

SCHEDULE OF CONDITION

XXX

XXX

Houghton Conquest,
Bedfordshire.

MK45 XXX

XXX



FOR

Mr X

XXXX

INDEPENDENT CHARTERED SURVEYORS

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CONTENTS

SCHEDULE OF CONDITION

Elevations	page 4
Internal Rooms	page 19
Other Matters	page 73
Limitations	page 75
Signature Document	page 76-77

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Address: XXX Houghton Conquest, Bedfordshire.
MK45 XXX

Prospective Tenant: Mr X

**Repairing Covenant,
Redecorating Covenant,
Reinstatement and Statutory
Regulation Covenant
Yield Up Clause:** We have not seen a copy of the lease and we have therefore assumed the property has a full repairing and insuring covenant – 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 immediately.

Photographs: We typically take approximately 350 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.

The Schedule of Condition offers a detailed description of the condition of the property on XXX

We have not carried out formal investigations to establish if the property is Listed or in a Conservation Area; if it is it will require various permissions to be obtained before work is carried out over and above that normally required, and possibly the use of appropriate materials for the age, type and style of property.

The Schedule of Condition is to be read in conjunction with the Property Report.

ELEVATIONS

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

All directions given as you face the property.

FRONT ELEVATION




General view




Old repairs to cast iron gutters and downpipes



General view

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Two brick chimneys Lead flashings	Weathered	Re-point and make watertight
Roofs: Pitched with a pegged clay tile Three rows of slates to the base Flat felt roof to front porch	Flat, water sitting on it 	Ad hoc repairs Amend so that water drains off roof
Gutters and Downpipes: Mixture of cast iron and plastic	Old repairs	Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
Soil and Vent pipes: Long run of plastic drainage	Likely to block due to lack of fall	

<p>Walls: Flemish bond brickwork Pointed weathered</p> <p>Drop to the cellar is on the left hand side</p>	<p>Cracking on left hand side adjacent to the left hand lower window. Airbricks acting as gutters</p> 	<p>Repair, prepare and re-point. Landlords to make an insurance claim</p>
<p>Fascias and Soffits: Exposed rafter feet</p> <p>Windows: 10x10 Georgian sliding sash</p>	<p>Some flaking of paintwork</p>	<p>Ease and adjust. Repair, prepare and redecorate.</p>

LEFT HAND SIDE ELEVATION




General view



Chimney



General view

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: One brick chimney		Please see front elevation
Roofs: Clay tiles Three rows of slates to the base Part of rear flat roof visible with extract system		Ad hoc repairs Please see rear elevation
Gutters and Downpipes: Plastic	Looks to be leaking	Clear of leaves. Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
Soil and Vent pipes: Long run of plastic drainage	 Awkward layout	Review layout

<p>Walls:</p> <p>Brickwork walls to main building concrete frame to the rear part brickwork part shiplap boarding part concrete frame</p>	<p>Some deterioration and spalling to the brickwork particularly at low level</p> <p>Newer section to front left hand corner looks to have had impact damage</p> <p>Pile of soil against front left hand corner</p> <p>Shiplap boarding starting to fad</p> <p>Concrete columns deterioration present</p>	<p>Remove earth away from the base to stop dampness and would benefit from adding a French drain. General repair to brickwork and pointing. Would benefit from re-decoration in the summer of 2012</p> <p>Structural integrity report required.</p>
<p>Fascias and Soffits: Exposed rafter feet</p> <p>Windows: 10x10 Georgian sliding sash</p>	<p>Some deterioration, paint flaking</p>	<p>Redecorate in the summer of 2012.</p> <p>Repair and redecorate in the summer of 2012.</p>
<p>Trees and vegetation: Trees and ivy</p>	<p>Overhanging trees and overgrown ivy</p>	<p>Trees and Ivy needs cutting back</p>

