

JOB REFERENCE: XXXXX

SCHEDULE OF CONDITION

XXXXXX

XXX

**Hampstead
London NW6 XXX**

XXXX

FOR

Mrs X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS



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Introduction and Instruction

We have been instructed to inspect and prepare a Schedule of Condition for Mrs X

We inspected the property XXXXX

Information Summary

Address:

XXXX
XXXX
Hampstead,
London NW6 XXX

Prospective Tenant:

XXXX

Covenants:

We have not seen a copy of the lease. 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.

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.

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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 landlord/landlord's surveyor/landlord's builder. This section assumes that materials and workmanship will meet 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 that regular maintenance has been carried out or cyclical maintenance for example 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.

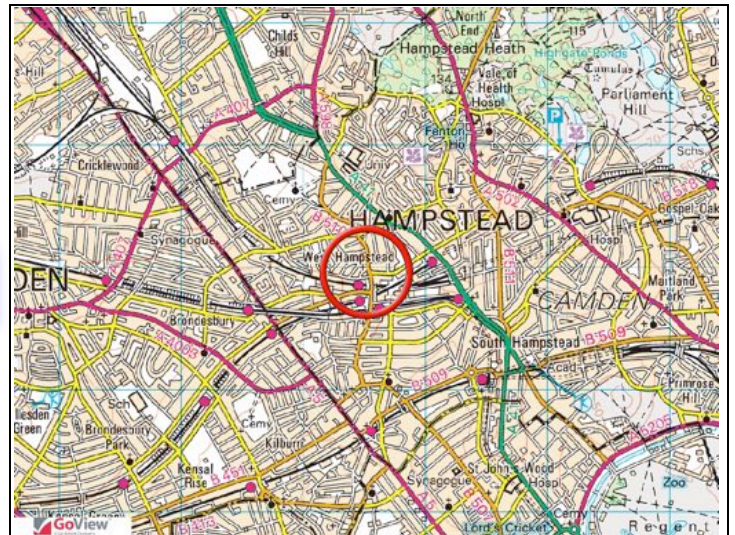
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Location Plans

