

PROPERTY REPORT
OF
A Commercial Property,
Grove Park, London SE12



FOR
Mrs T

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

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INTRODUCTION

We have been asked to inspect and prepare a Report and Schedule of Condition for a commercial shop.

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

SYNOPSIS

SITUATION AND DESCRIPTION

This is a mid-terraced ground floor unit.

To the rear of the property we can see that the building sits on a embankment, which can possibly be partly canterlevered over. Access to the rear of the property is via Railtrack property. Therefore your solicitor needs to confirm whether parking is available with this Lease Agreement and if there are any obligations, limitations or costs associated with it.

If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

SUMMARY OF CONSTRUCTION

MAIN BUILDING

External

- Main Roof: A hipped/pitched slate clad roof and a mono-pitched concrete tile roof.
- Gutters and Downpipes: A mixture of cast iron (to lower level roofs) and plastic (to the hipped roof)
- Soil and Vent Pipe: N/A
- Walls: A mixture of, to the front of the property predominantly painted render, and brickwork and painted brickwork to the rear.
- External “Joinery”: Aluminium windows set within a timber frame.

Internal

- Ceilings: Main shop area has a suspended ceiling with a lath and plaster ceiling behind it. The work area has a building board fixed to common rafters with some exposed areas (assumed)
- Walls: Studwork divisions (assumed)
- Floors: A mixture of concrete and timber floor (assumed)

Services

We have been advised that in this case there is electrics and running water, the meter being in the workshop area.

The above terms are explained in full in the main body of the Report.

We have used the term ‘assumed’ as we have not opened up the structure.

EXTERNAL PHOTOGRAPHS



Front View



Rear View



Rear Embankment



Right hand gable viewed from car park

ACCOMMODATION AND FACILITIES

Trading Area

Display and Cashier Area to Left Hand Side of Property

- There is a good sized display area to the left hand side of the property.
- There is a small display area for jewellery to the right hand side.

Jewellery Area to Front Right Hand Side of Property

- Work area
- Cool/cold store for flowers

We were not advised of any toilet facilities.

Outside Areas

To the best of our knowledge there are no outside areas other than possibly the right to use a parking space. Your solicitor needs to check and confirm this.

REPORT FORMAT AND INFORMATION

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

PHOTOGRAPHS



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the Lease.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

MARKET VALUE

We have not been asked to comment upon the market value in this instance. We have not seen copies of the trading figures or the accounts.

EVERY BUSINESS TRANSACTION HAS A RISK

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances.

AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?

It is important to remember that the agents are acting for their client and not the purchaser. We, as your employed Independent Chartered Surveyor, represent your interests only.

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement, as agreed to and signed by you. If you have not seen and signed a copy of our terms of engagement please phone immediately.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible - just phone us.

EXECUTIVE SUMMARY

Summaries are dangerous as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future business when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of fifty plus photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the lease (or indeed commit to purchasing the lease), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

When purchasing the lease on a shop we believe there are three elements you need to consider, these are:

The Business

Only you can decide upon the true potential of the business and its value to you; although we do recommend taking independent advice on the value of the business and property.

The Lease

The quality of the lease needs to be discussed with your Legal Advisor and understood. You need to understand your rights, responsibilities and liabilities when you sign for a lease of this nature. We ask that your Legal Advisor brings any onerous or unusual clauses to our attention immediately. We assume this is a standard full repairing and insuring Lease.

The Property

There are many aspects to look at property-wise, both from its condition at the moment, to its condition in relation to the lease (or in this case a standard full repairing and insuring lease, as we have not seen the one specifically relating to this property).

You are currently reading the Property Report which is intended to advise you on the property element of the purchase. We will also provide you with a Schedule of Condition, which will enable you to agree with the Landlord the condition of the property when you start to lease it.

Generally we found the shop in below average condition, which we have brought to your specific attention below. You will need to come to agreement before we would recommend a lease be taken.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to allow you to clarify and focus on exactly what the issues are.

The Good

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

- Good location next to the station.
- Potential: the present owners advised us they have had the property for eleven years.

The Bad

Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1) **Awkward Roof**

Above the main part of the florist is a hipped roof. Adjacent to this, over the workshop area and the jewellers, is a mono-pitched roof. This abuts a flat roof on the adjoining property. Between the two is an awkward gutter detail, which we believe is allowing water into the property. We cannot confirm this as it was not raining at the time of our inspection.