RIGHT HAND SIDE ELEVATION




General view







General view



Conservatory area

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Two brick chimneys visible Chimney one see front elevation Chimney two to the rear</p> 	<p>Rear chimney needs re-pointing, cracking visible internally</p>	<p>Re-point and make watertight</p>

<p>Roofs: Clay tile Three rows of slates to the base</p>  <p>Slate single pitched roof with numerous lead tingles</p>  <p>Covered area with polycarbonate roof</p> <p>Large flat roof area to rear</p>	<p>Believe to be being removed as part of the extension work</p> <p>Areas of ponding</p> 	<p>Ad hoc repairs</p> <p>Re-roof and re-bed the flashings</p> <p>Recommend insulation cut to fall and re-roofing. Replace felt flashing with a lead flashing</p>
<p>Gutters and Downpipes:</p> <p>Plastic</p>		<p>Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>

<p>Walls:</p> <p>Mixture of Flemish bond brickwork to the front and Stretcher bond brickwork to the rear with a visible thickening for a damp proof course</p> <p>Shiplap boarding</p>  <p>Large conservatory advised being redeveloped not included in Schedule of Condition</p>		<p>Ad hoc repointing</p> <p>Re-stain and resecure</p>
<p>Fascias and Soffits: Exposed rafter feet</p> <p>Windows: Timber and metal</p> <p>Doors: Plastic</p>		<p>Redecorate in the summer of 2012.</p> <p>Redecorate</p>

REAR ELEVATION



General view



General view



Shiplap boarding

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Two chimneys visible		Please see front and right hand side elevations
Roofs: Pitched clay tile Three rows of slates to the base Flat roof Polycarbonate conservatory roof, excluded from Schedule of Condition as advised being demolished as part of redevelopment.	Areas of ponding	Ad hoc repairs Re-roof and re-bed the flashings Recommend insulation cut to fall and re-roofing. Replace felt flashing with a lead flashing
Gutters and Downpipes: Plastic		Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.

Walls: Flemish bond brickwork Shiplap boarding Concrete frame structure	Fading	Ad hoc re-pointing Re-stain Please see comments on the left hand side elevation
Fascias and Soffits: Exposed rafter feet Windows: Timber casement windows, timber sliding sash windows and metal windows Rear dormers plastic windows Timber single glazed panels to conservatory base and also to the rear		Redecorate in the summer of 2012. Require redecoration Plastic windows unlikely to be looked upon favourably as Listed building
Comments: Trees growing within influencing distance close to the property on the right hand side		Arboriculturist report required. Likely to be needed to be cut back.

ACCOMMODATION BLOCKS

Located to the rear

Rooms One to Six



We have been advised that these units will be completely refurbished to a high specification we have therefore focused our report on the external

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs:		
Small concrete tile	Some moss	Remove moss and ensure watertight
Right hand gable	Overgrown with vegetation	Cut back
Rear	Overgrown with blackberry bush	Cut back
Left hand side	Overgrown with vegetation	Cut back
Firebreaks: Number Four firebreak with truss breaks between different rooms either side i.e. room three and room five		Check firebreaks which we assume is part of the redevelopment
Protective Underlayer: visible Approx 150mm fibreglass insulation present not to present thermal efficiency standards		If insulation is added then ventilation is likely to be required.

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Gutters and Downpipes: Plastic		Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
Walls: Render to upper section Stretcher bond brickwork to lower section		Redecorate
Fascias and Soffits: Windows: Plastic, double glazed Trickle vents present Doors: Timber, single glazed	Window sill impregnated with dirt	Redecorate Redecorate

