**JOB REFERENCE: XXXX**

# SCHEDULE OF CONDITION

## XXXX
## XXXX
## Lewisham, London. SE4 XXX

**XXXXX**

## XXXX

**XXXX**

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| | |
|---|---|
| **Address:** | XXXXX |
| **Prospective Tenant:** | XXXX |
| **Repairing Covenant, Redecorating Covenant, Reinstatement and Statutory Regulation Covenant Yield Up Clause:** | We have not seen a copy of the lease and we have therefore assumed the property has a full repairing and insuring covenant – or will have under the proposed lease. We have assumed it is a standard lease with no unusual or onerous clauses. Your Legal Adviser should confirm this and advise us of any unusual or onerous clauses immediately. |
| **Photographs:** | We typically take approximately 500 photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report. |
| **Orientation:** | All directions are taken as if viewing the property from the front. |

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

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.



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# ELEVATIONS

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

All directions given as you face the property.



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# FRONT ELEVATION

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Chimneys:** Two<br>Left hand side: single, square, brick built, concrete flashing <br>Right hand side: brick built, decorative mouldings, three chimney pots | | Within the roof we could see leaks have occurred around the chimney area.<br>Replace concrete flashing with lead flashing |
| **Roofs:**<br>Shallow pitched slate roof<br>Flat central roof section<br>Splayed bay to the front hidden flat roof unable to inspect properly | Slates, minor amounts of lichens and moss. Dampness can be seen to be coming through within the roof space, historic patch repairs can be seen and dampness to the floor | Ultimately we do not feel that this roof will last the life of the lease and you need to be compensated in some format for this as the cost of re-roofing will be considerable in the tens of thousands of pounds.<br>Remove lichens and moss check to ensure watertight. |
| **Gutters and Downpipes:**<br>Cast iron and plastic | Some areas blocked and overflowing. | Ensure all gutters are watertight and falling towards the downpipe.<br>Repair and secure as necessary, ensure downpipes are clear. |
| **Walls:**<br>Brickwork: Flemish bond | | Re-pointing a cement mortar would benefit from re-pointing in a lime mortar |



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| | | |
|---|---|---|
| **Fascias and Soffits:**<br><br>Timber | Deteriorating | Repair, prepare and redecorate within the next two years. |
| **Windows:** Timber sliding sash | Rotting windowsills and requiring easing and adjusting. Vegetation growing out of the window sill area! | Repair, prepare and redecorate. |



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# LEFT HAND SIDE ELEVATION

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Chimneys:**<br>Three chimneys:<br>Front chimney see front elevation<br>Rear two chimneys:<br> <br> <br> | | See front elevation |
| **Roofs:**<br>Shallow pitched slate roof<br>Flat central roof section<br> <br>Flat Roofs: Two asphalt covered<br>Air conditioning units<br> | Minor amount of lichens and moss<br>Stored items on roof and asphalt deteriorating<br> <br>Dampness coming in<br> | Clear roof check for leaks. Remove lichens and moss check to ensure watertight.<br>Check parapet wall detail |
| **Gutters and Downpipes:**<br>Cast iron and plastic<br>**Soil and Vent pipes:**<br>Cast iron and plastic<br> | Some areas blocked and overflowing.<br>Deteriorating, in need of repair and redecoration | Ensure all gutters are watertight and falling towards the downpipe.<br>Repair and secure as necessary, ensure downpipes are clear. |



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| | | |
|---|---|---|
| **Walls:**<br>Brickwork: Flemish bond<br>Painted brickwork to lower ground floor areas | | Repair, prepare and redecorate. |
| **Fascias and Soffits:**<br>Timber<br><br>**Windows:** Timber sliding sash | Deteriorating<br><br>In need of redecoration | Repair, prepare and redecorate within the next two years.<br>Repair, prepare and redecorate. |



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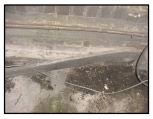
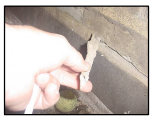
# RIGHT HAND SIDE ELEVATION

(limited view)

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Chimneys:**<br>Two chimneys:<br>See front and rear elevations | | |
| **Roofs:**<br>Main shallow pitched slate roof<br><br>Central high level flat roof | Lead flashing to front has completely come away, to the right hand side it is incorrectly detailed which will come away in time.   | Repair and make good the flashings |
| Flat asphalt roof over gentleman's toilets | Average with lead flashing defective | Check asphalt roof<br><br>Repair and make watertight |
| Two roof lights: Flat Georgian wired polished glass with an aluminium frame beneath | Defective | |
| Air conditioning unit | | |



