

# SCHEDULE OF CONDITION

## Of a Restaurant In Hertfordshire



FOR

**Miss Q**

Prepared by:

**INDEPENDENT CHARTERED SURVEYORS**

Marketing by:

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

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## **SCHEDULE OF CONDITION**

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|  |  |
|--|--|
| <b>Address:</b>  | Restaurant<br>Hertfordshire  |
| <b>Prospective Tenant:</b>   | Miss Q   |
| <b>Repairing Covenant,<br/>Redecorating Covenant,<br/>Reinstatement and Statutory<br/>Regulation Covenant<br/>Yield Up Clause:</b> | 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. |
| <b>Photographs:</b>  | We typically take approximately 100 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.   |
| <b>Orientation:</b>  | 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.

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**


All directions given as you face the property.

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.

## FRONT ELEVATION

**Commercial  
Survey of a  
Restaurant**

| DESCRIPTION                         | CONDITION   | ACTION REQUIRED   |
|-------------------------------------|---|---|
| <b>Chimneys:</b>                    |   |   |
| Front left hand chimney brick built | Average   | Repoint to make watertight  |
| Rear left hand chimney brick built  | Average<br> | Repoint to make watertight  |
|                                     | Rear left hand chimney  |   |
| <b>Roofs:</b>                       |   |   |
| Pitched clay tiles                  | Heavily damaged to section we can see to the rear.  | Repair and make watertight  |
| <b>Gutters and Downpipes:</b>       |   |   |
| Box gutter                          | Leaking   | Ensure all the box gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear. |

|   |  |   |
|---|--|---|
| <b>Walls:</b>   |  |   |
| Stretcher Bond brick at high level  | Allowing lateral dampness through  | Repoint and repair as necessary                       |
| Render at low level and around central window                                   | Hairline cracking and flaking paintwork  | Repair, prepare and redecorate                        |
| <b>Windows and Doors:</b>   |  |   |
| Eleven Georgian windows; ten are 6 x 6 panels and the central one is an 8 x 12. | Generally deteriorating  | Repair, prepare and redecorate / consider replacement |
| Picture windows   | Marked   | Repair, prepare and redecorate                        |
| Wide window cill to shop front window   | <p>People waiting at the nearby bus stop use the window cills of the Dragon King as the bus stop extra seating causing damage to the window cills</p>  <p>Window cill needs redecoration</p> | Repair, prepare and redecorate                        |

## **LEFT HAND SIDE ELEVATION**



Rear left hand side

| DESCRIPTION   | CONDITION                                    | ACTION REQUIRED   |
|---|--|---|
| <b>Chimneys:</b><br><br>See front elevation   |  |   |
| <b>Roofs:</b><br><br>Pitched clay tile roof – see front elevation<br><br>Profile metal sheeting         | <br><br><br><br><br>Leaks to box gutter side | <br><br><br><br><br>Repair and make watertight  |
| <b>Gutters and Downpipes:</b><br><br>Downpipe from box valley gutter – mixture of cast iron and plastic | <br><br>Leaking                              | <br><br>Ensure all box gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear. |

|  |  |  |
|--|--|--|
| <b>Walls:</b>  |  |  |
| Brickwork parapet wall   | Due to the lighter colour we believe it may have been damaged by water or rebuilt. | Repair and make watertight             |
| Painted rendered in Stucco style   | Render deteriorating   | Repair, prepare and redecorate         |
| <b>Windows and Doors:</b>  |  |  |
| Four Georgian six x six windows.   | Deteriorating  | Clean, repair, prepare and redecorate. |
| Three picture windows at ground floor level<br>Third picture window has a fire exit in it. | Deteriorating  | Repair, prepare and redecorate         |
| Timber cills to base   | Deteriorating  | Repair, prepare and redecorate         |



The parking directly outside is not connected to the property.



## **RIGHT HAND SIDE ELEVATION**



| DESCRIPTION   | CONDITION        | ACTION REQUIRED   |
|---|------------------|---|
| <b>Chimneys:</b><br>Please see front elevation                          |                  |   |
| <b>Roofs:</b><br>Please see front and rear elevations<br><br>Clay tiles | Not able to view | Access via cherry picker to view roof, we advise before completing on the lease |

|   |  |   |
|---|--|---|
| <p><b>Gutters and Downpipes:</b></p> <p>Two plastic downpipe with hopper head</p>   | <p>Discharging against wall<br/>Drains blocked with rubbish</p>  <p>Hopper head not large enough for downpipes</p> <p>Downpipes discharging onto wall</p> | <p>Ensure all gutters are watertight and falling towards downpipes and that the hopper heads are large enough and clear drains.</p>             |
| <p><b>Walls:</b></p> <p>Stretcher Bond brickwork</p> <p>Five rendered panels<br/>Rough cast render</p>                                      | <p>Some lateral dampness coming in.</p> <p>Lateral water damage is occurring in this area. It may relate to the box gutter or the render.</p>  | <p>Repoint as necessary and check box gutter above.</p> <p>Check box gutter and also repair render as necessary to stop dampness coming in.</p> |
| <p><b>Windows and Doors:</b></p> <p>Five metal Crittle style casement windows</p> <p>Two casement windows with exposed concrete lintels</p> |  <p>Crittle window</p>  | <p>Ease and adjust, apply a rust stop paint and repair, prepare and redecorate.</p> <p>Clean, repair, prepare and redecorate.</p>               |
| <p><b>Driveway Area:</b></p> <p>Concrete</p> <p>Parking and loading bay, used as a bin store</p>  |  | <p>We assume the access is shared</p>   |
| <p><b>Trees:</b></p> <p>Two trees</p>   |  | <p>Keep maintained</p>  |

## REAR ELEVATION




Rear ground floor








Rear first floor









Blocked up windows to rear

| DESCRIPTION  | CONDITION  | ACTION REQUIRED  |
|--|--|--|
| <b>Chimneys:</b><br><br>Please see front elevation |  |  |
| <b>Roofs:</b><br><br>Clay tiles                    | Badly damaged roof tiles<br><br>Damaged tiles | Repair roof tiles; approximately 25% of the entire roof that was visible needed repairing. |