ACCOMMODATION BLOCKS

Rooms Seven to Nine



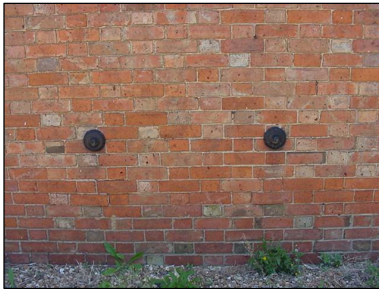
Back of accommodation block



Rear of accommodation block



Roof with lead tingles



Tie bars

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p> <p>Pitched slate tile with tingles</p> <p>Left hand side: Two inward facing hollow pitched flat roofs</p> <p>Centre valley gutter which discharges to the rear of the property</p> <p>Lead flashing and flashband</p> <p>Fire breaks:</p> <p>Room Seven inspected –no fire barrier found</p>	<p>Leak to rear</p>	<p>Repair. Ensure watertight. Repair and re-point.</p>

Gutters and Downpipes: Plastic		Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
Walls: Flemish bond brickwork Bargeboards Four wall ties approx 1 metre from ground level	In need of redecoration	Redecorate.
Fascias and Soffits: Windows: Plastic double glazed Doors: Timber, single glazed		Clean Redecorate.
Storage Block: Formed out of breeze block to left hand side Brickwork to base and shiplap boarding to top section	Shiplap deteriorating boarding	Re-stain
Comments: We did not have access to Room Eight which is where the tie bars are so we have been unable to comment on these and we did not gain access to the storage block.		

<u>EXTERNAL AREAS</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Car Parking Front, gravel 	Would benefit from drainage	
Courtyard: 		General repairs
Horizontal boarding within concrete posts:		Re-stain and repair
Paved pathway to front entrance:		
Public footpath running up the left hand side		
Plaque: Mary Chadwick at Knife and Cleaver for 26 years 		

INTERNAL

(timber frame)

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GROUND FLOOR TRADING AREA

FRONT OF HOUSE

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Bar
(left hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Lath and plaster Central spine beam	Water coming through, ceiling down in two areas 	Make watertight. Repair, prepare and redecorate.
Walls: Panelled Fireplace: Cast iron burner	Stained, some marking particularly to rear wall.	Repair, prepare and redecorate.
Floors: Carpet over joist and floor boards	Marked	Clean and/or replace
Detailing: Windows: Two 10x10 Georgian single glazed	Paint flaking	Repair, prepare and redecorate.
Services: One radiator on bar		

Front Bar server area



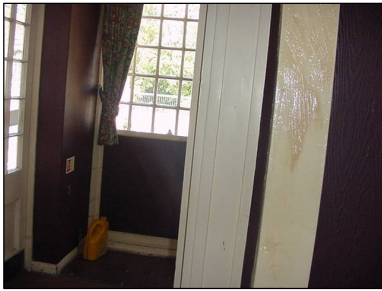
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.
Walls: Painted Feature beams of a mixture of ages	Marked	Repair, prepare and redecorate.
Floors: Quarry tiles and Cork tiles	Ingrained dirt	Deep clean quarry tiles and clean cork covering and/or replace.
Detailing: Bar: Mirrored with spirit display Bar top: Timber Bar Front: Painted panels	Marked and worn old drill holes Marked and chipped	Make good, sand, redecorate.
Services: See Services section		

Old cloakroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Nicotine stained	Repair, prepare and redecorate.
Walls: One panelled the remainder painted Light weight structure	Marked	Repair, prepare and redecorate.
Floors: Cork tiles Solid underfoot assumed concrete		Clean and/or replace
Detailing: Windows: Two Georgian style		Repair, prepare and redecorate.
Services: See Services section		

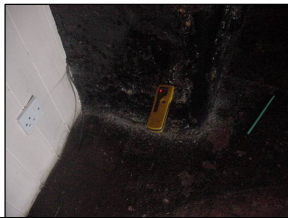
Entrance Lobby



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Nicotine stained	Repair, prepare and redecorate.
Walls: Papered	Some paper coming away, marked.	Repair, prepare and redecorate.
Floors: Quarry tile with mat well in centre Light weight construction	Ingrained dirt	Deep clean
Detailing: Windows: Georgian Doors:		Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		



