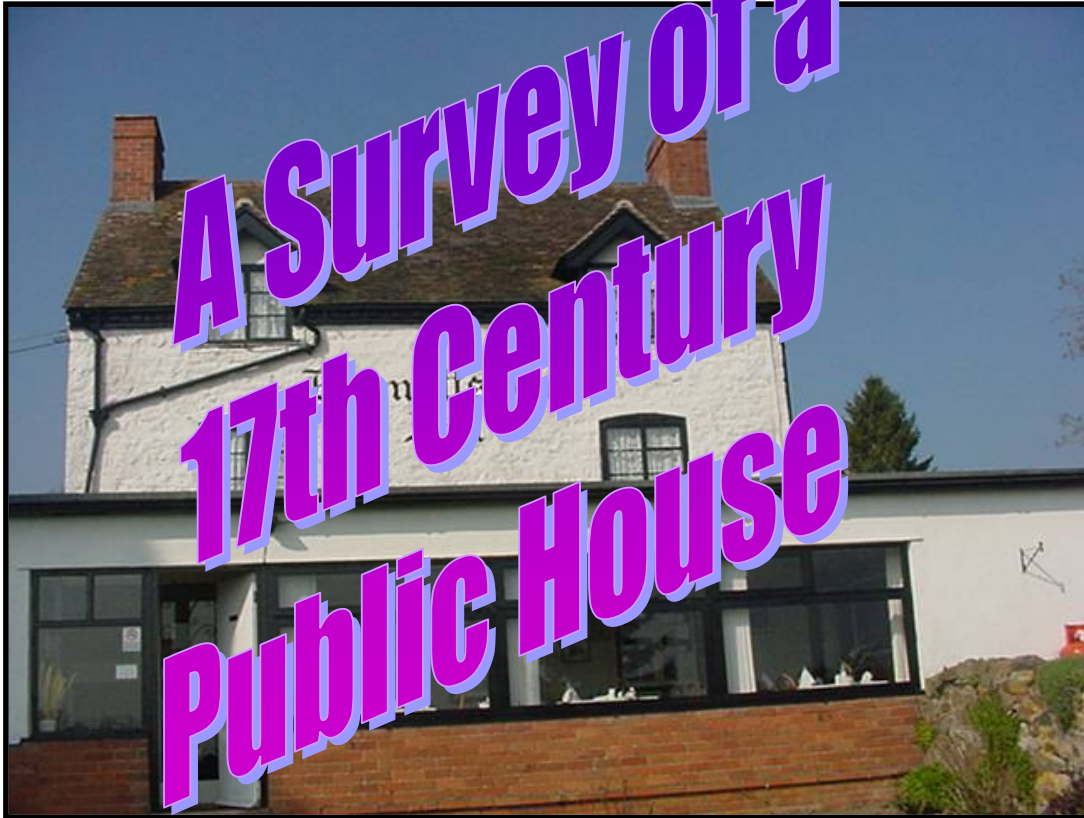


SCHEDULE OF CONDITION OF

17th Century Public House in Shropshire



FOR

Ms S

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

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Address:	Shropshire
Prospective Tenant:	Ms S
Repairing Covenant, Redecorating Covenant, Reinstatement Covenant, Statutory Regulation Covenant:	We require the purchaser's solicitors to forward a copy of the lease highlighting any unusual or onerous clauses as soon as possible, otherwise we have assumed that this is a "standard" full repairing and insuring lease.
Photographs:	We typically take approximately fifty plus photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report.
Orientation:	All directions are taken as if viewing the property from the front.

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

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

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

EXTERNAL

CHIMNEY STACKS, FLUES, DORMER WINDOWS

Chimney Stacks

This property has two chimneys, which are located one to the left and one to the right hand side, all directions given as you face the property.

Chimney One – located to left hand side of the property

This chimney is brick finished with two chimney pots with lead flashing. From what we could see the chimney looks in average condition. However, dampness is getting in around this area, so there is a defect somewhere. Unfortunately we were unable to see the top of the chimney known as the flaunchings, we therefore cannot comment upon them.



ACTION REQUIRED: Resolve dampness in the area.

Chimney Two – located to the right hand side of the property

We would comment in a similar manner to the first chimney. Again, we would comment that dampness is getting in, in this area.

ACTION REQUIRED: Resolve dampness in the area.



Dormer Windows

There are two dormer windows to the rear of the property. They have been inspected from ground level.

Both dormer windows have a pitched roof with concrete tiles. The pitched roof is in average condition as are the sides, as viewed from ground level. There is a limited view of the pitch of the roof and therefore we cannot comment on it. Unfortunately, we were not certain what was to the sides, as the roof pitch was difficult to view. There are no visible signs of dampness getting in internally.