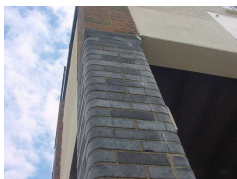

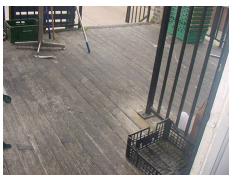
|   |   |   |
|---|---|---|
| <b>Gutters and Downpipes:</b>                                 |   |   |
| Large hopper head   |   | Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear. |
| <b>Walls:</b>   |   |   |
| Rough cast render at high level (first to second floor level) | Splits to top of render   | Repair, prepare and redecorate.   |
| Smooth render at lower level (ground to first floor level)    | Marked  | Repair, prepare and redecorate.   |
| Concrete painted black plinth along base                      | Vertical cracking to end and general vegetation   | Repair, prepare and redecorate.   |
| Concrete column, clad in brickwork                            | Extensive damage, including a vertical crack that runs height of building, indicating movement in structure | Exclude from lease  |
| <b>Windows and Doors</b>                                      |   |   |
| Rear of single storey section (blocked up windows)            | Moss and mould starting to occur at base  | Mastic seal around window edge where it has opened up.  |
| Variety of casement windows at first floor level              | Marked and deteriorating  | Clean, repair, prepare and redecorate.  |

| <b><u>ROOFS</u></b>                    |   |                            |
|--|---|----------------------------|
| <b>DESCRIPTION</b>                     | <b>CONDITION</b>  | <b>ACTION REQUIRED</b>     |
| <b>Main Roofs:</b><br><br>Clay tiles   | Heavily damaged; approximately 20% of what we could see<br><br>Damaged tiles<br><br>Damaged tiles   | Replace tiles              |
| <b>Parapet Wall:</b><br><br>Box gutter | Signs of water dampness internally<br><br>Parapet wall<br><br>Box gutter<br><br>Drain box gutter discharges to | Repair and make watertight |

|  |   |                                    |
|--|---|------------------------------------|
| <p><b>Profile Metal Roof:</b></p> <p>Box gutter</p>                                      | <p>Poor detailing, believed to be leaking</p>  <p>Profile metal roof Close up view</p>  <p>Close up of box gutter</p>  | <p>Repair and make watertight.</p> |
| <p><b>Asphalt Roof:</b></p> <p>To perimeter - limited view due to access restriction</p> | <p>We noted the extract fans were discharging directly on to it.</p>  <p>Asphalt roof towards rear of property</p>  <p>Extract fans discharging directly onto roof</p> |                                    |
| <p><b>Roof Space:</b></p> <p>There was access and a close boarded roof</p>               |  <p>Inside roof looking towards rear</p>  <p>Inside roof looking towards front</p>  |                                    |

## **LOADING BAY AREA**



| DESCRIPTION   | CONDITION  | ACTION REQUIRED  |
|---|--|--|
| <p><b>Loading Area:</b></p> <p>A raised area with timber decking and brick columns. We assume these are around a structural frame</p> <p>Parking and loading bay, used as a bin store</p> | <p>Cracking to column</p>  <p>Cracking to column</p>   | <p>Open up and investigate reason for cracking. It could relate to problems with the structural frame. We recommend the structural frame is excluded from the lease.</p> |
| <p><b>Sitting Out Area:</b></p> <p>Pre-cast concrete</p>  | <p>Minor deterioration</p>   <p>Sitting out area</p> | <p>Repair</p>  |

|   |        |                                 |
|---|--------|---------------------------------|
| <b>Joinery:</b><br>Double timber entrance doors | Marked | Repair, prepare and redecorate. |
| <b>Steps:</b><br>Steep stone built steps        |        |                                 |



# **INTERNAL**

All directions given as you face the property.

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.

## **GROUND FLOOR TRADING AREA**

### **FRONT OF HOUSE**

**Restaurant Area**  
**Banqueting Area to Left**



| DESCRIPTION                      | CONDITION        | ACTION REQUIRED                 |
|----------------------------------|------------------|---------------------------------|
| <b>Ceilings:</b>                 |                  |                                 |
| Painted                          | Dated and marked | Repair, prepare and redecorate. |
| <b>Walls:</b>                    |                  |                                 |
| Painted at high level            | Dated and marked | Repair, prepare and redecorate  |
| Stained timber dado at low level | Marked           | Re-stain                        |
| <b>Floors:</b>                   |                  |                                 |
| Quarry tiles                     | Ingrained dirt   | Deep clean                      |

|  |                               |  |
|--|-------------------------------|--|
| <b>Joinery:</b>  |                               |  |
| Windows  | Boarded over                  |  |
| Inner double stained timber fire exit doors to right hand side | Marked                        | Re-stain   |
| Outer double stained timber fire exit doors                    | Marked, particularly to base. | Re-stain<br><br>It was noted the fire exit was not working – ensure that fire alarm system is working fully. |


## **Restaurant Area** **Raised Area to Left**



| DESCRIPTION  | CONDITION  | ACTION REQUIRED   |
|--|--|---|
| <b>Ceilings:</b><br><br>Painted plaster with decorative moulding with inset lights | Some areas look to have been repaired                        | Repair, prepare and redecorate.                                 |
| <b>Walls:</b><br><br>Timber floor to ceiling with mirrors                          | Minor marks  | Repair, prepare and redecorate                                  |
| <b>Floors:</b><br><br>Black tiles  | Joints gone in some areas<br>Some cracked tiles              | Re-joint and repair/replace                                     |
| <b>Joinery:</b><br><br>Picture windows<br><br>Single fire exit door on left        | Marked<br><br>Limited access due to cars parked in this area | General clean and redecorate.<br><br>Recommend external signage |

