sliding sash windows	Dated	Repair, prepare and redecorate.
Doors: Painted panel	Dated	Repair, prepare and redecorate.
Chimneybreast; right	Needs venting	Add vents



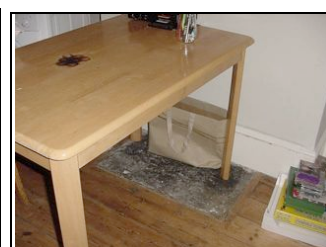
Window



Close up of window



Window external view



Chimney fireplace removed

Kitchen Units:	Slightly dated	
Sink: Right side, separate to main kitchen area to left		

XXXX

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Services:		
Internal radiator		
Electrics	Earth Test failed	



Earth Test - failed



Fuseboard

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Marketing by: _____

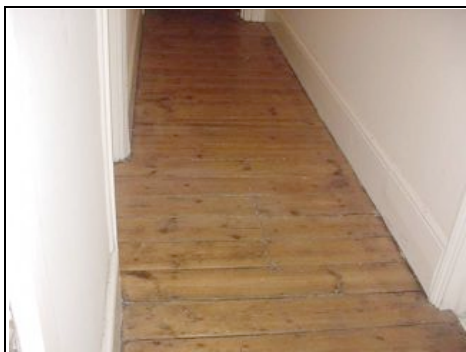
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Corridor



Radiator in corridor

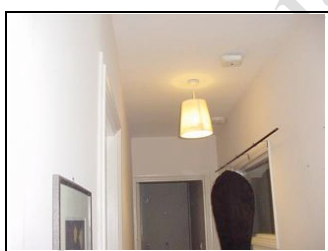


Corridor

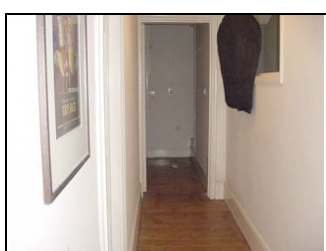


Corridor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated Hairline cracking around lights	Repair, prepare and redecorate.
Walls: Painted	Dated and marked	Repair, prepare and redecorate.



Walls



Painted walls

Floors: Timber	Marked	Sand, repair, prepare and re-stain.
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XXXX

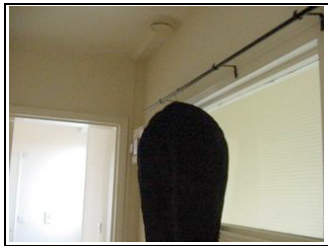
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Detailing: Windows: Georgian wire, polished plated giving borrowed light onto adjoining staircase. Doors: Vision panel	Dated	Repair, prepare and redecorate.
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Vision panel

Services: Electrics		
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Electrics

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Bedroom One (middle)



Bedroom

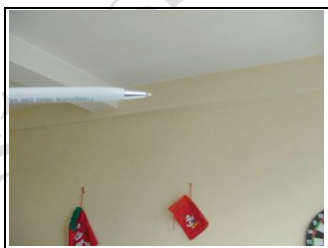


Bedroom



Windows

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted Wall removed	Heavily marked to fireplace area Hairline cracking No pier	Repair, prepare and redecorate.



Hairline cracking
Wall removed no pier

XXXX

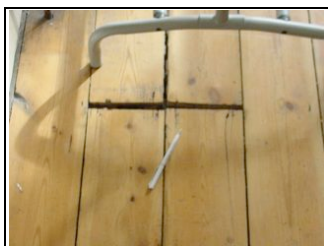
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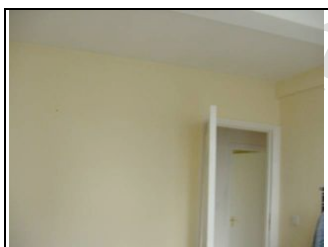
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Floors:		
Timber	Damaged	Make good, Sand, repair, prepare and restain.



Damaged floor

Detailing:		
Windows:		
One 6x6 sliding sash window	Dated	Repair, prepare and redecorate.
Two 2x2 sliding sash windows	Dated	Repair, prepare and redecorate.
Door: Painted panel	Dated	Repair, prepare and redecorate.



Door

Services:		
Internal radiator		

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Bedroom Two
internal with en suite
(left)



Bedroom

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted	Heavily marked Old fixing points	Repair, prepare and redecorate.



Vented chimney

XXXX

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Floors:		
Timber	Dated	Sand, repair, prepare and re-stain.



Floor

Detailing:		
Doors: To roof	Dated	Repair, prepare and redecorate or replace.