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| | | |
|---|---|---|
| **Gutters and Downpipes:**<br><br>Cast iron and plastic | Some areas blocked and overflowing. | Ensure all gutters are watertight and falling towards the downpipe.<br>Repair and secure as necessary, ensure downpipes are clear. |
| **Walls:**<br>Brickwork: Flemish bond | Ingrained with dirt | Clean, re-point with a lime mortar. |
| **Fascias and Soffits:**<br><br>Timber | Double lap of roofs on right hand side | Repair, prepare and redecorate. |



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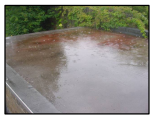
# REAR ELEVATION

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Chimneys:**<br><br>Two chimneys:<br>Chimney one see left hand side elevation <br>Chimney two brick built | Internally we could see some dampness coming in | Check flashings and re-point if necessary |
| **Roofs:**<br>Main shallow pitched slate roof<br>Central high level flat roof<br><br>**Flat Roofs:**<br>Pool/Function Room Roof: Asphalt  <br><br>Kitchen area roof: Asphalt <br><br><br><br>1st floor staircase: Asphalt | Ponding to 75%<br><br>Deterioration to Asphalt and the flashing <br>Flashband repair to flashing <br><br>Debris <br><br>Debris<br><br>Lead flashing incorrectly bedded in cement mortar | Major overhaul, renew Asphalt and check the decking underneath which looks to have failed<br><br><br><br><br><br><br><br>Clear debris<br><br>Clear debris |



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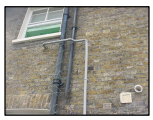
| | | |
|---|---|---|
| **Gutters and Downpipes:**<br>Cast iron and plastic<br><br>**Soil and vent pipes:**<br>Plastic and cast iron.<br> <br>  | Blocked with piece of guttering<br> | Ensure all gutters are watertight and falling towards the downpipe.<br>Repair and secure as necessary, ensure downpipes are clear. |
| **Walls:**<br>Brickwork: Flemish bond | Ingrained dirt | Clean, re-point with a lime mortar. |
| **Fascias and Soffits:**<br>Timber<br><br>**Windows:** Timber sliding sash | Deteriorating<br><br>Average in need of painting | Repair, prepare and redecorate. |
| **External Detailing:**<br>**Fire Exit:** Staircase and balustrade | Deteriorating timber<br> | Replace |



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# OUTSIDE AREAS
## OUTBUILDINGS

### GARAGE

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Roofs:**<br>Flat felt | Ponding, builders bandstands | Clear debris, check condition and make watertight |
| **Gutters and Downpipes:** | No gutters and downpipes | Add guttering and downpipes ensuring all gutters are watertight and falling towards the downpipe. |
| **Walls:**<br>Stretcher Bond brickwork | Average | |
| **Fascias and Soffits:**<br>Timber | Deteriorating | Repair and redecoration |



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# SEATING AREA

(To the front)

| | | |
|---|---|---|
| **Seating area:** | Front wall is a retaining wall<br><br>Decking abuts main building and will, in our opinion, cause dampness to come into the building. | Add additional weep holes |



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## GARDEN with BBQ AREA

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| Two canopy areas<br><br>Barbeque Area – timber<br><br>Calor gas cylinders | Not inspected<br><br>Some deterioration to timber | <br><br>Re paint<br><br>Need to be restrained |
| **Trees** | Substantial trees to the property particularly to the front | Obtain advice from an arboriculturist (not a tree surgeon) |
| **Comment:** Your legal advisor to check that these outbuildings have Planning Permission and Building Regulations | | |



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## PLAY AREA

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| Climbing frame, slides and seesaw Wood chipped and rubber matted | We do not believe this would meet RoSPA (Royal Society for Prevention of Accidents) Regulations | Health and Safety check carried out on the area |