Finally, Dormer windows have been viewed from ground level and literally from the dormer windows themselves.

ROOF COVERINGS AND UNDERLAYERS

We will consider the roofs in three areas; main pitched roof, low level pitched roof, flat roof.

Main Roof

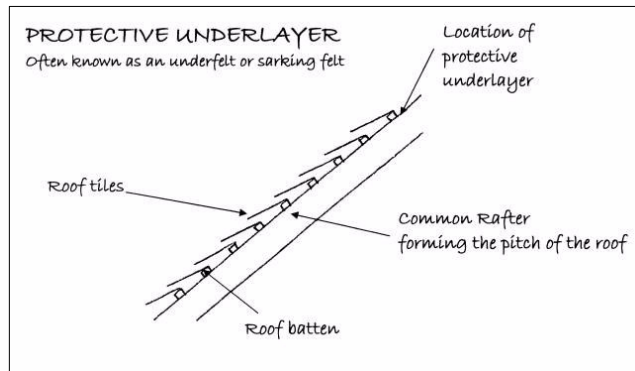
The main roof is pitched and clad in a small nibbed concrete tile. From what we could see the concrete tiles are lying level and true and look in reasonable condition. We could see that some tiles have been replaced and we could see an element of moss on the roof.



Sometimes we find that deterioration occurs to the ridge and exposed areas such as the perimeter and so you should periodically check these areas.

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

We were only able to inspect a small part of the roof, accessed from a very awkward access hatch, located above the stairway. In this we could see a 1960's based Hessian. The small area we could see, approximately five per cent of the whole roof, was in reasonable condition.



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

Low Level Pitched Roof

This roof is a pitched and clad in a small nibbed concrete tile, as previously described. Where it meets the main building it has a concrete flashing. We can see mortar has come out of the ridge, that is presently in the valley gutter.

There is a step in the roof, which is a weak area. It looks to have had tiles on edge placed in it previously. We would expect some dampness coming in this area, but unfortunately we were unable to access it.



Mortar coming out of the ridge
on the valley gutter



Step in the roof

ACTION REQUIRED: We would recommend that the cement flashing is replaced with lead. Repairs are needed to the ridge.

Flat Roof

There is a single storey level flat roof, that is felt finished, which has loose stone chippings on it. This is to resist frost attack and reduce the de-grading affect caused by the sun. Care should be taken when walking on the roof. This type of roof covering has not been generally used for many years, or used at the cheaper end of the market. We found some areas of blistering. We would also add that there is a felt flashing, again this is used at the cheaper end of the market and we would recommend it be replaced with lead. We think this may be a contributory factor to the dampness getting in the property.

ACTION REQUIRED: General day to day maintenance will be needed and replacement of the flashing.

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

There are two roof spaces accessible; the main roof and front side roof.

Main Roof

Access to the main roof was very limited. As explained previously, we were only able to view it from the loft hatch. We could not see any electric light within the roof, or secure floor boarding. We were advised that the insulation was added when the property was re-roofed. It is generally an awkward roof to get into.



Front Side Roof

Within this roof we could see that there is no sarking felt and we could see the exposed side of the tiles. This means that if any dampness does get in it will come through very quickly. If you note, this is the area where the ridge is deteriorating.



Roof Timbers

We could see approximately five to ten per cent of the whole roof timbers, a very small amount. We inspected these for:

- Serious active woodworm
- Structurally significant defects to the timbers
- Structurally significant dry rot
- Structurally significant wet rot

As stated, our examination was very limited. What we could see was in average condition. Our concern is that where cement flashings have been used that dampness may get into the structure, and also that we have not been able to view this roof properly.

ACTION REQUIRED: The roof should be accessed and we would recommend a woodworm company be asked to inspect the roof, as woodworm is present to the rafter feet, visible to the external of the property.

Insulation

There is a great deal of insulation in the roof, more than we would normally recommend, as this could cause condensation.

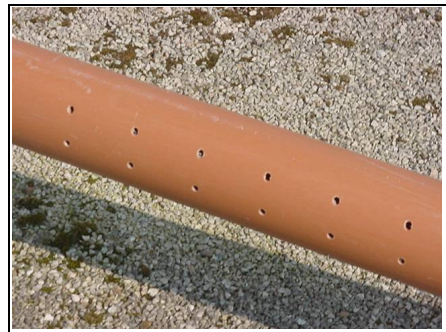
ACTION REQUIRED: We would recommend that ventilation is added to the roof.