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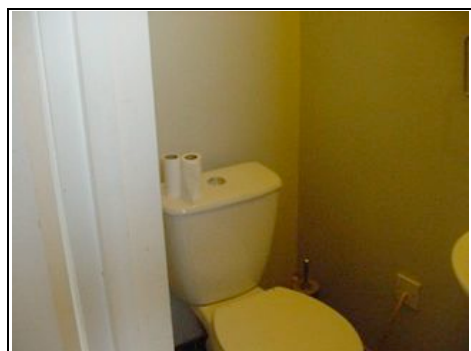
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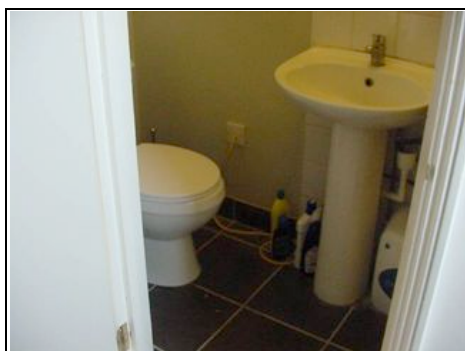
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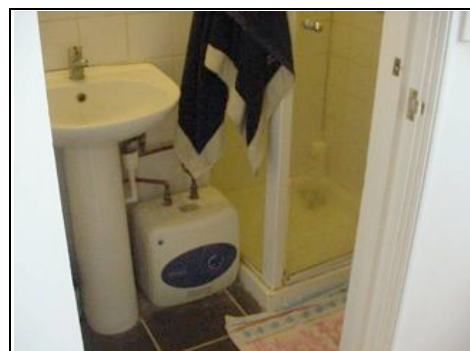
En suite (internal)



Toilet



En suite

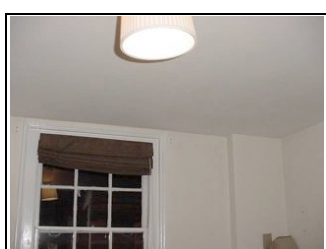


Shower in en suite

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted	Heavily marked Old fixing points	Repair, prepare and redecorate.



Looking into en suite



Walls

Floors: Grey tile	Ingrained dirt	Clean
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XXXX

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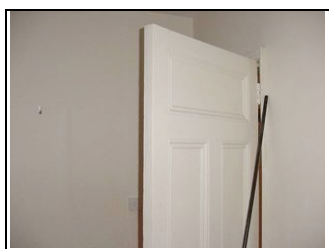
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Sanitaryware: WC, wash hand basin and shower	Ingrained dirt	Deep clean
Detailing: Doors: Hollow core flush door	Dated	Repair, prepare and redecorate.



Panel door

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OTHER MATTERS

SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

Electrics

The electrics are located in various locations with the main electrics appearing to be in the cellar area to the left side.

The earth test we carried out in the domestic kitchen failed.

ACTION REQUIRED: An Institute of Electrical Engineers (IEE) test and report should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Heating

The property has a wall mounted boiler manufactured by Potterton.

Security Alarm

It was noted there was an alarm system within the property.

ACTION REQUIRED: You need to check with your legal advisor if the system is working and if so whether it is fully maintained and is acceptable to an insurer.

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Energy Efficiency

Older properties such as this will not be as energy efficient as modern properties. We feel that energy efficiency will become very important in years to come and may well affect re-saleability of a property. We are advised this is already starting to happen to some extent in the office sector. There are many areas where energy efficiency and heat loss could be improved and reduced in this particular building, particularly with regard to insulation of the roofs. We would be more than happy to advise you further on this once you understand better your occupational requirements of the building.

Disability Discrimination Act

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. In this case we noted disabled/less able toilets located on the ground floor.

ACTION REQUIRED: You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

Asbestos Register

In a property of this age there may well be some asbestos. Asbestos was commonly used post war until it was banned only in the 1990s, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

ACTION REQUIRED: An Asbestos Register should be provided by the outgoing tenant/landlord.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

We are not asbestos surveyors.

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LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

This is not a structural survey or a building survey.

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise.

We have not carried out or arranged for specialists to undertake any reports, for example an environmental report or an audit report upon the property. We are therefore unable to advise whether any contaminated or other adverse environmental issues affect the site.

We have not carried out any formal or informal investigations with any local authorities or other statutory bodies with regard to issues relating to this property. We can happily carry this out but you do need to instruct us in writing to do so.

The Schedule of Condition has been prepared by XXXX following a visit on XXXX This report does not constitute a Structural Survey (now known as a Building Survey).

XXXX

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**Signature Document in Relation to
XXXX London. SW4 XXX**

Schedule of Condition

This signature document represents page 76 and 77 of a 77 page Schedule of Condition relating to:

XXXX London. SW4 XXX

as prepared by

XXXX Chartered Surveyors

You should ensure your Legal Advisor gets this document signed by the relevant parties and agreed prior to legal commitment to purchase. Delete/amend as you require.

Lessees Representative

We verify that this is a true and accurate record of the condition of:

XXXX, London. SW4 XXX

As inspected on XXXX

By

XXXX, Chartered Surveyors

Signed: Dated: XXXX

For and on Behalf of XXXX, Chartered Surveyors

XXXX

Independent Chartered Surveyors

——— Marketing by: ———

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Lessee

Mr X has seen and forwarded this document on by recorded delivery on
..... to the owners/landlords or their legal
representatives in relation to the proposed Lease.

Signed: Dated:
Mr X

Landlords Representative (delete as applicable)

Print Name: for and on behalf of
..... has inspected and read the
Schedule of Condition for an on behalf of
and accepts that it is a true and accurate record.

Signed: Dated:

For and on Behalf of:

I have the authority to sign this document on behalf of the aforementioned
company.

XXXX

Independent Chartered Surveyors

—— Marketing by: ——

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