Shop
Schedule of Condition

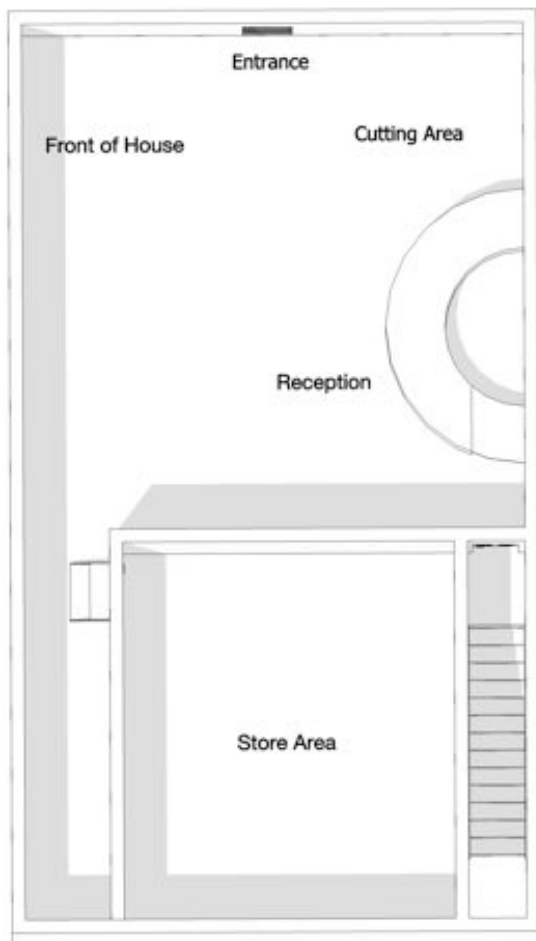
Shop
Schedule of Condition



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Floor Plans



Ground Floor

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Basement

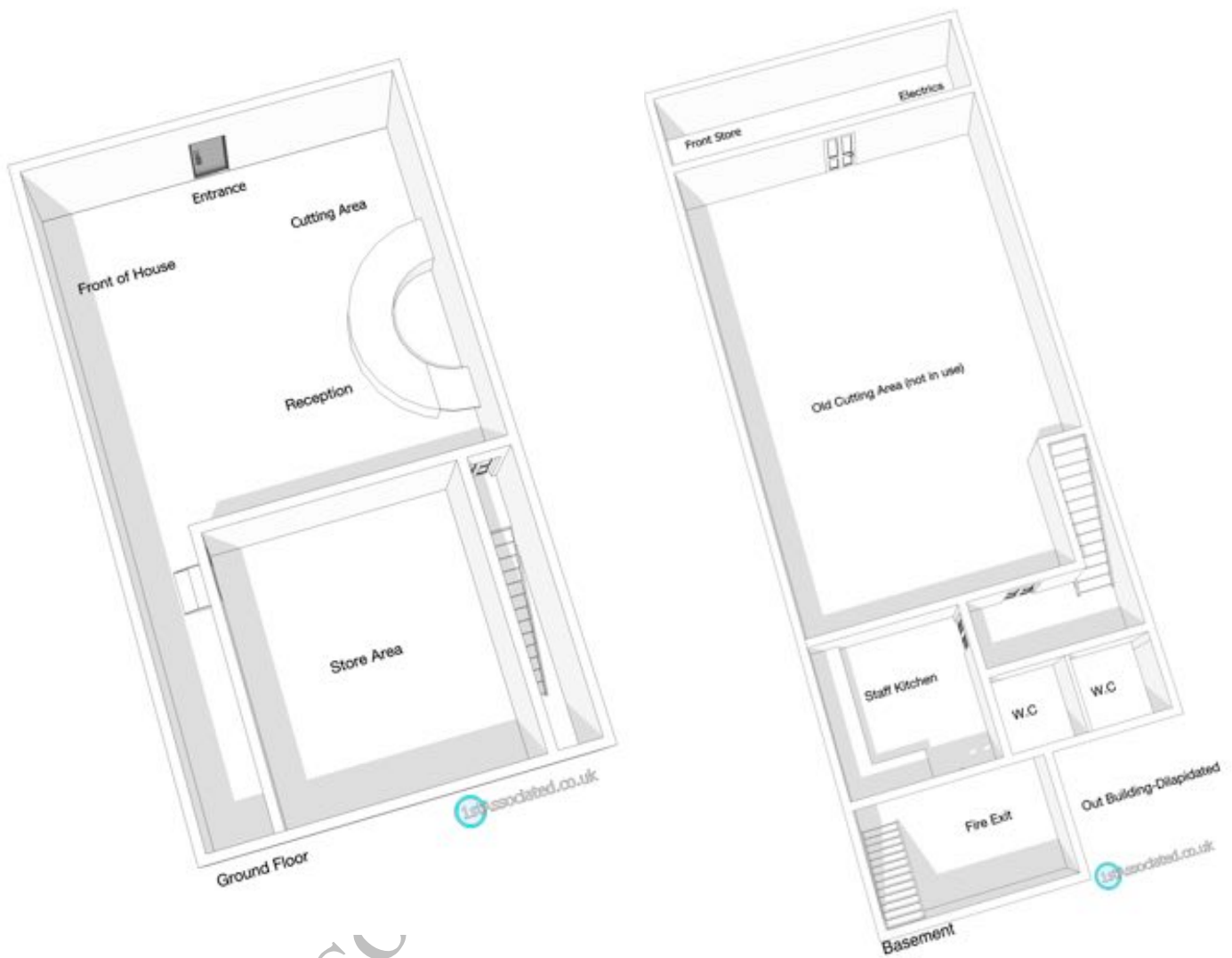
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The floor plans are an indication of layout and are not drawn to scale

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3D Plans



The 3D plans are an indication of layout and are not drawn to scale

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EXTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

Contents:

Roof
Front Elevation
Left Elevation
Rear Elevation
Right Elevation
Outside Areas

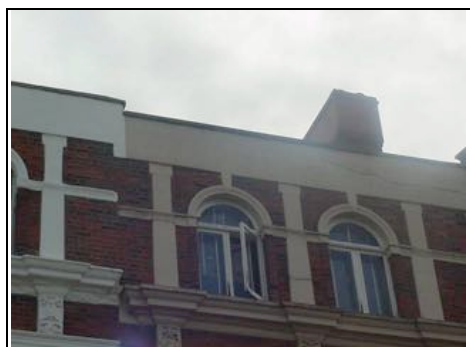
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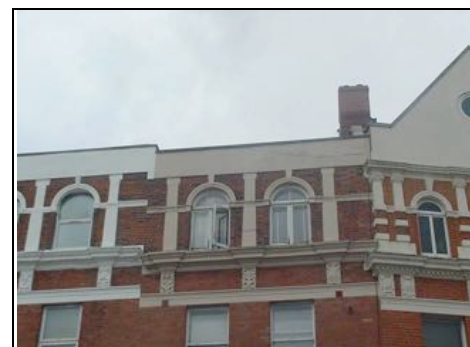
Front External Elevation Above the shop