Awkward roof/guttering detail
to the top

We can, however, see that repairs have been carried out to the roof timbers.

ACTION REQUIRED: Clean guttering. We believe it is likely to be cast iron guttering, in which case we would normally recommend it be replaced. However, in this instance we do not feel it will be possible to gain access to replace it without a great deal of difficulty. Therefore, if at all possible, we would recommend it be repaired. This may be possible with bitumen paint but you may need to replace sections.

ANTICIPATED COST: We would allow in the region of £500 to £1,000. Quotations should be obtained.

2) Roof Timbers

From within the property we can see that one of the rafter feet has been replaced. This normally happens where rainwater has got in and wet rot has occurred. We can also see other areas of timber deterioration and also areas of deterioration of the underlayer.



Deteriorating roof timbers / common rafters. We can also see other areas of timber deterioration.

ACTION REQUIRED: The roof needs to be made watertight. We suggest it is probably the awkward gutter detail that is causing the problem. Once this work has been carried out we would recommend that three to five rows of tiles be removed so this part of the roof can be checked properly. Please see the following section.

ANTICIPATED COST: We would estimate costs in the region of £2,000 to £5,000. Quotations should be obtained.

3) Deteriorating Underlayer

The underlayer will need to be replaced as part of the repair work to make the roof watertight. We noticed that it is a plastic underlayer and this type of underlayer does tend to sweat and cause condensation, although in this case we think it may have been cut, possibly to allow the water to come through from the leaking roof above.



ACTION RQEUIRED: Replace underlayer.

Deteriorating underlayer

ANTICIPATED COST: See costings above.

4) **Render and Vertical Crack Beneath Window**

This is probably due to the large span of window to the front of the property and the general vibration that you get from the adjoining railway station.

ACTION REQUIRED: Seal crack and redecorate window.



Vertical crack under window

5) **Redecoration Externally and Internally**

The property needs redecorating, both internally and externally. It will also need some repair work and making good.

Most leases have a clause that requires redecoration and painting when the lease is yielded up (given up). We assume this is the case in this instance. Your Legal Adviser needs to check the Lease for these terms and advise as soon as possible.

ACTION REQUIRED: Your Legal Adviser to check Lease for redecoration clause.

The Ugly

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

There are no items which we feel fall within this category. However, we do feel that the above-mentioned items do need negotiating upon.

Other Items

Moving on to more general information.

Electrics

Whilst we have carried out a visual inspection of the electrics we also need to advise you of the following:

ACTION REQUIRED: As the property is changing occupancy the Institute of Electrical Engineers (IEE) recommend an NICEIC registered and approved electrical contractor carry out an inspection, test and report.

Maintenance

It should be appreciated that defects, which would normally be highlighted in a modern property, effectively form part of the property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecoration. We have detailed these and other issues within the Schedule of Condition.

Estimates of Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would probably be best to supervise the work if it is complex, both of which we can do if so required.

SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

We feel that very little work has been carried out to this property for a long time and this should be reflected in the costs of the Lease. We believe that you will have future repair liabilities.

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

We would ask that you read this Property Report and the Schedule of Condition and contact us on any issues that you require further clarification on.

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 us.

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.

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424**.

SCHEDULE OF CONDITION
OF
A Commercial Property
Grove Park, London SE12



FOR
Mrs T

Marketing by:

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Address

London
SE12

**Prospective
Tenant:**

Mrs T

**Repairing
Covenant:**

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 fifty plus 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.

There follows a detailed appraisal of the property, starting with the External and then looking at each room. The Schedule of Condition offers a detailed description of the condition of the property.

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.

EXTERNAL

ROOF COVERINGS AND UNDERLAYERS

We will consider this roof in two areas; the front roof and the side roof.

Front Roof

The roof is pitched and clad with quarried slate. The slates sit fairly true and are generally in average condition considering the property's age, type and style.

Unfortunately it was not possible to access the loft space to inspect its condition.



Side Roof

The roof is pitched and clad in a concrete tile. From what we could see the concrete tiles are lying level and true and look in reasonable condition. Sometimes we find that deterioration occurs to the roof abuts and adjoining wall and exposed areas such as the perimeter and so you should periodically check these areas.



In this case the flashing looks in reasonable condition. Our concern is where the roof abuts the flat roof.