Right hand side



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted One spine beam	Marked	Repair, prepare and redecorate.
Walls: Painted	Marked	Repair, prepare and redecorate.
Floors: Brick tile (probably bedded onto earth)	Ingrained dirt	Deep clean
Detailing: No windows and doors Inglenook fireplace	Damp coming into it 	Stop dampness, repair and redecorate.
Services: See Services section		


Bar/Private dining
(far right hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Exposed joists Painted	 Marked	Repair, prepare and redecorate.
Walls: Modern panelled Painted purple	Some marks and old fixings	Repair, prepare and redecorate.
Floors: Veneer	Marked	Clean/replace
Detailing: Windows: Doors: Double doors		Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		

Middle bar area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted boarded Inset lights	Marked	Repair, prepare and redecorate.
Walls: Painted brick and painted vertical boards	Marked, general rising damp	Resolve rising damp. Repair, prepare and redecorate.
Floors: Laminate	Marked	Clean
Detailing: Skirtings:	Wet rot could become dry rot 	Remove wet rot/dry rot. Repair, prepare and redecorate.
Services: See Services section		
Comments: Advised entire section is to be upgraded		

Lobby area to toilets
(with emergency exit)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked, hairline cracks	Repair, prepare and redecorate.
Walls: Painted	Marked	Repair, prepare and redecorate.
Floors: Quarry tiles with concrete infill	Ingrained dirt	Deep clean
Detailing: Windows: Doors: Georgian wired panels		Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		

Toilet Facilities

There are no toilets for the less able/disabled.

Gentlemen's Toilets



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked, hairline cracks	Repair, prepare and redecorate.
Walls: Floor to ceiling wall tiles, large blue and white	Ingrained dirt	Deep clean
Floors: Quarry tile	Ingrained dirt	Deep clean
Sanitary Ware Two urinals One WC One corner wash hand basin		Deep clean
Detailing: Windows: Doors: Painted flush door		Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section Several inset lights some of them literally falling out of the ceiling		

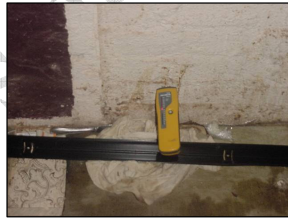
Ladies' Toilets






DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured painted Inset lights	Marked	Repair, prepare and redecorate.
Walls: Tiles from floor to ceiling	Ingrained dirt	Deep clean
Floors: Altro style flooring Gully	Ingrained dirt	Deep clean
Sanitary Ware: Lilac Two WC's Vanity unit Two wash hand basin		Deep clean
Detailing: Windows: Doors: Flush painted Entrance door rustic	Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		

Back Bar Servery area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Feature beams	Marked	Repair, prepare and redecorate.
Walls: Painted Mirrored back Wooden shelving system with formica covering	Rising damp 	Resolve rising damp. Repair, prepare and redecorate.
Floors: Altro style flooring	Ingrained dirt	Deep clean
Detailing: Timber bar	Marked to top and front	Repair/replace
Services: See Services section		
Comment: Not to Environmental Health Standards		

<p style="text-align: center;"><u>Other areas</u> <u>that we were advised were forming part of the redevelopment</u></p>	
DESCRIPTION	COMMENT
<p>Rear Conservatory area</p> 	<p>We are advised this area is going to be refurbished</p>
<p>Rear Kitchen area</p> 	<p>We are advised this area is going to be refurbished</p>
<p>Central area</p> 	<p>We are advised this area is going to be refurbished. Electrics are dated.</p>
Staff storage area	Rising damp found

FIRST FLOOR

PRIVATE LIVING ACCOMMODATION

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Domestic Kitchen
leading to very small utilities area



Kitchen



Utilities area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Gloss painted	Marked	Benefit from redecoration.
Walls: Gloss painted Part of chimney	Marked	Benefit from redecoration.
Floors: Vinyl covering over timber floor	Deflection falling towards centre of the building	Clean
Detailing: Windows: Georgian style sliding sash Doors: Flush painted	Marked	Ease and adjust. Repair, prepare and redecorate. Repair, prepare and redecorate.
Appliances: The appliances have not been inspected, as we are not expert in this area, you should seek expert advice.		