## PARKING

| | | |
|---|---|---|
| Tarmac parking area | | |



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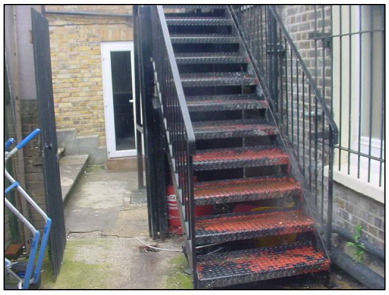
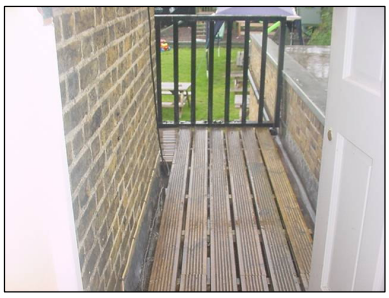
## Outside Fire Escape



| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Storage space:** to the right hand side | | |
| **Stairs:** Metal | Deteriorating | Repair, prepare and redecorate using a rust stop paint |

## Outside Balcony Area



| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Timber decking** | | Re-stain |



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# INTERNAL

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# GROUND FLOOR TRADING AREA

# FRONT OF HOUSE



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# Main Bar

## 'U' Shaped with central bar server and higher area on left hand side for bands/acts etc.

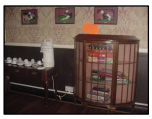
Entrance area and bar

Bar to the left hand side

Bar to the right hand side leading to function room

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br><br>Embossed wallpaper<br>Drop beams | <br><br>Dated and marked | <br><br>Repair, prepare and redecorate. |
| **Walls:**<br>Wallpaper at high level and timber panelling to approx 2.4m<br> | <br>Dampness in some areas<br>Dated and marked | Check to see if the damp proof course has been bridged for example the decking to the front of the property.<br>Repair, prepare and redecorate. |
| **Floors:**<br>Carpet throughout, Altro floor at central bar server | | Clean and/or replace |
| **Joinery:**<br>Windows:<br><br>Doors: | <br>Dated and marked<br><br>Dated and marked | <br>Repair, prepare and redecorate.<br>Repair, prepare and redecorate. |
| **Seating:**<br>Bench seating which limited our view particularly to the left hand side. | | |
| **Services:** See Services section | | |

## Pool/Function Room

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br><br>Plasterboard with inset ceiling light | Dated, some staining | Repair, prepare and redecorate. |
| **Walls:**<br><br>Wallpaper to the top half, timber dado rail with panels to lower half  | Dated, marked and chipped | Repair, prepare and redecorate. |
| **Floors:**<br>Wooden<br><br>Mat well to rear doors | Poorly fitted | |
| **Joinery:**<br>Windows: Timber casement <br><br>Doors: Plastic double doors<br><br>Cupboard off pool room | Dated<br><br>Dirty | Repair, prepare and redecorate.<br>Clean. |
| **Services:** See Services section | | |



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## Toilet Facilities

There are no toilets for the less able/disabled.

## Ladies' Toilets (left hand side)

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br><br>Painted plasterboard | Minor marks | Repair, prepare and redecorate.<br>Redecorate and check isolate point |
| **Walls:**<br><br>Wallpaper and painted | Damaged to wallpaper in end WC | Repair, prepare and redecorate. |
| **Floors:**<br>Altro style flooring | Ingrained dirt<br>Small section missing | Repair/replace. Deep clean |
| **Sanitary Ware:**<br><br>Two WC's, one wash hand basin | WC seats damaged | Deep clean, replace toilet seats |



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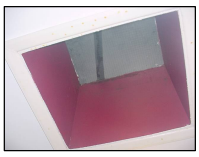
| | | |
|---|---|---|
| **Joinery:**<br>**Windows**: Two timber, opaque glass<br><br>**Doors**:<br><br>**Entrance Lobby:**<br>Walls wallpaper<br>Vented<br>Old light<br>Doors: Narrow | <br><br>Stained, average<br><br><br>Dated and marked | <br>Repair, prepare and redecorate.<br>Repair, prepare and redecorate.<br><br><br>Repair, prepare and redecorate. |
| **Services:** See Services section<br><br>One radiator<br>Stopcock: located in end WC part way up the wall that is exposed | | |

## Gentlemen's Toilets (right hand side)

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br><br>Painted plasterboard<br><br>Two roof lights, Georgian wire glass | <br><br>Average<br><br>Glass broken  | <br>Repair, prepare and redecorate.<br><br>Replace glass and make sure watertight |