**Restaurant Area**  
**Waiting Area / Casual Dining to Right**



| DESCRIPTION   | CONDITION   | ACTION REQUIRED  |
|---|---|--|
| <b>Ceilings:</b><br><br>Painted with timber coving<br>Inset lights  | Marked  | Repair, prepare and redecorate                                       |
| <b>Walls:</b><br><br>Painted<br><br>Timber dado at low level to approx one metre in height<br><br>Two large Chesterfields | Marked<br><br>Damaged<br><br><br>Damage to timber dado | Repair, prepare and redecorate<br><br>Repair, prepare and redecorate |
| <b>Floors:</b><br><br>Quarry tiles  | Ingrained dirt  | Deep clean   |
| <b>Joinery:</b><br><br>Picture window   | Marked  | Clean  |

### Less able/Disabled Toilets / Baby Changing Area



| DESCRIPTION   | CONDITION      | ACTION REQUIRED                 |
|---|----------------|---------------------------------|
| <b>Ceilings:</b><br>Painted with extract fan and bulk head light  | Marked         | Repair, prepare and redecorate. |
| <b>Walls:</b><br>Painted  | Marked         | Repair, prepare and redecorate. |
| <b>Floors:</b><br>Tiles   | Ingrained dirt | Deep clean                      |
| <b>Sanitary Ware</b><br>WC adapted for the disabled, one small wash hand basin, toilet roll holder, soap dispenser, towel dispenser and warm air hand dryer<br>Baby changing area | Marked         | Deep clean                      |
| <b>Joinery:</b><br>Door   | Marked         | Repair, prepare and redecorate. |

## **Lobby Area to Toilets, Loading Bay and Cellar**

| <b>DESCRIPTION</b>                                   | <b>CONDITION</b>       | <b>ACTION REQUIRED</b>          |
|--|------------------------|---------------------------------|
| <b>Ceilings:</b><br><br>Painted<br>Timber arcatraves | Marked                 | Repair, prepare and redecorate. |
| <b>Walls:</b><br><br>Painted                         | Marked                 | Repair, prepare and redecorate. |
| <b>Floors:</b><br><br>Veneer timber floor            | Some joints opening up | Repair and clean                |
| <b>Joinery:</b><br><br>Doors                         | Marked                 | Repair, prepare and redecorate. |

| <p style="text-align: center;"><b><u>Right Hand Room</u></b><br/>         (being used as an ice maker / dessert store)<br/> <br/>         (next to Disabled Toilets)</p> |                 |                                 |
|--|-----------------|---------------------------------|
| DESCRIPTION  | CONDITION       | ACTION REQUIRED                 |
| <b>Ceilings:</b><br><br>Painted<br>Fluorescent light   | Signs of repair | Repair, prepare and redecorate. |
| <b>Walls:</b><br><br>White melamine  | Marked          | Repair, prepare and redecorate. |
| <b>Floors:</b><br><br>Tiled  | Ingrained dirt  | Deep clean                      |
| <b>Joinery:</b><br><br>Door  | Marked          | Repair, prepare and redecorate. |




**Outer Lobby Area**  
(giving access to fire doors)



| DESCRIPTION  | CONDITION                                      | ACTION REQUIRED                         |
|--|--|---|
| <b>Ceilings:</b><br><br>Painted  | <br><br>Marked                                 | <br><br>Repair, prepare and redecorate. |
| <b>Walls:</b><br><br>Painted   | <br><br>Heavily marked                         | <br><br>Repair, prepare and redecorate. |
| <b>Floors:</b><br><br>Vinyl  | <br><br>Damaged                                | <br><br>Repair/replace                  |
| <b>Joinery:</b><br><br>Double painted timber door which is a fire exit | <br><br>Damage around push/pull bar and marked | <br><br>Repair, prepare and redecorate. |

## Ladies Toilets and Associated Lobby Area



| DESCRIPTION  | CONDITION  | ACTION REQUIRED  |
|--|--|--|
| <b>Ceilings:</b><br><br>Painted with four bulk head lights and four inset lights.<br>Timber arcatraves<br><br>Roof void access | Areas where it has been repainted and marked areas<br><br>Not viewed   | Repair, prepare and redecorate.  |
| <b>Walls:</b><br><br>Painted<br><br><br><br><br><br><br><br><br>Orange and burgundy tile to a tiled dado                       | Marked<br>Heavy water staining to right hand side near entrance door<br><br>Leaking from shower above?<br><br>Missing tiles | Identify staining, repair, prepare and redecorate.<br><br>We did not note any extraction fans so add a working extract system.<br><br><br>Repair/replace |

|   |                                 |                                     |
|---|---------------------------------|-------------------------------------|
| <b>Floors:</b>  |                                 |                                     |
| Tiles   | Ingrained dirt and broken tiles | Deep clean and replace broken tiles |
| <b>Sanitary Ware</b>  |                                 |                                     |
| Five WC's, four wash hand basins set in a vanity unit and further two wash hand basins in a vanity unit | Dirty                           | Deep clean                          |
| <b>Joinery:</b>   |                                 |                                     |
| Windows   | Marked                          | Repair, prepare and redecorate.     |
| Timber Doors  | Marked                          | Repair, prepare and redecorate.     |

## **GROUND FLOOR**

## **BACK OF HOUSE**


All directions given as you face the property

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

## Central Bar

(Adjacent to restaurant area)



| DESCRIPTION   | CONDITION  | ACTION REQUIRED                 |
|---|--|---------------------------------|
| <b>Ceilings:</b><br><br>Painted plaster with decorative moulding with inset lights<br><br>Access into ceiling | Some areas look to have been repaired  | Repair, prepare and redecorate. |
| <b>Central Servery:</b><br><br>Glazed back to bar<br><br>Oval shaped bar                                      |  |                                 |
| <b>Floors:</b><br><br>Small white quarry tiles  | Ingrained dirt<br><br><br>Tiles need deep clean | Deep clean                      |