High level view



Front view



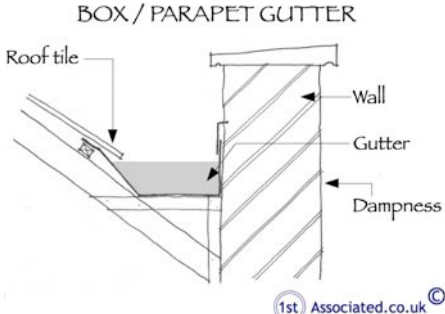


Deteriorating parapet wall

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: One brick chimney to right		Limited view If there is a joint shared cost associated with the high level roof then a joint high level inspection with the landlord's surveyor to be carried out from high level cherry picker or equivalent is recommended.
Roofs: Hidden roof Rendered parapet wall	Not inspected Hairline cracking; likely to be leaking.	If there is a joint shared cost associated with the high level roof then a joint high level inspection with the landlord's surveyor to be carried out from high level cherry picker or equivalent is recommended. Repair.

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<p>Likely to be a hidden box gutter at high level</p>  <p>Small flat lead roof at ground floor level</p> 	<p>Requires appropriate repair Water sitting on it</p> 	
<p>Walls:</p> <p>Flemish bond brickwork</p>	<p>Pattern staining Ingrained dirt</p>	<p>Clean.</p> <p>If there is a shared cost associated with the walls as a whole a joint high level inspection is recommended.</p>
<p>External Detailing:</p> <p>Windows:</p> <p>Casement windows at top floor level</p> <p>Sliding sash windows at first and second floor level</p>	<p>Flaking paint and generally dated.</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate.</p>



Front External Elevation




Street view to left
Aerial view – 360 photo



Front view



Street view to right
Aerial view – 360 photo

External Detailing:		
Glazed picture shop front window		
Painted wooden fascia/ signage	Average	Clean
Marble effect reconstituted stone (pilasters) to the left and right side of shop front		
	Average	Clean
	Average	Clean
Shop Entrance Door:		
Central glazed entrance door	Average	Clean



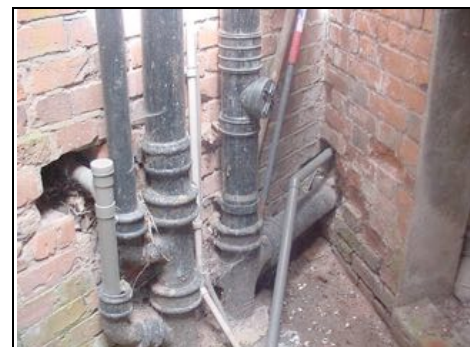
Rear Elevation




Soil and vent pipes at high level






Rear elevation pattern staining and lichens



Holes around pipework

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Roof not visible		See Roof Section
Gutters and Downpipes and Soil and Vent Pipes: Cast Iron and plastic Two large and two small downpipes Plastic soil and vent pipe Cast iron soil and vent pipe Soil and vent pipe to base of rear door	Holes around pipework 	Make good brickwork where openings have been formed around the pipework. Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear.



<p>Walls:</p> <p>Flemish bond brickwork</p>  <p>Spalling and lichens</p>	<p>Spalling brickwork and weathered pointing to rear and vegetation growth</p>  <p>Broken vent</p> <p>Leaks from pipework and roof above</p>	<p>Remove vegetation. Ad-hoc repointing and/or replacement of spalling bricks</p>
<p>External Detailing:</p> <p>Door</p>	<p>Wet/dry rot to frame</p> 	<p>Repair, prepare and redecorate or replace</p>



Rear Courtyard






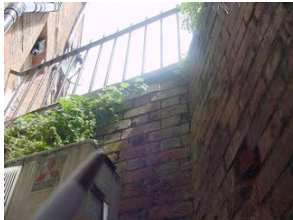
Fire exit door



Rear courtyard
Aerial view – 360 photo



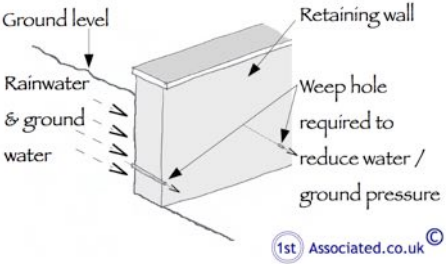
Vegetation growing from courtyard
walls

DESCRIPTION	CONDITION	ACTION REQUIRED
Walls:		
<p>Flemish bond brickwork</p> <p>This is a retaining wall and as such ground water and rainwater will be coming through the wall, which will generally cause accelerated deterioration to the wall.</p>  <p>Opening up of the brickwork</p>  <p>Drain at base</p>	<p>Spalling brickwork</p>  <p>Spalling brickwork</p>  <p>Structural stepped vertical crack</p>	<p>Ad-hoc repointing and/or replacement of spalling bricks</p>