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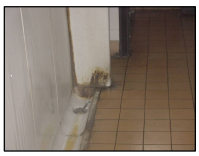
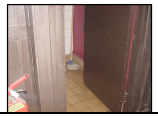
| | | |
|---|---|---|
| **Walls:**<br>Tiles, floor to ceiling. | Ingrained dirt with old fixing points that need repair | Repair, prepare and redecorate. |
| **Floors:**<br>Quarry tiles | Ingrained dirt  | Deep clean |
| **Sanitary Ware:**<br>One WC, slab urinal, | | Deep clean |
| **Joinery:**<br>Doors: Stained<br>Windows | General marks  | Repair, prepare and redecorate. |
| **Entrance Lobby within pub:**<br>Wood panelled<br>Not vented | Some mould to panels | Repair, prepare and re-stain<br>Add vents |
| **Comments:** Area suffers from condensation. Venting and background heating would aid this. | | |
| **Services:** See Services section | | |

# BASEMENT

# 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

All directions given as you face the property.



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## Basement Cellar
## Office and cold storage

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:** | Dampness from bar above Steels need repainting to protect them | Repair, prepare and redecorate. |
| **Walls:** | Marked | Repair, prepare and redecorate. |
| **Floors:** | | Add new flooring |
| **Joinery:**<br><br>Doors | Marked | Repair, prepare and redecorate. |
| **Steps Area to Cellar:** | | |
| **Services:** See Services section | | |



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# GROUND FLOOR

# BACK OF HOUSE

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All directions given as you face the property.



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## Catering Kitchen

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:** | Marked | Repair, prepare and redecorate. |
| **Walls:**<br>No tiles<br> <br>Vent | Marked<br><br>Damaged | Repair, prepare and redecorate.<br>Unusual and not to the EHO (Environmental Health Officer) standards<br>Make good |
| **Floors:**<br>Poly floor<br>Does not cover the whole floor | Dirty<br>Could see quarry tiles beneath in part of this area | Replace |
| **Joinery:**<br>Windows: Casement<br> <br>Doors | Dated<br><br>Damaged | Repair, prepare and redecorate.<br>Repair, prepare and redecorate. |
| **Sink:** | | General sorting out of the area required |
| **Catering Equipment: Domestic quality**<br>The domestic quality 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. | | |
| **Services:** See Services section<br>Lack of electricity points – add<br>Large Hot water cylinder and pump – exposed – need to be boarded up | | |



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## Prep Area

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br>Painted<br>Florescent light<br>Vent | <br>Marked<br>Missing<br>Not sealed properly | <br>Repair, prepare and redecorate.<br>Replace<br>Seal |
| **Walls:**<br><br>Half of the walls tiled | <br><br>Painted over, old fixing points | <br><br>Repair, prepare and redecorate. |
| **Floors:**<br>Poly floor | <br>Dirty<br>Without non slip | <br>Replaced with non slip |
| **Joinery:**<br>Windows: Timber <br><br>Doors | <br>Marked | <br>Repair, prepare and redecorate.<br>Repair, prepare and redecorate. |
| **Sink:** | | General sorting out of the area required |
| **Catering Equipment: Domestic quality**<br>The domestic quality 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. | | |
| **Services:** See Services section | | |

# FIRST FLOOR

# LETTINGS ACCOMMODATION

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.

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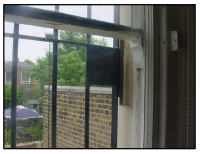
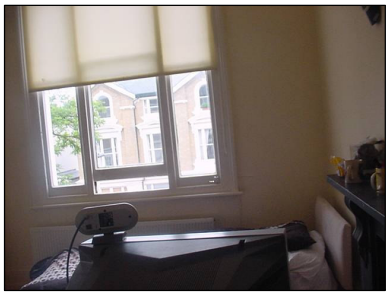
## Room One
## (rear left hand side)

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br>Painted | Hairline cracking, some marks | Repair, prepare and redecorate. |
| **Walls:**<br>Painted, picture rail | Old colour grinning through | Repair, prepare and redecorate. |
| **Floors:**<br>Carpet | Section underneath the bed is a different colour! | Replace |
| **Joinery:**<br>Windows: Sliding sash, iron bars | Rusting iron bars  | Ease and adjust, prepare and redecorate. |
| Door: Flush door | Marked | Repair, prepare and redecorate. |
| **Services:** See Services section<br>**Electrics:** surface mounted<br>**Radiators:** Double panelled radiator underneath window, no valves, add valves<br>**Chimney:** Blocked should be vented, add vents | | |