## Wash Up and Food Preparation Area

(behind Servery Area)





| DESCRIPTION  | CONDITION  | ACTION REQUIRED                              |
|--|--|--|
| <b>Ceilings:</b><br><br>Painted  | Marks where previous repairs have been carried out | Repair, prepare and redecorate.              |
| <b>Walls:</b><br><br>Tiles and tiles to pitched underside of stairs<br><br>Stainless steel lining to approx 1.5 metres | Ingrained dirt                                     | Clean and re-grout as necessary              |
| <b>Floors:</b><br><br>Small quarry tile  | Ingrained dirty                                    | Deep clean                                   |
| <b>Dumb waiters:</b><br><br>Two dumb waiters going up to catering kitchen on first floor                               | This has not been tested                           | Test and obtain certificate for dumb waiters |

### **Lobby to WC off Preparation Area**

| <b>DESCRIPTION</b>                               | <b>CONDITION</b>   | <b>ACTION REQUIRED</b>                      |
|--|--|---|
| <b>Ceilings:</b><br><br>Painted                  | Flaking paint, we suspect a water leak above.<br>Light removed | Repair, prepare and redecorate<br>Add light |
| <b>Walls:</b><br><br>Tiled from floor to ceiling | Ingrained dirt and heavy mould to grout                        | Deep clean and re-grout.                    |
| <b>Floors:</b><br><br>Tiles                      | Marked   | Deep clean                                  |
| <b>Joinery:</b><br><br>Doors                     | Marked   | Repair, prepare and redecorate.             |

## WC



| DESCRIPTION                                   | CONDITION   | ACTION REQUIRED   |
|---|---|---|
| <b>Ceilings:</b><br><br>Painted               | Mould<br><br>Mould to ceiling   | Re-plaster, prepare and redecorate and fit light.   |
| <b>Walls:</b><br><br>Tiled<br><br>Extract fan | Marked<br><br>Not working at time of inspection   | Repair, prepare and redecorate.<br><br>Repair and add as large an extract fan as possible |
| <b>Floors:</b><br><br>Tiled with a drain      | Ingrained dirt and tiles coming away around drain.<br><br>Drain that looks to be blocked | Deep clean floor and re-tile in that area   |



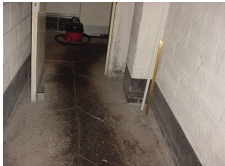

|   |        |                                 |
|---|--------|---------------------------------|
| <b>Sanitary Ware:</b><br><br>One WC and one small wash hand basin | Marked | Deep clean                      |
| <b>Joinery:</b><br><br>Door                                       | Marked | Repair, prepare and redecorate. |

## **BELOW GROUND LEVEL CELLAR**

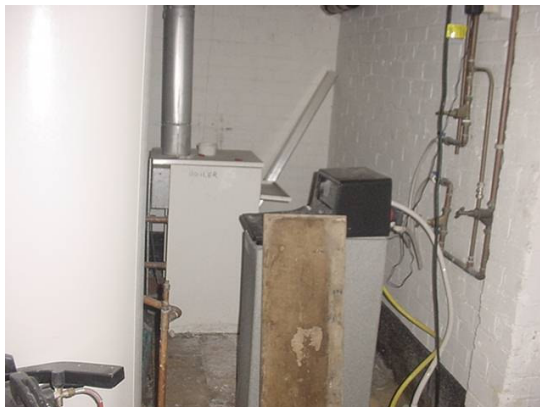
### **BACK OF HOUSE**



All directions given as you face the property

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

| <b><u>Stair Access Corridor</u></b> |   |                                    |
|-------------------------------------|---|------------------------------------|
| <b>DESCRIPTION</b>                  | <b>CONDITION</b>  | <b>ACTION REQUIRED</b>             |
| <b>Ceilings:</b><br><br>Painted     | Marked  | Repair, prepare and redecorate.    |
| <b>Walls:</b><br><br>Painted        | Marked  | Repair, prepare and redecorate.    |
| <b>Floors:</b><br><br>Concrete      | Marked<br><br><br>Wear on floor | Clean                              |
| <b>Joinery:</b><br><br>Doors        |   | Repair, prepare and redecorate.    |
| <b>Steps Cellar:</b>                | Heavily worn<br><br>           | Replace nosings and vinyl covering |

## Boiler Room Area



| DESCRIPTION  | CONDITION   | ACTION REQUIRED   |
|--|---|---|
| <b>Ceilings:</b><br>Pre-cast concrete, painted black with steel frame visible in some areas<br> | Reinforcement bars are visible and rusting<br> | Investigation needs to be carried out with regard to structural frame and the condition of the floor. |
| <b>Walls:</b><br>Painted Stretcher Bond brickwork  | Signs of dampness to base   | Repair, prepare and redecorate.   |
| <b>Floors:</b><br>Concrete   | Marked  | Clean   |
| <b>Joinery:</b><br>Doors   |   | Repair, prepare and redecorate.   |
| <b>Services:</b><br>Floor mounted Ideal Mexico and a Megaflow system<br>Deep sump pump   | Not tested  | This needs to be tested and test certificates forwarded to yourself by the landlord/present occupier. |

## **Store off Services Area**

(viewed by torchlight)

| DESCRIPTION  | CONDITION  | ACTION REQUIRED                 |
|--|--|---------------------------------|
| <b>Ceilings:</b><br><br>Pre-cast concrete, painted black | Water staining   | Repair, prepare and redecorate. |
| <b>Walls:</b><br><br>Painted                             | Stained<br>Areas of pre-cast concrete frame are corroding                        | Repair, prepare and redecorate. |
| <b>Floors:</b><br><br>Concrete                           | Partially wet  | Deep clean                      |
| <b>Joinery:</b><br><br>Metal clad door                   | Water damage to base in the form of rusting, indicating the cellar does get damp | Repair, prepare and redecorate. |


| <b><u>Access Corridor</u></b>  |   |                                 |
|--|---|---------------------------------|
| <b>DESCRIPTION</b>   | <b>CONDITION</b>  | <b>ACTION REQUIRED</b>          |
| <b>Ceilings:</b><br><br>Plasterboard   | Black paint starting to flake and water staining  | Repair, prepare and redecorate. |
| <b>Walls:</b><br><br>Perimeter walls formed in painted Flemish Bond brickwork and English Bond brickwork<br><br>Internal walls formed in painted blockwork | Cracking - hairline and horizontal in blockwork adjacent to door to approx 0.5 metres and 200mm | Repair, prepare and redecorate. |
| <b>Floors:</b><br><br>Concrete   |   | Deep clean                      |
| <b>Joinery:</b><br><br>Doors   |   | Repair, prepare and redecorate. |