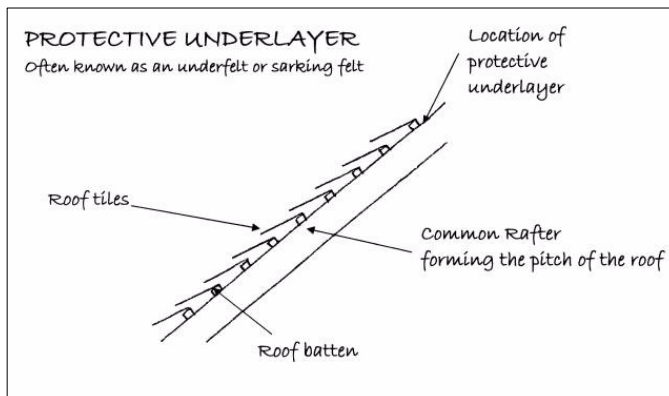
ACTION REQUIRED: General repair.

We believe this area has been a problem for some time.

Protective Underlayer (Often known as the sarking felt or underfelt)

As you can see in the photograph, deterioration has occurred to the plastic underlayer.

ACTION REQUIRED: Replace underlayer.



This photo shows the common rafters (the ones that form the pitch of the roof) and the dark area between is the underlayer.

ROOF STRUCTURE AND ROOF VOIDS **(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)**

Main Roof

Unfortunately we could not gain access to the loft/ roof space.

Roof Timbers

We can see a small part of the common roof trusses to the mono-pitched roof (the side roof over the jewellery area and the workshop area). This shows deterioration has occurred and previous repairs have been carried out. This, we believe, is due to the awkward guttering detail above. Please see earlier within this report.



GUTTERS AND DOWNPIPES

The property has a mixture with replacement plastic gutters and downpipes to the main roof and older cast iron gutters and downpipes to the mono-pitched roof, which are rusting. There is also a very awkward gutter detail between the mono-pitched roof and your neighbour's adjoining flat roof. Please see our earlier comments.



ACTION REQUIRED: Next time it rains hard you need to watch the gutters and downpipes for leaks, make a note and repair them. This process will need to be repeated many times. We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

If you look through the tree and the barbed wire you can see a cast iron downpipe that has broken away, is rusting and discharging against the building, no doubt causing dampness.

Soil and Vent Pipe

Not applicable.

WALLS

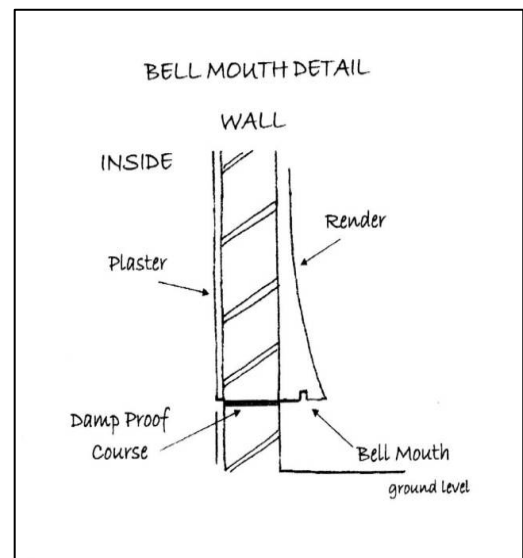
We will consider the walls in three areas; painted render and brickwork to the front, and painted brickwork to the rear.

Front

The walls to this property are finished in a pebbledash painted render. They require making good and redecoration. There is also a vertical crack. Ideally a bell mouth detail should be formed to the front of the property to help reduce dampness getting in (see attached sketch).



ACTION REQUIRED: The crack needs sealing and render repairing and redecoration. Ideally add bell mouth detail.



Front Brickwork

The brickwork visible to the front of the property is in a Flemish Bond pattern and would benefit from making good. There is also an area, which you can see in the photograph, where the gutter appears to have caused deterioration into the brickwork. This needs checking. Please see the comments earlier in the report.