## Room Two
## (front left hand side)



| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br>Textured Paint<br><br>Surface mounted lighting system | | Repair, prepare and redecorate. |
| **Walls:**<br>Painted | Some marks particularly around light switch | Repair, prepare and redecorate. |
| **Floors:**<br>Wood "look" | | Clean |
| **Joinery:**<br>Windows: Timber central sliding sash<br><br>Doors: Fire door | Rotten windowsill <br><br>Marked | Repair, prepare and redecorate.<br><br>Redecorate |
| **Services:** See Services section<br>**Radiator:** Single panelled underneath the window<br>**Electrics:** surface mounted | | |



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## Room Three
## (front with splay bay window)

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br>Textured paint<br><br>Surface mounted ceiling lights | Stains to front adjacent to the bay window | Repair, prepare and redecorate. |
| **Walls:**<br>Painted | Marks particularly to the right hand side | Repair, prepare and redecorate. |
| **Floors:**<br>Wood "look" | | Clean |
| **Joinery:**<br>Windows:<br><br>Doors: Fire door | Deteriorating<br><br>Marked | Repair, prepare and redecorate.<br>Repair, prepare and redecorate. |
| **Services:** See Services section<br>**Electrics:** surface mounted | | |



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## Room Four
## (Front right hand side)

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br>Painted, ceiling rose | | Repair, prepare and redecorate. |
| **Walls:**<br>Painted | Marked particularly around the bed area, old fixing points | Repair, prepare and redecorate. |
| **Skirtings:** large | Marked | Repair, prepare and redecorate. |
| **Fireplace:** | Modernish | |
| **Floors:**<br>Light timber look | | Clean |
| **Joinery:**<br>Windows: Central sliding sash | Rotten windowsill | Ease and adjust. Repair, prepare and redecorate. |
| Doors: Fire door that is not a fire door! | No door closure no intermission strip | Replace with a Fire Door |
| **Services:** See Services section<br>**Electrics:** surface mounted | | |



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## Corridor Area leading to rooms and internal/external access egress

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:** | Damaged, hairline cracking, badly repaired | Repair, prepare and redecorate. |
| **Walls:**<br>Painted yellow and cream | Marked | Repair, prepare and redecorate. |
| **Shirtings:** | Marked | Repair, prepare and redecorate |
| **Floors:**<br>Wood "look" | | Clean |
| **Joinery:**<br>To base of staircase adjacent to entrance to first floor single layer of plasterboard which does not meet fire regulations. | | |
| **Services:** See Services section<br>**Electrics:** Surface mounted cables<br>**Fire Alarm System:** Not tested | | |



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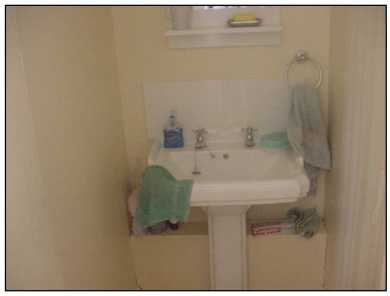
# Shared Facilities

## Kitchen and Bathroom
## Kitchen

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br>High level | Hairline cracking particularly to the rear right hand corner | Fill cracks. Repair, prepare and redecorate. |
| **Walls:**<br>**Painted yellow, purple and cream**<br>Tiling that has been removed and walls are unfinished <br>Dado rail<br>Splashback – unusual, around the sink adjacent to sliding sash window | Marked. Position of splashback means the window cannot shut. | Reposition splashback, Repair, prepare and redecorate. |
| **Floors:**<br>Wood vinyl | Not underneath kitchen units | Clean |
| **Joinery:**<br>Windows<br>Doors<br>Units: Black and green, silver handle | Dated and marked | Repair, prepare and redecorate. |
| **Appliances:**<br>The equipment has not been inspected, as we are not expert in this area, you should seek expert advice. | | |
| **Comments:** Generally unfinished in many areas | | |
| **Services:** See Services section<br>Electrics: surface mounted | | |

## Washing facilities within Kitchen area

### Wash Hand Basins



| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| Wash hand basins: To the right hand side both within their own rooms within the kitchen | Above unfinished studwork, hairline cracking/paint flaking to right hand wall | |