### **Store off of Access Corridor**

| <b>DESCRIPTION</b>                        | <b>CONDITION</b>   | <b>ACTION REQUIRED</b>          |
|---|--|---------------------------------|
| <b>Ceilings:</b><br><br>Pre-cast concrete | Signs of corrosion and metal reinforcement visible                                     | Repair, prepare and redecorate. |
| <b>Walls:</b><br><br>Painted              | Heavy staining to far right hand corner<br>Visibility to walls limited by stored items | Repair, prepare and redecorate. |
| <b>Floors:</b><br><br>Concrete            | Marked   |                                 |
| <b>Joinery:</b><br><br>Doors              |  | Repair, prepare and redecorate. |

**Food Storage Area**  
(right hand side)



| DESCRIPTION  | CONDITION   | ACTION REQUIRED                                 |
|--|---|---|
| <b>Ceilings:</b><br><br>Plasterboard   | Marked  | Repair, prepare and redecorate.                 |
| <b>Walls:</b><br><br>Painted English Bond brickwork to external and blockwork internally<br><br><br>Two cold storage units | Cracks to blockwork from floor to ceiling; slightly raking through the joints and through blockwork<br><br><br>Crack in wall | Repair, prepare and redecorate.                 |
| <b>Floors:</b><br><br>Concrete   | Marked  | Clean   |
| <b>Goods Lift:</b>   | Not known if working  | You need to obtain a test certificate for this. |



| <b><u>Cutlery Store</u></b>  |                                |   |
|--|--------------------------------|---|
| <b>DESCRIPTION</b>   | <b>CONDITION</b>               | <b>ACTION REQUIRED</b>                  |
| <b>Ceilings:</b><br><br>Low ceiling  | <br><br>Marked                 | <br><br>Repair, prepare and redecorate. |
| <b>Walls:</b><br><br>Painted and unpainted blockwork and painted brickwork | <br><br>Marks and fixing holes | <br><br>Repair, prepare and redecorate. |
| <b>Floors:</b><br><br>Concrete with floor paint                            | <br><br>Marked                 | <br><br>Redecorate                      |
| <b>Joinery:</b><br><br>Door  | <br><br>Off its hinges         | <br><br>Re-hang.                        |

## **Beer Store**



| DESCRIPTION  | CONDITION  | ACTION REQUIRED                 |
|--|--|---------------------------------|
| <b>Ceilings:</b><br><br>Low plasterboard                                       | Marked   | Repair, prepare and redecorate. |
| <b>Walls:</b><br><br>Painted and unpainted blockwork<br>Brickwork to perimeter | Vertical crack to approx three quarters of a metre | Repair, prepare and redecorate. |
| <b>Floors:</b><br><br>Concrete   | Marked   | Repair, prepare and redecorate  |

**Furniture Store**  
**(formerly cold cellar)**



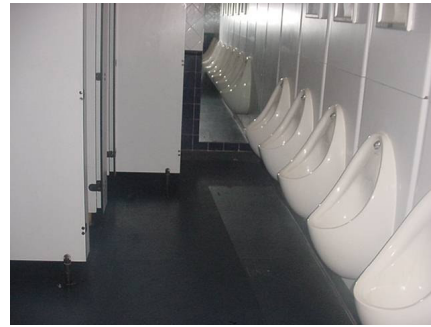
| DESCRIPTION  | CONDITION       | ACTION REQUIRED  |
|--|-----------------|--|
| <b>Ceilings:</b><br><br>Plasterboard   | Marked          | Repair, prepare and redecorate.                                |
| <b>Walls:</b><br><br>Painted brickwork around perimeter<br><br>New unpainted blockwork to centre |                 | Repair, prepare and redecorate.                                |
| <b>Floors:</b><br><br>Painted concrete   | Worn and marked | Apply floor paint  |
| <b>Joinery:</b><br><br>Doors   | Marked          | Repair, prepare and redecorate.                                |
| <b>Services Cupboard:</b><br><br>With electric unit set within                                   |                 | You will need to obtain test certificates in relation to this. |

## **FIRST FLOOR**

## **FRONT OF HOUSE**

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

## Gentlemen's Toilets



| DESCRIPTION  | CONDITION  | ACTION REQUIRED   |
|--|--|---|
| <b>Ceilings:</b><br><br>Painted with seven bulk head lights and four inset ceiling lights          | Marked   | Repair, prepare and redecorate  |
| <b>Walls:</b><br><br>Tiles from floor to ceiling   | Marked and minor damage  | Repair, prepare and redecorate or replace<br><br>We did not note any extraction fans so add a working extract system. |
| <b>Floors:</b><br><br>Vinyl  | Worn around urinals and WC   | Repair and/or replace   |
| <b>Sanitary Ware</b><br><br>Four wash hand basins set within a vanity unit, six urinals, three WCs | Marks to melamine boarding behind WCs<br>One tap not working at time of survey | Deep clean  |
| <b>Joinery:</b><br><br>Timber door   | Marked   | Repair, prepare and redecorate.   |

| <b><u>Lobby Area</u></b>  |  |                                |
|---|--|--------------------------------|
| <b>DESCRIPTION</b>  | <b>CONDITION</b>                               | <b>ACTION REQUIRED</b>         |
| <b>Ceilings:</b><br><br>Painted with one bulk head light              | Marked and previous colour is grinning through | Repair, prepare and redecorate |
| <b>Walls:</b><br><br>Painted<br>Embossed paper to base<br>Timber dado | Marked and previous colours grinning through   | Repair, prepare and redecorate |
| <b>Floors:</b><br><br>Carpet  | Worn   | Clean and/or replace           |
| <b>Joinery:</b><br><br>Timber door                                    | Stained  | Re-stain                       |

| <b><u>Landing</u></b>  |                              |                                      |
|--|------------------------------|--------------------------------------|
| <b>DESCRIPTION</b>   | <b>CONDITION</b>             | <b>ACTION REQUIRED</b>               |
| <b>Ceilings:</b><br><br>Painted plasterboard with bulk head lights and timber arcatraves | Marked                       | Repair, prepare and redecorate.      |
| <b>Walls:</b><br><br>Painted with dado rail  | Marked                       | Repair, prepare and redecorate       |
| <b>Floors:</b><br><br>Timber flooring  | Marked                       | Polish and clean                     |
| <b>Stairway:</b><br><br>Carpet   | Dirty and nosings not secure | Deep clean and nosings need securing |