Services:

Surface mounted electrics

Fire Alarm present

No heating

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Bathroom
(rear left hand side)
Hot water cupboard adjacent to this



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Emulsion painted	Dirty	Repair, prepare and redecorate.
Walls: Emulsion painted Part of chimney	Dirty Hairline crack between ceiling and wall to all walls.	Repair, prepare and redecorate.
Floors: Vinyl covering over timber floor	Deflection falling towards centre of the building	Clean
Detailing: Windows: Georgian style sliding sash window Doors: Flush painted	Broken pane of glass. Marked	Replace glass. Repair, prepare and redecorate. Repair, prepare and redecorate.
Sanitary ware: Bath, wash hand basin and WC	Mixture of pipes from plastic to copper flexi pipe	Deep clean

Services:

Within cupboard a factory insulated hot water cylinder

Pipework goes into the chimney pipes currently leaking into the bar below where the ceiling has come down.

Single panelled internal radiator

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Study/Office



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Benefit from redecoration.
Walls: Painted	Marked	Benefit from redecoration.
Floors: Vinyl	Deflection	Clean
Detailing: Windows: Doors: Painted panelled door	Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		

Right hand Room



General view



Crack



Damp coming through walls

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Benefit from redecoration.
Walls: Painted Two cupboards around chimney both with panelled doors	Marked Dampness Extensive cracking running for approx two and a half metres from floor to ceiling diagonally to right hand side.	Repair, prepare and redecorate. Resolve dampness Monitor cracking as per BRE recommendations for one year. Place an insurance claim.
Floors: Fixed carpet	Uneven falling to the centre	Clean

Detailing: Windows: One to front, one to rear both Georgian style, 10x10 timber sliding sash single glazed Doors:		Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: Myson electric heater behind entrance door Surface mounted electrics without conduit		

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Staircase
(Wrap around central chimney)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.
Walls: Painted	Impact damage Dampness	Repair, prepare and redecorate. Resolve dampness
Floors: Carpets	General fall towards the centre of the room	Clean or replace
Services: Fire Alarm – battery missing Double panelled radiator		

SECOND FLOOR

PRIVATE LIVING ACCOMMODATION

ROOMS FORMED WITHIN THE ROOF

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Left hand side Room



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Lath and plaster Papered and painted	Paper is coming away. Marked	Repair, prepare and redecorate.
Walls: Panelled wall to left hand side Panel access to left hand gable wall Two vaulted to pitch of roof, papered Two purlins visible	Damaged and marked Paper coming away Woodworm	Requires sanding and re-staining. Repair, prepare and redecorate. Open up walls, check extent of woodworm.
Floors: Lino Joists run from front to rear	Active woodworm in floor joists 	Clean or replace Open up floors, check extent of woodworm.

Detailing: Windows: Plastic Dormer windows to the rear		Confirm that Listed Building consent has been obtained for these which we think is unlikely for this window.
Doors: Panelled	Marked	Redecorate
Services: No Heating Electric fittings dated		

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Landing area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Lath and plaster Papered and painted	Paper is coming away. Marked.	Repair, prepare and redecorate.
Walls: Papered and painted Timbers	Paper is coming away. Marked. Impact damaged. Woodworm visible to purlins	Repair, prepare and redecorate. Open up walls, check extent of woodworm.
Floors: Timber boarding	Signs of woodworm	Open up floors, check extent of woodworm.
Services: No Heating Electric fittings dated		

Right hand side Room



General view



Small floor joists visible



General view

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Lath and plaster Papered and painted	Partly newly painted assuming that there was a roof leak here recently	Repair, prepare and redecorate.
Walls: Vaulted papered and painted. Timber panel to right hand side Two purlins	Heavily marked Purlin to rear seems to have the worse of the woodworm	Repair, prepare and redecorate.
Floors: Timber	Woodworm found	Open up floors, check extent of woodworm.