GUTTERS AND DOWNPIPES

The property has a mixture of the original cast iron gutters and downpipes and the more modern replacement plastic gutters and downpipes. What we found were in typical condition for this mixture of materials. There are some leaks, there is some corrosion of the cast iron, however we feel that most people could live with this, with one possible exception; we have never seen a rainwater arrangement like we have over this flat roof. We think that there may be a problem with getting water away from the main roof and over the flat roof.



The amazing downpipe!



Close up view

We would draw your attention to the hopper head on the right hand side of the property, next to the flat roof, where we could see water is discharging. This needs to be amended and probably enlarged.



ACTION REQUIRED: We would recommend a look at all of the gutters and downpipes and a re-adjustment of how rainwater is taken away, for example to the rear of the property, rather than taking it to the right hand side (all directions given as you face the property). We would suggest that it is looked at moving it to the opposite side.

We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

WALLS

The property has a mixture of materials, ranging from painted stonework to painted brickwork. The stonework is uncoursed.

There is a problem with dampness in the property. This, we believe, has been caused by a plastic based paint being added to the wall, also, the ground level being high and the water discharging from the car park. All of these should be noted as “characteristics” of the property and no improvements be required under the terms of the lease.



Dampness starting to come in

WINDOWS AND DOORS, FASCIAS AND SOFFITS

Fascias and Soffits

There are some painted timber fascias and soffits. They range from in average condition to needing redecoration. We also noted there are exposed rafter feet, where we can see woodworm.



Windows and Doors

A selection of metal windows, set within timber. Some have rot, we would estimate this as being approximately 25% of the windows and doors.



Checking the base of the door frame



Checking the windows

ACTION REQUIRED: Cut and splice in new timber. We would recommend in most cases that the existing windows are saveable.

Signage and Lighting

General redecoration required. We have not seen the property with the lights working.

FOUNDATIONS

In a property such as this it is likely to have a mixture of foundations, due to the property being extended and/or altered over the years. We would expect this to include a shallow foundation to the original property and a modern concrete foundation to the newer parts.

EXTERNAL DECORATIONS

An external re-decoration is required in the next few years. Please note our comment about the wrong type of paint being used, which is causing dampness, with the additional work required to remove the existing paint before applying an appropriate micropore masonry paint.

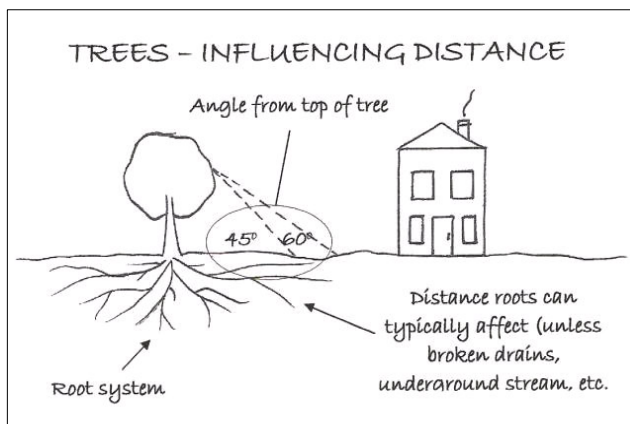
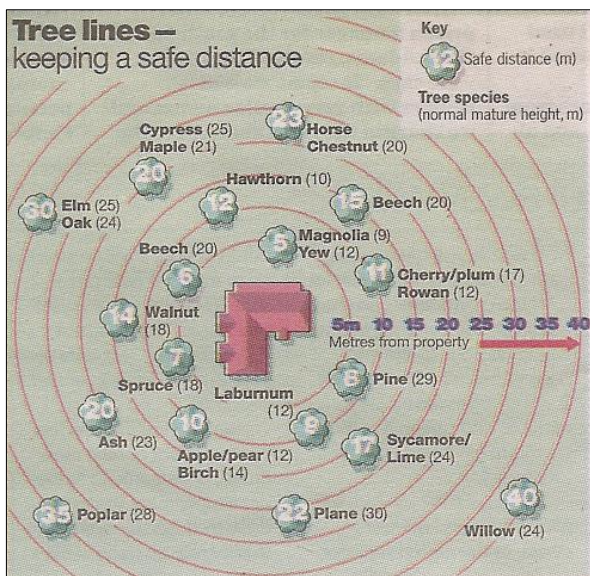
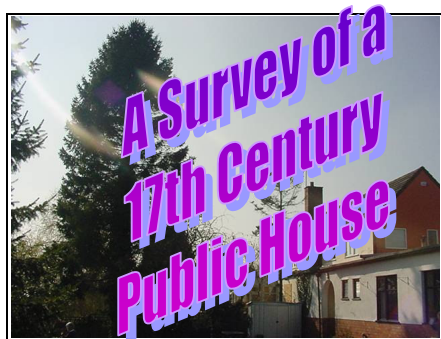
ACTION REQUIRED: With a commercial property the sooner it is decorated the better.