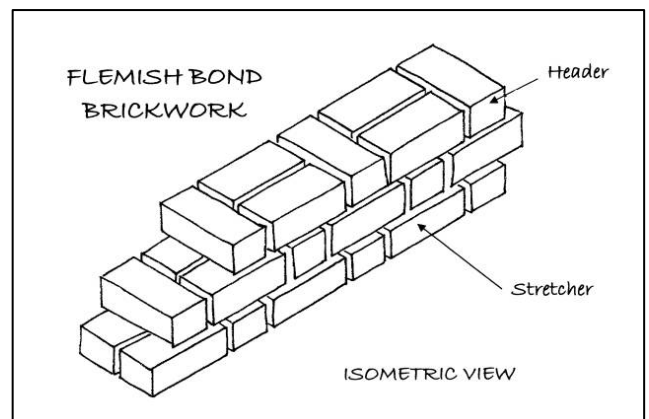
Rear Wall

The brickwork is built in Flemish bond brickwork, which has had the original lime mortar repointed in cement and painted. Often this is carried out to try and reduce dampness.

The term Flemish Bond relates to the way the bricks are bonded together. Please see the adjoining sketch.



ACTION REQUIRED: The wall requires redecoration.



DAMP PROOF COURSE



The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, although this took many years for it to become standard practice.

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, the damp proof course is not visible given the age of the property and, assuming it has been built to building regulation standards, a damp proof course will have been built in as work progresses. We would recommend that a bell mouth detail be added to the front render as minor dampness was found in this area.

Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

EXTERNAL JOINERY

Fascias and Soffits

The property has painted/stained timber fascias and soffits; these are in below average condition and need redecoration.

ACTION REQUIRED: Redecorate / repair fascias and soffits boards.



Windows and Doors

The property predominantly has aluminium windows, which are set within a timber frame. Double glazed aluminium units were common and popular in the 1960s and 1970s.

Signage and Lighting

There is dated signage and lighting to the property. You may wish to consider improving/replacing this.



New signage may require Planning Permission.

FOUNDATIONS

When a property sits on an embankment the foundations will have been specially designed. We can only assume that the original design met the Building Control standards of the day.

London Clay

This property stands on London Clay, as with the majority of properties in London. It is, therefore, more susceptible than most should drains leak or trees be allowed to overgrow, etc. It is not unusual to have some settlement in London properties.

EXTERNAL DECORATIONS

An external re-decoration is required. With a commercial property this is also a good way of marketing.

ACTION REQUIRED: External redecoration is normally carried out by the leaving Tenant.

EXTERNAL AREAS

Please note the focus of this report has been on the main building.

CAR PARKING

Your solicitor needs to check and confirm if car parking is available and if it forms part of this Lease or not.

BOUNDARIES

We have not seen the boundary plan and have made our best assumptions.

ACTION REQUIRED: Please forward a boundary plan to us.

ELEVATIONS

In this section we look at each external elevation in turn and reiterate any issues. This is to ensure complete clarity over the various issues with the property.

FRONT VIEW



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Main Roof:</p> <p>Slate</p> <p>Side Roof:</p> <p>Pitched concrete tiles</p>	<p>Average</p> <p>Letting in water</p>	<p>Check condition of tiles, underlayer and common rafters. Add and replace as necessary.</p>
<p>Gutters and Downpipes:</p> <p>Plastic to the high level part of the property and cast iron to the low level part of the property.</p>	<p>Plastic: reasonable, but check.</p> <p>Cast Iron:</p>	<p>Check when next raining.</p> <p>Check and repair.</p>
<p>Walls:</p> <p>Brickwork at high level and painted render around the shop.</p>	<p>Render:</p> <p>Brickwork:</p>	<p>Repair and redecorate.</p> <p>Repair</p>
<p>External Joinery:</p> <p>Windows: Timber boarding to right hand side</p>	<p>Dated frame</p>	<p>Needs re-securing and redecoration.</p>

REAR VIEW





DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Main Roof:</p> <p>Slate</p> <p>Side Roof:</p> <p>Pitched concrete tiles</p>	<p>Average</p> <p>Letting in water</p>	<p>Check condition of tiles, underlayer and common rafters and replace as necessary.</p>
<p>Gutters and Downpipes:</p> <p>Plastic to the high level part of the property and cast iron to the low level part of the property.</p>	<p>Plastic: reasonable, but check.</p> <p>Cast Iron:</p>	<p>Check when next raining.</p> <p>Check and repair.</p>
<p>Walls:</p> <p>Painted brickwork to rear of property (accessible via Railtrack)</p>	<p>Average</p>	<p>Redecorate.</p>
<p>External Joinery:</p> <p>Fascias and Soffits</p>		<p>In need of redecoration</p>



INTERNAL

TRADING AREA – FRONT OF HOUSE

Florist Trading Area (front left hand side of property)




DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Suspended</p> 	Marked and damaged ceiling	Replace
<p>Original ceiling</p> 	Marked	In need of redecoration.