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<p>Detailing: Windows: Plastic</p> <p>Dormer windows to the rear</p> <p>Doors : Panelled</p>	 <p>One casement window is not fixed</p>  <p>Held together with tape</p>	<p>Replace with appropriate windows for a Listed Building</p> <p>Replace/repair, prepare and redecorate.</p>
<p>Services: No Heating Electric fittings dated</p>		

REAR EXTENSION

(concrete frame)

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Bedroom with en suite bathroom
(to the rear)




DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Hairline cracking	Fill holes. Repair, prepare and redecorate.
Walls: Painted	Marked	Repair, prepare and redecorate.
Floors: Carpet	Deflection	Clean or replace
Detailing: Windows: Metal single glazed Doors: Flush veneered 1970s style		Repair, prepare and redecorate. Clean
Services: Single panelled radiator - rusting		



En suite shower room



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Four lights No extract fan present	Dampness to centre of the ceiling Condensation	Repair, prepare and redecorate.
Walls: Painted	Marked	Repair, prepare and redecorate.
Floors: Vinyl	Falls towards the sink	Clean or replace
Detailing: Windows: Metal crittall single glazed Doors: Flush veneered 1970s style	Damp staining 	Repair, prepare and redecorate. Clean



Sanitary ware: Shower unit, wash hand basin and WC	Sink not plumbed in Tiling within shower is stained and marked WC on a macerator	
Services: Service duct Single pipe for radiator not fitted.		

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Access corridor

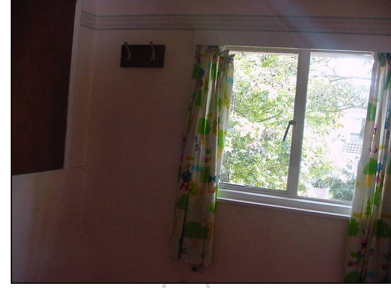


DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.
Walls: Painted	Marked heavily near to staircase Dampness around the door Hairline cracking	Repair, prepare and redecorate.
Floors: Carpet	Marked	Clean or replace

<p>Detailing:</p> <p>Windows: One single glazed metal window with security bars</p> <p>Doors: Two veneered doors to cupboards</p> <p>Two Cupboards: One is an airing cupboard</p>  <p>Other cupboard is an open cupboard with sliding folding door</p>	<p>Old style hot water cylinder with insulation jacket. Cracked chimney breast within cupboard.</p> 	<p>Repair, prepare and redecorate.</p> <p>Clean</p>
<p>Services: See Services section</p>		

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Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted 1970s style light	Marked, hairline cracks	Repair, prepare and redecorate. Check light and change
Walls: Painted	Heavily marked	Repair, prepare and redecorate.
Floors: Carpet	Marked	Clean or replace

Detailing: Windows: Double glazed metal Doors: Veneered Cupboard:		Repair, prepare and redecorate. Clean
Services: One internal single panelled radiator		

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<u>Stairs</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Back door locked at the time of the inspection		

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ACCOMMODATION BLOCKS

Modern style block

Accommodation Rooms Six to One

We have been advised that all of these are to be refurbished

All consist of a bedroom and en suite bathroom

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<u>Room Six</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured ceiling	Damaged	Repair, prepare and redecorate.
Walls: Painted Dry lined	Marked	Repair, prepare and redecorate.
Floors: Carpet	Dirty	Clean or replace
Detailing: Windows: Double glazed plastic Doors: Timber Skirtings: Loft hatch: No access	Dirty	Clean Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		