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	 <p>Vegetation growth</p>  <p>Weathered brickwork and plants growing from brickwork Aerial view – 360 photo</p> <p>Weathered pointing</p> <p>No weep holes</p>	<p>Remove vegetation</p> <p>Ad hoc repointing</p> <p>Ideally add weep holes</p> <p>RETAINING WALLS & WEEP HOLES</p> 
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<p>External Detailing:</p> <p>Doors: Fire Exit Door: White painted timber</p>  <p>No door into coal shed/outbuilding</p>	<p>Rot to base</p>  <p>Lintel broken over door opening and cracking to side</p>	<p>Repair, prepare and redecorate or replace</p>
<p>Services:</p> <p>One manhole</p> <p>One drain with metal cover – water visible</p> <p>One drain with wood cover – water visible</p>	<p>Not lifted.</p>	<p>Closed circuit TV camera report recommended.</p>



Rear Outbuilding/Store



Old coal chute




Outbuilding



Concrete ceiling with metal lintel

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof: The roof of this building has not been inspected it forms the access areas to the properties above.		
Ceilings: Concrete with metal lintel Pre-formed circular hole to right (coal chute)	Dampness	Make watertight Repair
Walls: Flemish bond brickwork	Spalling brickwork Worn joints Dampness	Make watertight Repair
Floors: Concrete floor with reinforcement Stored items	Rusting	Repair, prepare Remove



<p>External Detailing:</p> <p>Doors: Bricked up door with lintel over the top</p> <p>Entrance does not have a door</p> <p>Services: Air conditioning unit over door to outbuilding</p>		<p>Repair, prepare and redecorate or replace</p>
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INTERNAL

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GROUND FLOOR

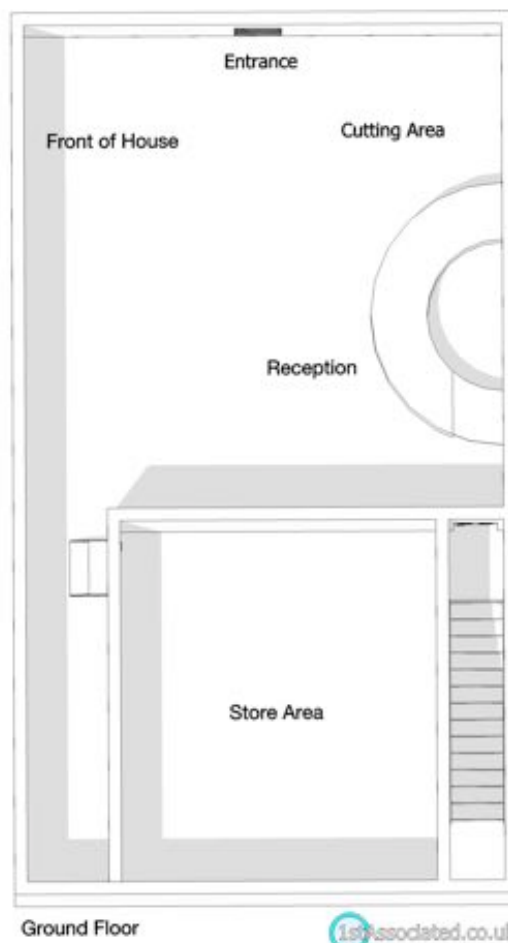
SHOP TRADING AREA

Contents:

Large salon area with central reception area

Landing and stairs to basement

Rear store area



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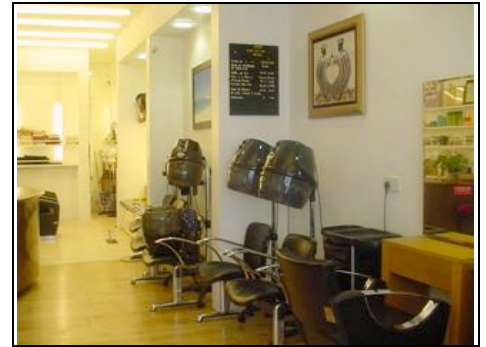
Main Salon Area



Reception area



Shop front



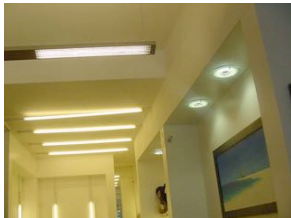
Drying area



Washing Hair area



Salon area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted Surface mounted cables to strip lighting system	Dated 	Clean, repair, prepare and redecorate
Walls: Painted Alcoves to either side	Dated	Repair, prepare and redecorate.