<p>Walls:</p> <p>Dated timber display unit</p> 	<p>Some dampness found to the front of the property</p>	<p>Update</p>
<p>Floors:</p> <p>Vinyl</p> 	<p>Some marks</p>	<p>Deep clean or replace</p>



Jewellery Display Area
(front right hand side of property)



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Suspended</p> 	<p>Marked and damaged ceiling</p>	<p>Replace</p>
<p>Walls:</p> <p>White painted with brick effect</p>	<p>Some red coming through white paint.</p>	<p>Redecorate and/or replace.</p>
<p>Floors:</p> <p>Upstand formed in timber with a carpet finish</p>	<p>Average</p>	

Workshop Area and Cold Store
(at back of property – right hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Vaulted</p> 	<p>Sections of board missing and holes noted.</p>	<p>General making good and redecoration.</p>
<p>Walls:</p> <p>Painted wood close boarding</p> 	<p>Below average</p>	<p>Repair and redecorate</p>

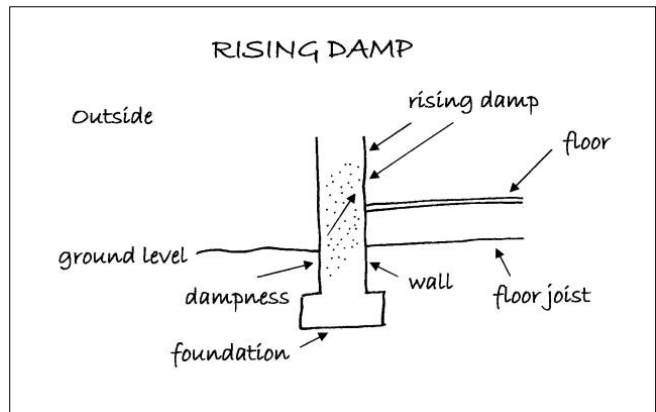
<p>Floors:</p> <p>PVC tiling.</p>	<p>Worn</p>	<p>Remove and replace.</p>
<p>Cold Store:</p> <p>This is a formed unit. We were unable to investigate the rear of the property internally.</p>		

DAMPNESS

In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

Rising Damp

Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above.

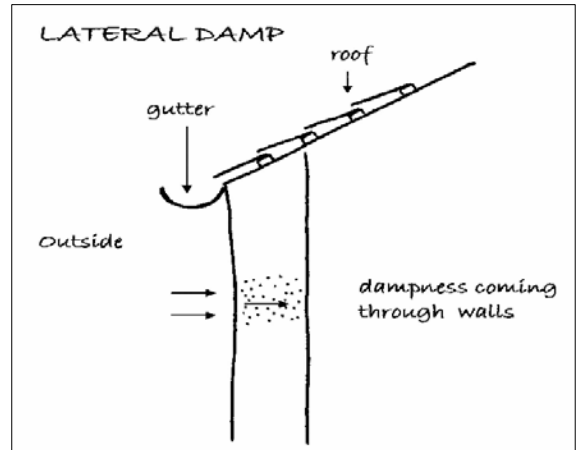


A random visual inspection and tests with a moisture meter have been taken to the perimeter walls and some internal walls. Minor dampness was found. Please see our comments with regard to the render and adding a bell mouth detail.



Lateral or Penetrating Dampness

This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.



It was not possible to take proper readings due to the boarding. However, we do suspect that there is dampness coming in due to the leaking gutters.

Condensation

This is where the humidity held within the air meets a cold surface causing condensation.

At the time of our inspection we could see no obvious signs of condensation, however, it depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating and ventilation of properties. Normally opening windows first thing in the morning resolves most condensation issues.

Finally, effective testing was prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with backboards, wall tiles and wall panelling. We have not carried out tests to BRE Digest 245, but only carried out a visual inspection.

TIMBER DEFECTS

This section considers dry rot, wet rot and woodworm. Wet and Dry rot are species of fungi, both need moisture to develop and both can be very expensive to correct. We would also add that in our experience they are also often wrongly diagnosed.

Dry Rot

*Dry rot is also sometimes known by its Latin name *Serpula lacrymans*. Dry rot requires constant dampness together with a warmish atmosphere and can lead to extensive decay in timber.*

No visible signs of dry rot were seen.