<u>Room Six En suite bathroom</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured painted	Hairline cracking to ceiling / wall joint	Make good. Repair, prepare and redecorate.
Walls: Floor to ceiling tiles	Moss and mould	Remove moss and mould. Repair, prepare and redecorate.
Floors: Vinyl flooring	Dirty	Clean or replace
Detailing: Doors: Panelled		Repair, prepare and redecorate.
Sanitary ware: Bath, WC, wash hand basin and vanity unit Mira shower unit		
Services: See Services section No extract fan Electric towel rail - rusting		

<u>Room Five</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured ceiling	Marked	Repair, prepare and redecorate.
Walls: Painted Dry lined	Marked	Repair, prepare and redecorate.
Floors: Carpet	Dirty	Clean or replace
Detailing: Windows: Double glazed plastic Doors: Timber Skirtings: Loft hatch: No access	Dirty	Clean Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		

<u>Room Five En suite bathroom</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured painted	Hairline cracking to ceiling / wall joint	Make good. Repair, prepare and redecorate.
Walls: Floor to ceiling tiles	Moss and mould	Remove moss and mould. Repair, prepare and redecorate.
Floors: Vinyl flooring	Dirty	Clean or replace
Detailing: Doors: Panelled		Repair, prepare and redecorate.
Sanitary ware: Bath, WC, wash hand basin and vanity unit Mira shower unit		
Services: See Services section No extract fan Electric towel rail		

<u>Room Four</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured ceiling	Marked	Repair, prepare and redecorate.
Walls: Painted Dry lined	Marked	Repair, prepare and redecorate.
Floors: Carpet	Dirty	Clean or replace
Detailing: Windows: Double glazed plastic Doors: Timber Skirtings: Loft hatch: No access	Dirty	Clean Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		

<u>Room Four En suite bathroom</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured painted	Marked	Make good. Repair, prepare and redecorate.
Walls: Floor to ceiling tiles	Moss and mould	Remove moss and mould. Repair, prepare and redecorate.
Floors: Vinyl flooring	Dirty	Clean or replace
Detailing: Doors: Panelled		Repair, prepare and redecorate.
Sanitary ware: Bath, WC, wash hand basin and vanity unit Mira shower unit		
Services: See Services section No extract fan Electric towel rail - rusting		

<u>Room Three</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured ceiling	Marked	Repair, prepare and redecorate.
Walls: Painted Dry lined	Marked	Repair, prepare and redecorate.
Floors: Carpet	Dirty	Clean or replace
Detailing: Windows: Double glazed plastic Doors: Timber Skirtings: Loft hatch: No access	Dirty	Clean Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		

<u>Room Three En suite bathroom</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured painted	Marked	Make good. Repair, prepare and redecorate.
Walls: Floor to ceiling tiles	Moss and mould	Remove moss and mould. Repair, prepare and redecorate.
Floors: Vinyl flooring	Dirty	Clean or replace
Detailing: Windows: Plastic Doors: Panelled		Clean Repair, prepare and redecorate.
Sanitary ware: Bath, WC, wash hand basin and vanity unit Mira shower unit		
Services: See Services section No extract fan Electric towel rail - rusting		

<u>Room Two</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured ceiling	Marked	Repair, prepare and redecorate.
Walls: Painted Dry lined	Marked	Repair, prepare and redecorate.
Floors: Carpet	Dirty	Clean or replace
Detailing: Windows: Double glazed plastic Doors: Timber Skirtings: Loft hatch: No access	Dirty	Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		

<u>Room Two En suite bathroom</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured painted	Hairline cracking	Make good. Repair, prepare and redecorate.
Walls: Floor to ceiling tiles	Moss and mould	Remove moss and mould. Repair, prepare and redecorate.
Floors: Vinyl flooring	Dirty	Clean or replace
Detailing: Doors: Panelled		Repair, prepare and redecorate.
Sanitary ware: Bath, WC, wash hand basin and vanity unit Mira shower unit		
Services: See Services section No extract fan Electric towel rail - rusting		