### Shower Area

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceiling:** Lowered | | |
| **Walls:** Painted | Marked | Repair, prepare and redecorate. |



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| | | |
|---|---|---|
| **Sanitary ware:**<br>Wash hand basin –literally in the shower! | | |
| **Services: See service section**<br>Surface mounted cables | | |
| **Comment:** Unfinished look and we do not feel this will meet with Building Regulation requirements | | |
| **WC's**<br> | | |
| **WC:** Two WC's with open top | | |
| **Extract Fan:** One | | |
| **Services:** See Services section | | |



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# TOP FLOOR

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

All directions given as you face the property.



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## Kitchen

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br>Woodchip papered | Marked and dated | Prepare and redecorate. |
| **Walls:**<br>Wallpapered<br><br>**Skirtings:** | Marks, for example rear left hand corner<br><br>Marked and dated | Prepare and redecorate.<br><br>Prepare and redecorate |
| **Floors:**<br>Vinyl, domestic standard equivalent with central table | Gives in various areas | Deep clean |
| **Joinery:**<br>Windows<br><br>Doors: Modern hollow core panelled door<br><br>Built in cupboard to external corner | Heavily marked | Repair, prepare and redecorate.<br><br>Repair, prepare and redecorate. |
| **Services:** See Services section<br>**Radiator:** Internal wall | | |



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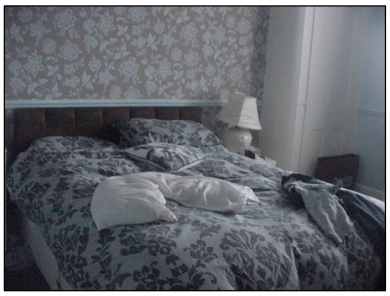
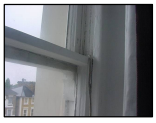
## Bedroom One
## (Front right hand side)



| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br><br>Textured painted ceiling | Average | Repair, prepare and redecorate. |
| **Walls:**<br>Wall papered | Average with some marks | Repair, prepare and redecorate. |
| **Floors:**<br>Carpet | | Clean |
| **Joinery:**<br>Windows: Arched sliding sash<br><br>Doors: Modern hollow core panelled door<br><br>Built in cupboard to external corner | Sash cords broken  <br><br>Marked minor damage to some areas | Repair, prepare and redecorate.<br>Repair, prepare and redecorate. |
| **Services:** See Services section<br>**Radiator:** Internal wall | | |



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## Shower Room
## (rear centre)

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br>Painted | Decorated badly | Repair, prepare and redecorate. |
| **Walls:**<br>Tiled from floor to ceiling on two sides and to approximately 1.5m on the right hand wall | Tiling not complete, tiles missing | Replace tiles. Repair, prepare and redecorate. |
| **Skirtings:** Painted | Decorated badly | Repair, prepare and redecorate. |
| **Floors:**<br>Vinyl | Marked near wash hand basin | Replace |
| **Joinery:**<br>Windows: Arched sliding sash | Unable to open, windowsill and window need redecoration and adjustment | Ease and adjust. Repair, prepare and redecorate. |
| Doors: Modern hollow cored panelled.<br><br>Built in cupboard to external corner | Marked minor damage to some areas | Repair, prepare and redecorate. |
| **Sanitary ware:**<br>Shower<br>Wash hand basin<br>WC | Dated and stained | New shower tray |
| **Comment:** No vent therefore add vent<br>Balcony area | | |
| **Services:** See Services section | | |



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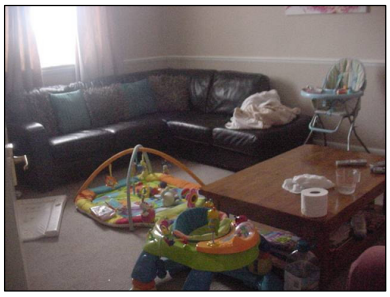
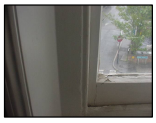
## Lounge/Reception Room (front left hand side)



| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br><br>Textured paint | Central crack | Repair, prepare and redecorate. |
| **Walls:**<br><br>Wallpaper to one wall other walls painted, timber dado rail | Average, some marks | Repair, prepare and redecorate. |
| **Floors:**<br><br>Carpet | | Clean or replace |
| **Joinery:**<br>Windows: Two sliding sash<br><br>Doors: Modern hollow cored panelled.<br><br>Built in cupboard to external corner | Unable to open  <br><br>Marked minor damage to some areas | Ease and adjust. Repair, prepare and redecorate.<br><br>Repair, prepare and redecorate. |
| **Services:** See Services section | | |