Wet Rot

*Wet rot, also known by its Latin name *Contiophora puteana*, is far more common than dry rot. Wet rot darkens and softens the wood and is most commonly seen in window and doorframes, where it can relatively easily be remedied. Where wet rot affects the structural timbers in a property, which are those in the roof and the floor areas, it is more serious.*

We believe there to be some wet rot in the common rafters.

Woodworm



Active woodworm can cause significant damage to timber. There are a variety of woodworm that cause different levels of damage with probably the worst of the most well known being the Death Watch Beetle. Many older properties have woodworm that is no longer active, this can often be considered as part of the overall character of the property.

The roof is the area that we look for woodworm. We did not have access to the main roof and had very limited access to the adjoining lean-to roof.

Finally, when you move into the property, floor surfaces should be carefully examined for any signs of insect infestation when display units, furniture and floor coverings are removed together with stored goods. Any signs that are found should be treated to prevent it spreading. However, you need to be aware that many damp and woodworm treatment companies have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they do not state if the woodworm they have found is 'active'. You should ask them specifically if the woodworm is active or not.

We would also comment that any work carried out should have an insurance backed guarantee to ensure that if the company does not exist, or for whatever reason, the guarantee is still valid. More importantly it is essential to ensure that any work carried out is carried out correctly.

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 Schedule of Condition.

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.

ACTION REQUIRED: The Landlord should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

ELECTRICITY

We would always recommend an independent electrical report on a property of this nature. The Institute of Electrical Engineers (IEE) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. We have made basic comments below based upon our visual inspection.

It is a standard Lease clause that all electricians are kept in a safe manner.

We do not carry out electrical tests. We can arrange for them to be carried out if you so require.

Fuse Board

We were unable to see the fuseboard in this instance. Please see our comments about having an Institute of Electrical Engineers test and report.

Earth Test

We carried out an earth test in the kitchen area to the socket point that is normally used for the kettle, this proved satisfactory.



ACTION REQUIRED: As the property is changing occupancy an Institute of Electrical Engineers (IEE) inspection, test and report should be carried out by a NICEIC registered and approved electrical contractor. You will also be required to carry out a Portable Appliance Test (PAT) on all portable appliances.

In addition to this your Legal Advisor is required to make full enquiries with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 1st January 2005. Any comments made within this report or verbally do not change this requirement.

GAS

We do not believe the property to have a gas supply. If it does:-

ACTION REQUIRED: All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of CORGI (the Council of Registered Gas Installers); works to gas appliances etc., by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

As a matter of course it is recommended that the entire gas installation is inspected and made good, as necessary, by a CORGI registered contractor. Thereafter the installation should be serviced annually.

PLUMBING AND HEATING

We believe that heating is provided via an electric heater. Again, tests have not been carried out. If you wish us to organise these we can. Please advise immediately.

MAIN DRAINS

We do not carry out drainage tests as part of a Schedule of Condition.

We are believe that the property has the benefit of mains drainage and that the foul drains from the property discharge into a public sewer; this should be confirmed by your Legal Advisor prior to exchange of contracts, who should also provide information in respect of any common or shared drains including liability for the maintenance and upkeep of the same.

We have not tested or lifted any manhole covers.

It must be emphasised that the condition of the property's foul drains can only be ascertained by the carrying out of a test; such a test has not been undertaken. Should there be leaks in the vicinity of the building then problems could occur, particularly with respect to the stability of the building's foundations. Drainage repairs are inevitably costly and may result in damage being caused to those areas of the property beneath, or adjacent to, which the drains have been run.

Rainwater/Surface Water Drainage

We have not carried out a test in relation to this.

Rain/surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soak-aways has not been established although you are advised that they tend to silt up and become less effective with time.

OTHER MATTERS

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 Certificate for the property.

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. In this case we did not note any indication that anything had been carried out in relation to the Disability Discrimination Act.

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: A Type Two Survey should be carried out under the Control of Asbestos at Work Regulations 2002.

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.

Our insurers require us to state that we are not asbestos surveyors and you may require a specialist asbestos report.

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.

This report does not constitute a Structural Survey (now known as a Building Survey).

Signature Document in Relation to

Schedule of Condition

This signature document represents page 32 and 33 of a 33 page Schedule of Condition relating to:

Grove Park, London SE12

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:

Grove Park, London SE12

Lessee

Mrs T 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:
Mrs T

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.