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	  <p>Marks on wall</p>  <p>Hole in wall, left side, all directions given as you face the property</p>	
Floors: Wooden Tiles to rear	Dated around reception area	Repair, prepare and redecorate Clean
Detailing: Wooden reception area to middle Windows: Glazed windows Doors: Glazed door	Average Average	Clean Clean



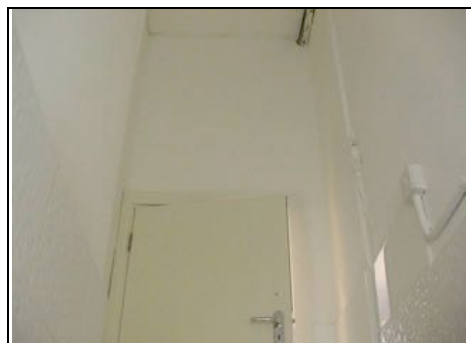
Services: Lighting Florescent mounted on walls 		See Services Section
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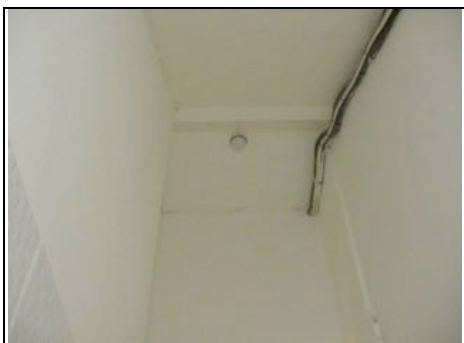
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Landing and stairs to basement



Door to basement



Ceiling



Vinyl floor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Vinyl	Dated and marked Damaged 	Replace.
Detailing: Doors:  Painted	Dated	Repair, prepare and redecorate.

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Steps to Basement:	Dated	
Services:		See Services Section

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BACK OF SHOP AREA

Contents:

Rear store

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Rear Store Area


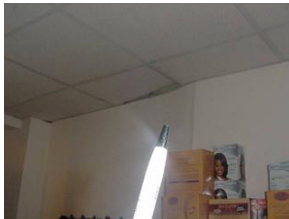


Ceiling



Store



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Suspended ceiling with ceiling grid	Dated Water damage to centre ceiling tile  Displaced/damaged tile to ceiling example left side 	Repair, prepare and redecorate



Walls: Painted Wood shelving fixed with metal brackets	Old fixing points and marks 	Repair (make good old fixing points), prepare and redecorate.
Floors: Carpet tiles Wooden steps into area Stored items 	Worn	Clean or replace Remove
Detailing: Windows: Barred Doors: Painted 	Dated Dated 	Repair, prepare and redecorate Repair, prepare and redecorate
Services: Fluorescent Lighting Extract fan	No luminaire	See Services Section Add luminaire Clean and service



BASEMENT

Contents:

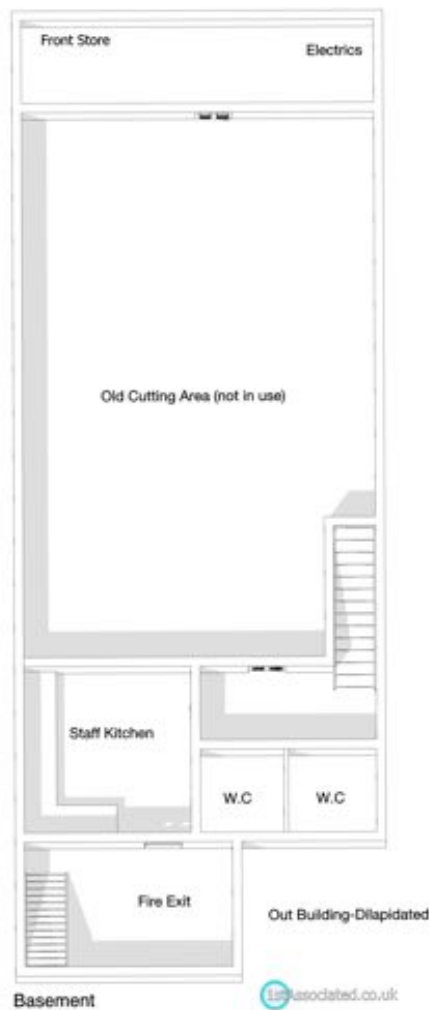
Staircase and lobby area

Front right store

Middle right open plan area

Two rear left WC's

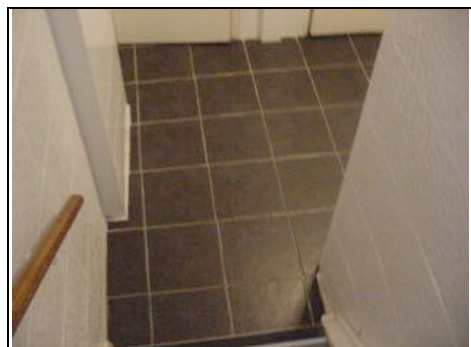
Rear right kitchenette/staffroom



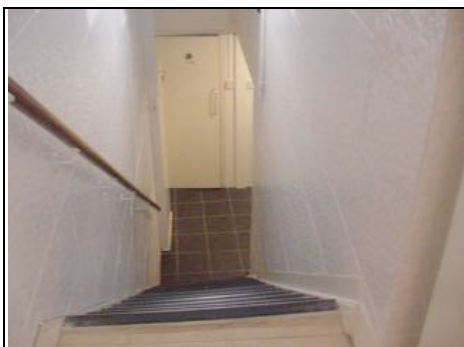
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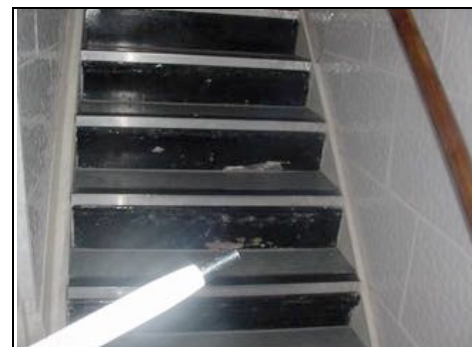
Staircase and Lobby Area



Lobby



Stairs and lobby

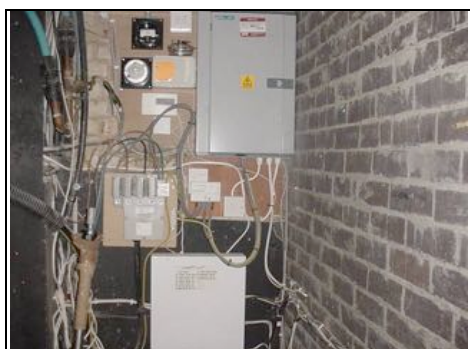


Damaged stairs

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted	Dated Vertical hairline crack	Repair, prepare and redecorate.
Floors: Tiled	Bulge in basement floor Possible dampness/water underneath floor	
Detailing:		
Steps to Basement: Stairs	Marks to the upstands	Repair, prepare and redecorate
Services: Lighting		See Services Section



Front Store Basement



Electrics






Stored items



Right wall

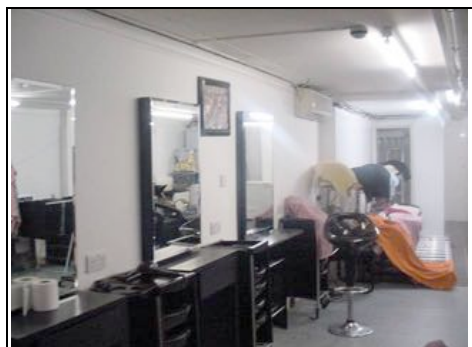
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted render	Openings and old fixing points and marks	Repair, prepare and redecorate
Walls: Tarred/painted Single skin brick	Dated Messy pointing	Repair, prepare and redecorate Clean
Floors: Vinyl Stored items	Dated	Clean Remove
Detailing: Doors: Painted to one side Formica door	Dated	Repair, prepare and redecorate