## **FIRST FLOOR**

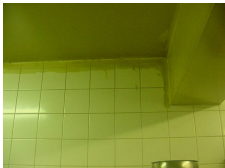
## **BACK OF HOUSE**

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



## Catering Kitchen



| DESCRIPTION   | CONDITION   | ACTION REQUIRED                        |
|---|---|--|
| <b>Ceilings:</b><br><br>Painted                         | Marked and grease stained   | Clean, repair, prepare and redecorate. |
| <b>Walls:</b><br><br>Tiles<br><br>Stainless steel units | Ingrained dirt<br><br><br>Painted over tiles | Deep clean                             |
| <b>Floors:</b><br><br>Quarry tiles                      | Ingrained dirt  | Deep clean                             |
| <b>Joinery:</b><br><br>Doors                            | Marked  | Repair, prepare and redecorate.        |

|   |                          |  |
|---|--------------------------|--|
| Two dumb waiters  | This has not been tested | Test and obtain licence for dumb waiters |
| Goods Lift  |                          | Lift licence needed                      |
| Two walk in units   |                          |  |
| <b>Catering Equipment:</b><br><br>The catering equipment has not been inspected, as we are not expert in this area, you should seek expert advice. We have assumed that the catering equipment meets Local Authority approval and is appropriate for use. |                          |  |

### **Access to Catering Kitchen**

| <b>DESCRIPTION</b>              | <b>CONDITION</b> | <b>ACTION REQUIRED</b>          |
|---------------------------------|------------------|---------------------------------|
| <b>Ceilings:</b><br>Painted     | Marked           | Repair, prepare and redecorate. |
| <b>Walls:</b><br>Painted        | Marked           | Repair, prepare and redecorate. |
| <b>Floors:</b><br>Vinyl         | Ingrained dirt   | Deep clean                      |
| <b>Joinery:</b><br>Painted door | Marked           | Repair, prepare and redecorate  |

## **FIRST FLOOR**

### **PRIVATE LIVING ACCOMMODATION**

All directions given as you face the property

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

| <b><u>Corridor</u></b>         |                  |                                 |
|--------------------------------|------------------|---------------------------------|
| <b>DESCRIPTION</b>             | <b>CONDITION</b> | <b>ACTION REQUIRED</b>          |
| <b>Ceilings:</b><br>Painted    | Marked           | Repair, prepare and redecorate. |
| <b>Walls:</b><br>Painted       | Marked           | Repair, prepare and redecorate. |
| <b>Floors:</b><br>Carpet tiles | Worn             | Replace                         |

### Manager's Office



| DESCRIPTION                                 | CONDITION   | ACTION REQUIRED  |
|---|---|--|
| <b>Ceilings:</b><br><br>Painted             | Marked  | Repair, prepare and redecorate.  |
| <b>Walls:</b><br><br>Painted                | Marked<br><br>Damp areas internally. This could be due to defective parapet walls, box gutters or roof. | Repair, prepare and redecorate<br><br>Make watertight and repair plaster and redecorate. |
| <b>Floors:</b><br><br>Carpet                | Worn  | Replace  |
| <b>Joinery:</b><br><br>Windows<br><br>Doors |   | Repair, prepare and redecorate.<br>Repair, prepare and redecorate.                       |

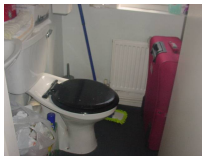
**Ladies' Living Quarters**  
**(Includes shower and WC within it)**



| DESCRIPTION                                      | CONDITION  | ACTION REQUIRED   |
|--|--|---|
| <b>Ceilings:</b><br>Painted                      | Dated  | Repair, prepare and redecorate.   |
| <b>Walls:</b><br>Painted                         | Marked and there may be dampness coming through the walls<br><br>Our view was limited due to the number of beds and amount of stored items in this area. | Check parapet walls externally, repair, prepare and redecorate.                         |
| <b>Floors:</b><br>Vinyl                          | Marked   | Replace   |
| <b>Joinery:</b><br>Georgian windows<br><br>Doors | Need easing and adjusting  | Ease and adjust, repair, prepare and redecorate.<br><br>Repair, prepare and redecorate. |

## Shower and WC

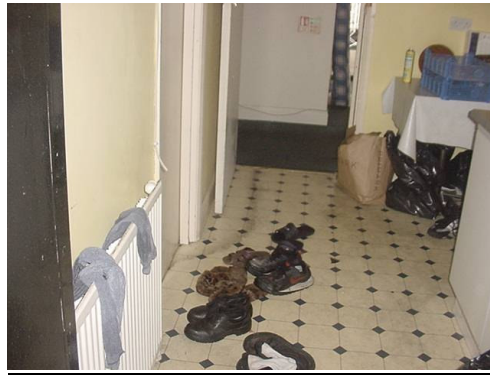


| DESCRIPTION           | CONDITION  | ACTION REQUIRED  |
|-----------------------|--|--|
| <b>Ceilings:</b>      |  |  |
| Painted               | Marked and condensation  | Add better extract and repair, prepare and redecorate. |
| <b>Walls:</b>         |  |  |
| Painted               | Marked and condensation  | Add better extract and repair, prepare and redecorate  |
| <b>Floors:</b>        |  |  |
| Vinyl                 | Worn   | Replace  |
| <b>Joinery</b>        |  |  |
| Metal windows         | Damaged and rusting  | Add rust stop paint and redecorate.                    |
| Georgian window WC    | Marked   | Repair, prepare and redecorate.                        |
| Doors                 | Marked   | Repair, prepare and redecorate.                        |
| <b>Sanitary Ware:</b> |  |  |
| One WC and one shower | Marked and worn<br> | Deep clean or replace                                  |