<u>Room One</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured ceiling	Marked	Repair, prepare and redecorate.
Walls: Painted Dry lined	Marked	Repair, prepare and redecorate.
Floors: Carpet	Dirty	Clean or replace
Detailing: Windows: Double glazed plastic Doors: Timber Skirtings: Loft hatch: No access	Dirty	Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		

<u>Room One En suite bathroom</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured painted	Hairline cracking	Make good. Repair, prepare and redecorate.
Walls: Floor to ceiling tiles	Moss and mould	Remove moss and mould. Repair, prepare and redecorate.
Floors: Vinyl flooring	Dirty	Clean or replace
Detailing: Doors: Panelled		Repair, prepare and redecorate.
Sanitary ware: Bath, WC, wash hand basin and vanity unit Mira shower unit		
Services: See Services section No extract fan Electric towel rail - rusting		

ACCOMMODATION BLOCKS

Older style block

Accommodation Rooms Seven to Nine **To the front of the site**

We have been advised that all of these are to be refurbished

All consist of a bedroom and en suite bathroom

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<u>Room Seven</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured ceiling 1970s light	Marked	Repair, prepare and redecorate.
Walls: Wallpaper Dry lined	Wallpaper coming away	Repair, prepare and redecorate.
Floors: Carpet	Dirty	Clean or replace
Detailing: Windows: Double glazed plastic Doors: Timber Sliding folding doors giving a cupboard Skirtings: Loft hatch: No access	Dirty	Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section Electric heater		

<u>Room Seven En suite bathroom</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured painted	Hairline cracking	Make good. Repair, prepare and redecorate.
Walls: Melamine wall finish	Moss and mould	Remove moss and mould. Repair, prepare and redecorate.
Floors: Vinyl flooring	Dirty	Clean or replace
Detailing: Doors: Panelled		Repair, prepare and redecorate.
Sanitary ware: Bath, WC, wash hand basin and vanity unit Mira shower unit		
Services: See Services section Extract fan Electric towel rail - rusting Rear, overflow broken		

Room Eight and Room Nine

Locked no access at the time of our inspection

DESCRIPTION	CONDITION	ACTION REQUIRED
Wall units removed on right hand side		

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OTHER MATTERS **SERVICES**

Electrics

All electrics need to be tested by an NICEIC approved electrician or equivalent to Institute of Electrical Engineers (IEE) standard. Note our comments with regards to the lights and the extract system.

Fuel – Gas/Oil

The respective safety standards to be applied and most full repairing and insuring leases require a test certificate. All services to Gas Safe Standard or equivalent.

FIRE REGULATIONS

Normally it is a requirement of any Lease or Tenancy agreement that current fire regulations are adhered to and that a service contract is in place. This is how the property should be left.

ACTION REQUIRED: You should have a suitable Fire Safety Notice from the outgoing tenant/landlord.

DRAINS

We are not checking the drains on the main building and outbuildings.

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. It is a condition of all the leases that we have seen to meet this requirement.

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. This was commonly used post war until it was banned only in the last ten or so years, 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.

ENERGY EFFICIENCY

Older properties such as this will not be as energy efficient as modern properties.

LIMITATIONS

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

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.

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

XXX

Independent Chartered Surveyors

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XXX

Signature Document in Relation to
XXX Houghton Conquest,
Bedfordshire. MK45 XXX

Schedule of Condition

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

XXX, Houghton Conquest,
Bedfordshire. MK45 XXX

as prepared by

XXX 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, Houghton Conquest,
Bedfordshire. MK45 XXX

As inspected on XXX

By

GEM Associates Limited, Chartered Surveyors

Signed: Dated: XXX
XXX

For and on Behalf of XXX, Chartered Surveyors

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.