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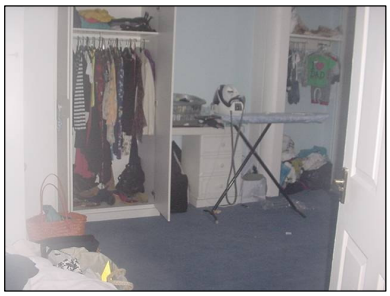
## Bedroom used currently as an ironing room (rear left hand side)



| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br><br>Smooth, painted | Some marks | Repair, prepare and redecorate. |
| **Walls:**<br><br>Painted embossed wallpaper | Average | Repair, prepare and redecorate. |
| **Floors:**<br><br>Carpet | | Clean or replace |
| **Joinery:**<br>Windows: Two sliding sash<br><br>Doors: Modern hollow cored panelled.<br><br>Built in cupboard to external corner | Unable to open<br><br>Marked minor damage to some areas | Ease and adjust. Repair, prepare and redecorate.<br>Repair, prepare and redecorate. |
| **Services:** See Services section | | |



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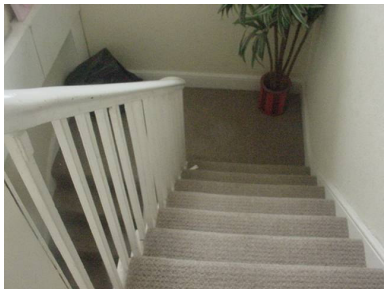
## Access central area

| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br>Textured paint | Sample point 080550 has asbestos testing taken place? | Your legal advisor to obtain a copy of the Asbestos Report or have one carried out if not available.<br>Skim coat over the asbestos, do not rub down or disturb, this process is known as encapsulation. All this work should be carried out by an approved company. |
| **Walls:**<br><br>Embossed wallpaper | Marked | Repair, prepare and redecorate. |
| **Floors:**<br><br>Carpet | | Clean/replace |
| **Joinery:**<br>Six Doors: to the kitchen, two bedrooms, shower room and lounge and one fire door with Perco door closure leading to stair exit | | Repair, prepare and redecorate. |
| **Services:** See Services section | | |

## Stairs
## (from top floor down)



| DESCRIPTION | CONDITION | ACTION REQUIRED |
|---|---|---|
| **Ceilings:**<br><br>Wallpapered<br>Surface mounted electrics to fire alarm system | Average | Repair, prepare and redecorate. |
| **Walls:**<br><br>Embossed wallpaper | Average | Repair, prepare and redecorate. |
| **Floors:**<br><br>Carpet | | Clean/replace |
| **Joinery:**<br>Balustrade:<br><br>Steps<br><br>Boxed in section which we assume has electrical cabling | Marked<br><br>Some have give in them<br><br>Marked | Repair, prepare and redecorate.<br>Secure steps that require securing<br><br>Redecoration |
| **Services:** See Services section | | |



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# OTHER MATTERS

## SERVICES

### Electrics

Electrics are 1970s-1980s. 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. In this case there are no signs indicating work had been carried out with regard to this area.

> **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.



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## 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 recommend a close circuit TV report is carried out as we did not see any evidence of a fixed trap present and blockages can be very expensive to repair.

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

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



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**Signature Document in Relation to**
**XXXX**
**Lewisham, London. SE4 XX**

**Schedule of Condition**

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

XXXX Lewisham, London. SE4 XX

as prepared by

XXX Chartered Surveyors

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

**Lessees Representative**

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

XXX Lewisham, London. SE4 XXX

As inspected on XXXX

By

XXXX Chartered Surveyors

Signed: ……..…….. Dated: XXXX

For and on Behalf of XXXX Chartered Surveyors



**XXXX**
**Independent Chartered Surveyors**
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**Lessee**

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

Signed: ……..……. Dated: ……...……...
XXXX

**Landlords Representative (delete as applicable)**

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

Signed: …… Dated: …….

For and on Behalf of: ….……..……..

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



**xxxx**
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