WC



### **Lobby / Corridor to Mens' Area**



| DESCRIPTION                     | CONDITION      | ACTION REQUIRED                         |
|---------------------------------|----------------|---|
| <b>Ceilings:</b><br><br>Painted | <br><br>Marked | <br><br>Repair, prepare and redecorate. |
| <b>Walls:</b><br><br>Painted    | <br><br>Marked | <br><br>Repair, prepare and redecorate. |
| <b>Floors:</b><br><br>Vinyl     | <br><br>Marked | <br><br>Replace                         |
| <b>Joinery:</b><br><br>Doors    | <br><br>Marked | <br><br>Repair, prepare and redecorate. |

| <b><u>Mens' Bedroom</u></b>                         |                             |  |
|---|-----------------------------|--|
| <b>DESCRIPTION</b>                                  | <b>CONDITION</b>            | <b>ACTION REQUIRED</b>   |
| <b>Ceilings:</b><br><br>Painted                     | <br><br>Dated               | <br><br>Repair, prepare and redecorate.                                    |
| <b>Walls:</b><br><br>Painted<br><br>Two beds        | <br><br>Dated               | <br><br>Repair, prepare and redecorate.                                    |
| <b>Floors:</b><br><br>Carpet                        | <br><br>New                 |  |
| <b>Joinery:</b><br><br>Georgian Windows<br><br>Door | <br><br>Marked<br><br>Dated | <br><br>Repair, prepare and redecorate.<br>Repair, prepare and redecorate. |



## Corner Bedroom



| DESCRIPTION   | CONDITION                  | ACTION REQUIRED   |
|---|----------------------------|---|
| <b>Ceilings:</b><br><br>Painted                           | Marked                     | Repair, prepare and redecorate.   |
| <b>Walls:</b><br><br>Painted                              | Marked                     | Repair, prepare and redecorate.   |
| <b>Floors:</b><br><br>Carpet                              | Worn                       | Replace   |
| <b>Joinery:</b><br><br>Georgian style window<br><br>Doors | Needs easing and adjusting | Ease and adjust, repair, prepare and redecorate.<br>Repair, prepare and redecorate. |

## Shower and WC



| DESCRIPTION  | CONDITION  | ACTION REQUIRED  |
|--|--|--|
| <b>Ceilings:</b><br>Painted  | Marked   | Repair, prepare and redecorate.                                    |
| <b>Walls:</b><br>Painted<br><br>Dampness coming through | Heavy mould created by shower and dampness coming in<br><br>Heavy mould | Check parapet walls externally, repair, prepare and redecorate.    |
| <b>Floors:</b><br>Vinyl  | Worn   | Replace  |
| <b>Joinery:</b><br>Crittles Windows<br>Georgian window WC<br>Black Entrance Door   | Damaged  | Repair, prepare and redecorate.<br>Repair, prepare and redecorate. |

**Sanitary Ware:**

One WC and shower

Taps without tops

Replace taps



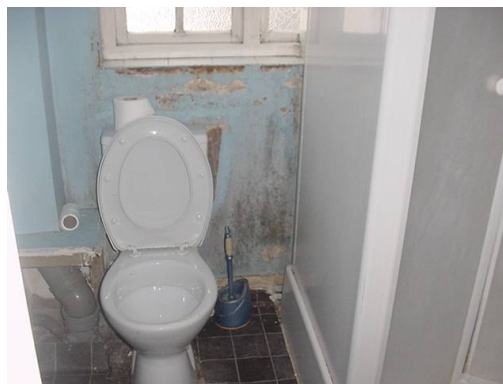
Missing taps


## **Lobby Area to Fire Escape**




| DESCRIPTION                        | CONDITION | ACTION REQUIRED                 |
|------------------------------------|-----------|---------------------------------|
| <b>Ceilings:</b><br><br>Painted    | Dated     | Repair, prepare and redecorate. |
| <b>Walls:</b><br><br>Painted       | Dated     | Repair, prepare and redecorate. |
| <b>Floors:</b><br><br>Carpet tiles | Worn      | Replace                         |
| <b>Joinery:</b><br><br>Door        | Marked    | Repair, prepare and redecorate. |

**WC with Shower**  
**(blue painted walls)**



| DESCRIPTION                                     | CONDITION   | ACTION REQUIRED  |
|---|---|--|
| <b>Ceilings:</b><br><br>Painted                 | Marked and condensation and lateral dampness<br><br><br>Damp ceiling | Add additional extraction and repair, prepare and redecorate.                                |
| <b>Walls:</b><br><br>Painted<br><br>Extract fan | Heavy mould to walls and lateral dampness   | Clear mould, repair, prepare and redecorate.<br><br>Ensure fan is working / add a larger fan |
| <b>Floors:</b><br><br>Vinyl                     | Worn  | Replace  |

|  |  |  |
|--|--|--|
| <b>Joinery:</b><br><br>Metal Windows<br><br>Door | Damaged  | Repair, prepare and redecorate.<br>Repair, prepare and redecorate. |
| <b>Sanitary Ware:</b><br><br>One WC and shower   | Service duct works to WC have been opened up<br><br><br>Ductwork open | Close duct works   |



## Shower



| DESCRIPTION                                | CONDITION                           | ACTION REQUIRED                 |
|--|-------------------------------------|---------------------------------|
| <b>Ceilings:</b><br>Painted                | Dated                               | Repair, prepare and redecorate. |
| <b>Walls:</b><br>Tiled<br>Extract fan      | Water stains around shower<br>Dirty | Clean<br>Clean                  |
| <b>Floors:</b><br>Tiled                    | Worn                                | Replace                         |
| <b>Sanitary Ware:</b><br>One WC and shower | Shower heavily used and worn        | Replace                         |
| <b>Joinery:</b><br>Flush painted doors     | Marked                              | Repair, prepare and redecorate. |