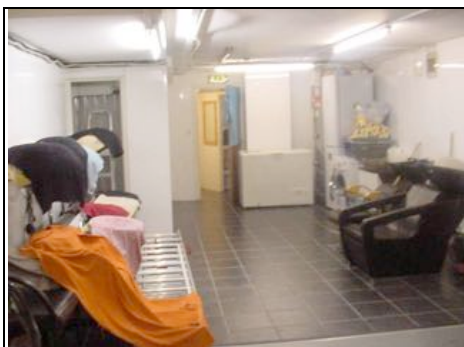
<p>Services:</p> <p>Lighting</p> <p>Electrics on left wall</p> <p>Water supply</p> <p>Vent on right side</p>  <p>Extract fan</p>	<p>Dated</p>  <p>Electrics</p>  <p>Extract fan</p>	<p>See Services Section</p> <p>Needs to be appropriate for work being carried out.</p> <p>Service</p> <p>Clean and service</p>
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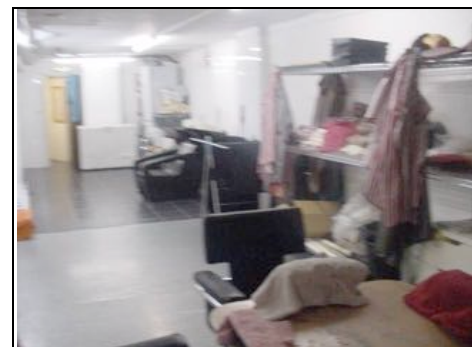
Central Open Plan Basement Area



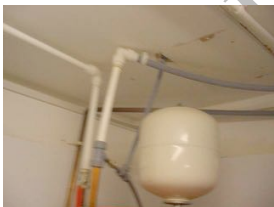

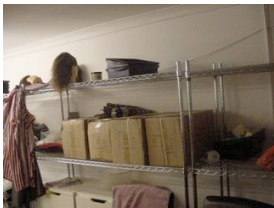
Left side



Old cutting area



Right side

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Exposed piping visible	Dated  Damage to ceiling around boiler to right side	Repair, prepare and redecorate.
Walls: Partly tiles Partly painted  Surface mounted pipework mixture of plastic and copper Surface mounted electric conduit	Marks above tiles to right Hairline cracking to pilasters next to extract  Racking Likely to leak/have condensation	Repair, prepare and redecorate.



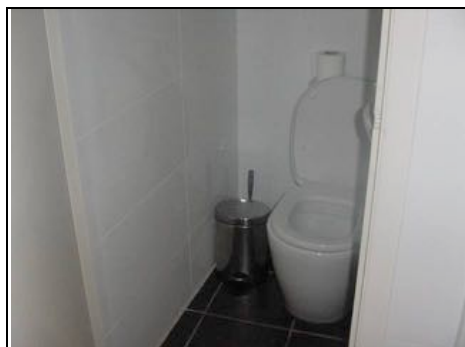
Floors: Tiles Vinyl 	Dated Dated	Clean Clean
Detailing: Doors: Entrance door with vision panel Door into the store	Dated Dated	Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: Lighting  Water heater		See Services Section



Rear Left Unisex Toilet



Entrance door

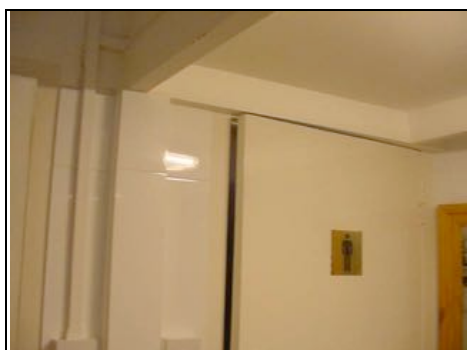


WC

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted Plastic piping visible	Dated	Repair, prepare and redecorate
Walls: Tiled	Dated	Clean
Floors: Tiled	Dated	Clean
Detailing: Doors: Painted flush door	Damaged	Repair, prepare and redecorate
Sanitary Ware: One WC One wash hand basin	Dated Dated	Deep clean Deep clean
Services: Lighting Extract fan		See Services Section Clean and service



Rear Right Gents Toilet



Entrance door

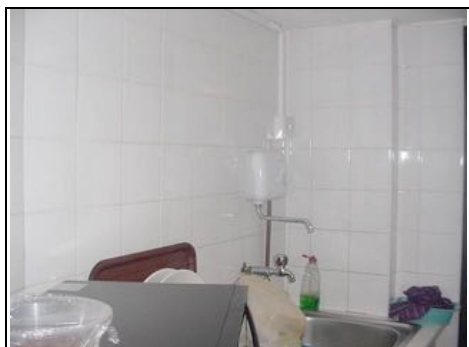


WC

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate
Walls: Tiled	Dated	Repair, prepare and redecorate.
Floors: Tiled	Dated	Clean
Detailing: Doors: Painted flush door	Dated	Repair, prepare and redecorate
Sanitary Ware: One WC	Dated	Deep clean
Services: Lighting Extract fan		See Services Section Clean and service