**Corridor**  
**(painted dado rail)**



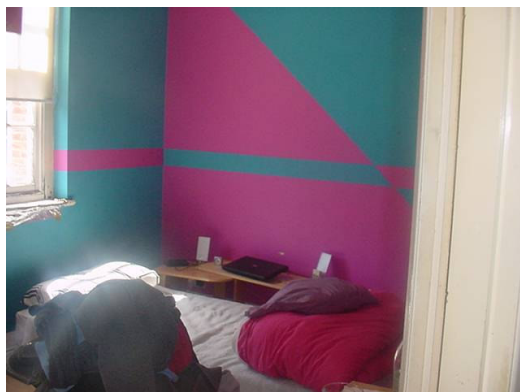
| DESCRIPTION                     | CONDITION      | ACTION REQUIRED                 |
|---------------------------------|----------------|---------------------------------|
| <b>Ceilings:</b>                |                |                                 |
| Painted                         | Marked         | Repair, prepare and redecorate. |
| Loft hatch to roof space        | Not inspected  |                                 |
| <b>Walls:</b>                   |                |                                 |
| Painted and painted dado effect | Marked         | Repair, prepare and redecorate. |
| <b>Floors:</b>                  |                |                                 |
| Vinyl                           | Ingrained dirt | Deep clean                      |
| <b>Joinery:</b>                 |                |                                 |
| Windows                         |                | Repair, prepare and redecorate. |
| Doors                           |                | Repair, prepare and redecorate. |

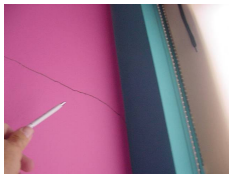
**Bedroom – left hand corner of front elevation**


**(bus stop side – left hand corner room)**

| DESCRIPTION  | CONDITION | ACTION REQUIRED  |
|--|-----------|--|
| <b>Ceilings:</b><br>Painted<br>Blue column running along ceiling   | Dated     | Repair, prepare and redecorate.                                    |
| <b>Walls:</b><br>Painted<br>Double bunk bed and two beds           | Dated     | Repair, prepare and redecorate.                                    |
| <b>Floors:</b><br>Carpet   | Worn      | Replace  |
| <b>Joinery:</b><br>Crittles Windows<br>Georgian window WC<br>Doors |           | Repair, prepare and redecorate.<br>Repair, prepare and redecorate. |

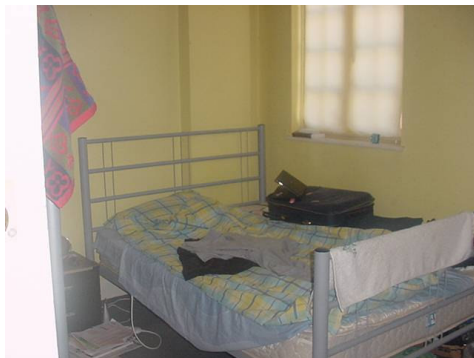
## Bedroom



| DESCRIPTION                     | CONDITION   | ACTION REQUIRED   |
|---------------------------------|---|---|
| <b>Ceilings:</b><br><br>Painted | Dated   | Repair, prepare and redecorate.                               |
| <b>Walls:</b><br><br>Painted    | Cracking - horizontal<br>Likely to be due to dampness in the structure or could be a structural frame problem.<br><br> | Repair, prepare and redecorate and check reason for cracking. |
| <b>Floors:</b><br><br>Carpet    | Worn  | Replace   |

|  |   |  |
|--|---|--|
| <p><b>Joinery:</b></p> <p>Georgian window left hand side</p> | <p>Problems with water ingress coming in and cills covered up</p>  <p>Windows letting in water overlooking courtyard</p> | <p>Repair, prepare and redecorate.</p> |
| <p>Flush painted doors</p>                                   | <p>Marked</p>   | <p>Repair, prepare and redecorate.</p> |

## Bedroom



| DESCRIPTION  | CONDITION             | ACTION REQUIRED  |
|--|-----------------------|--|
| <b>Ceilings:</b><br><br>Painted  | Dated                 | Repair, prepare and redecorate.  |
| <b>Walls:</b><br><br>Painted   | Dated                 | Check parapet walls externally, repair, prepare and redecorate.        |
| <b>Floors:</b><br><br>Vinyl  | Worn                  | Replace  |
| <b>Joinery:</b><br><br>Georgian window to rear overlooking metal roof and metal fire escape on first floor level<br><br>Flush painted door | Marked<br><br>Damaged | Repair, prepare and redecorate.<br><br>Repair, prepare and redecorate. |

## Domestic Kitchen



| DESCRIPTION   | CONDITION                                | ACTION REQUIRED  |
|---|--|--|
| <b>Ceilings:</b><br><br>Painted   | Heavily stained and cracking             | Repair, prepare and redecorate and check reason for cracking                           |
| <b>Walls:</b><br><br>Painted  | Marked and cracking around ceiling beams | Repair, prepare and redecorate check reason for cracking                               |
| <b>Floors:</b><br><br>Vinyl   | Worn                                     | Replace  |
| <b>Joinery:</b><br>Crittles Windows<br>Georgian window WC<br><br>Flush painted door | Damaged<br><br><br>No door ironmongery   | Repair, prepare and redecorate.<br><br>Add ironmongery, repair, prepare and redecorate |
| <b>Services:</b><br><br>Two wall mounted boilers;<br>one Main.BF and one Valliant   |  | Obtain service records   |

## **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.

### **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.

## **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 a Restaurant in  
Hertfordshire**

**Schedule of Condition**

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

A Restaurant  
In Hertfordshire

as prepared by

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:

A Restaurant  
In Hertfordshire

As inspected

By

Chartered Surveyors

Signed: ..... Dated:  
For and on Behalf of Chartered Surveyors

**Lessee**

Miss Q 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: .....  
Miss Q

**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.