Rear Right Staff Room/Kitchenette
(giving access to rear courtyard and Fire Escape)



Kitchenette area



Staff room

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate
Walls: Painted Tiled	Dated Dated	Repair, prepare and redecorate Clean
Floors: Tiled	Ingrained dirt 	Clean



Detailing: Doors: Painted flush entrance door Fire exit door, with iron bars/cage. Locked and bolted.	Dated	Repair, prepare and redecorate Amendments appropriate for a Fire Escape
Kitchenette: Stainless steel sink and drainer	Dated	Clean
Services: Lighting		See Services Section

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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 were located in the basement store.

ACTION REQUIRED: Institution of Engineering and Technology standards (IET) test and report and any recommendations to be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Lighting

The lighting needs to be appropriate for the work being carried out in the building, current lighting is dated. You need a specialist to check and confirm the lighting is appropriate for how you intend to use the building.

ACTION REQUIRED: The lighting should be appropriate for the use and upgraded as necessary.

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Space heating

None noted/tested.

Stopcock location

The stopcocks have not been located or tested.

Fire Safety/Fire Alarms/Emergency Lighting

Not inspected.

ACTION REQUIRED: Specialist advice should be sought.

Security Alarm

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

ACTION REQUIRED: You need to check with your legal advisor as to the ownership of the alarm system. The important thing with a security alarm is to make sure whether it is a landlord fixture and fitting or past tenant's fixture and fitting and whether it is working and if so whether it is fully maintained and is acceptable to your insurer.

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-letability of a property.

Equalities Act 2010

The Equality Act 2010 legally protects people from discrimination, combining several pieces of earlier legislation, including the Disabilities Discrimination Act 1995 (DDA). The Act requires providers of services and employers to make reasonable provisions for those with disabilities

It should be appreciated that the definition of disability is all encompassing.

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hence includes those who are partially sighted, heard of hearing, as well as ambulant disabled persons – not just those confined to wheelchairs as many people tend to think.

In many cases physical changes to the buildings may be required, such as creating level/ramped approaches, the provision of accessible WCs, adjustments to the height of door entry systems for wheelchair uses, and the use of higher contrast internal colour schemes to aid those with visual impairments. However, physical changes may not always be necessary; in some instances it may be acceptable to implement a staff training and management policy to deal with disabled visitors.

In this case we would comment that there is not a toilet for the disabled/less able.

ACTION REQUIRED: You should enquire as to the availability of an Access Audit for the property, a report prepared by a specialist examining the various aspects of the building. Whether works are reasonable or otherwise depends on the age and type of the building, and to some extent the nature of your business and the likely visitors. We recommend you commission an Access Audit if one is not available.

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.

We have not seen a copy of the asbestos register.

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.

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Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

Certificates required to be obtained from landlord/outgoing lessee

Test certificates to be provided on:-

1. Electrics – An Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
2. Space heating inspection and test report (you need to see these in working order)
3. Asbestos - up to date asbestos report with samples.
4. Drainage – closed circuit TV camera report.
5. Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase.
6. Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
7. Any proposed planned maintenance that the landlord will be carrying out before the Full Repairing and Insuring lease takes place on the basis of the property condition and Schedule of Condition.

Tests and reports are standard requirements of a Full Repairing and Insuring lease as is redecoration before the end of the lease. We have not been instructed to carry out independent separate services tests.

———— Marketing by: ————
www.1stAssociated.co.uk
0800 298 5424



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).

———— Marketing by: ————
www.1stAssociated.co.uk
0800 298 5424



Signature Document in Relation to XXXXX
XXXX Hampstead, London NW6 XXX

Schedule of Condition

This signature document represents page 44 and 45 of a 45 page Schedule of Condition relating to:

XXXX
XXXX, Hampstead, London NW6 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:

XXXXXX
XXXXXX, Hampstead, London NW6 XXX

As inspected on XXXX

By

GEM Associates Limited, Chartered Surveyors

Signed: Dated: XXXX

For and on Behalf of XXXXX, Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk
0800 298 5424



Lessee

XXXX 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:
XXXX

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.

—— Marketing by: ——
www.1stAssociated.co.uk
0800 298 5424