EXTERNAL AREAS

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

TREES

There are trees surrounding the property. They may just be within influencing distance. They will need general maintenance.



Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

CAR PARKING

We feel that the car park level is too high. There are no drains noted and it is discharging water directly onto the property.

BOUNDARIES

We have walked the boundaries and a general repointing is needed and some realignment.

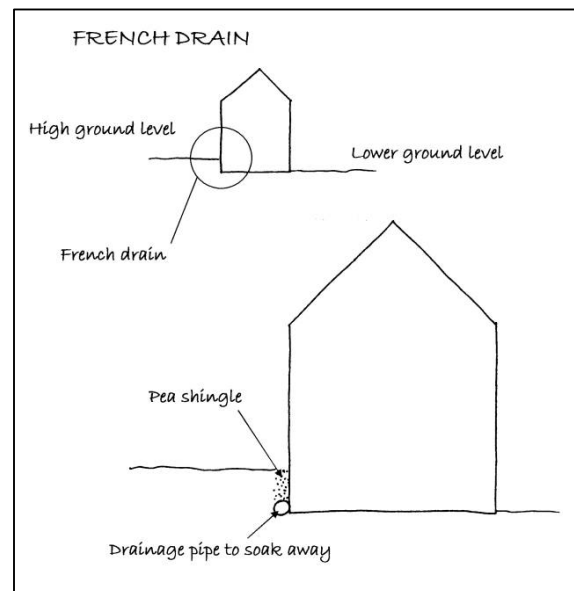


DAMP PROOF COURSE



To the more recent extensions we can see a damp proof course (dpc), to the older parts we cannot see a dpc. However, given the building's age, it is unlikely it would not have had a dpc built in originally and stone walls generally work by allowing the walls to breath and dissipate the dampness. Unfortunately, this process has been blocked by the application of modern paint and also the discharging of rainwater onto the base of the property.

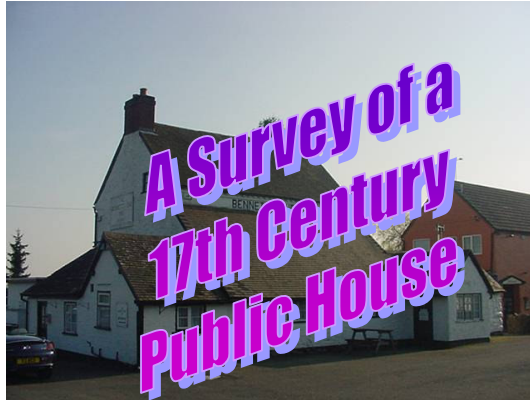
ACTION REQUIRED: Dampness has been found. We would not recommend a damp proof course is added, but a French gully be added. Ensure that this is carried out correctly and discharges into the drains. We would also recommend a general lowering of the ground level and repainting.



ELEVATIONS

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

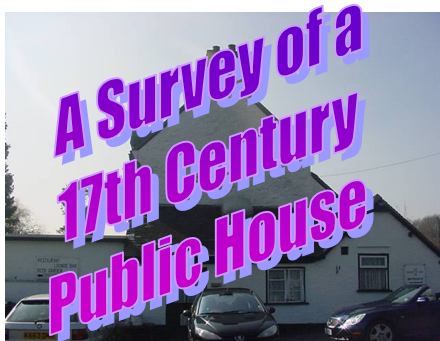
FRONT ELEVATION



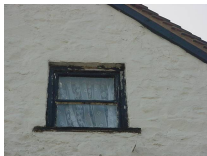
DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Two brick chimneys; one to left one to right (all directions as you look at the property from the front), lead flashings. Left hand chimney has two pots, right hand has no pots.	Average	Some dampness is getting in around both these areas, they need to be made watertight.
Main Roof: A pitched high level roof with a concrete tile and various pitched low level roofs with concrete tiles.	To low level roof the ridge needs re-bedding in a cement mortar.	Re-bed in cement mortar Repair

<p>Gutters and Downpipes:</p> <p>Some cast iron, some plastic</p>	<p>Generally, older guttering system needs rechecking, it doesn't appear to be falling towards the downpipes and in many cases the downpipes are simply discharging against the property, which needs to be altered and put into a soakaway.</p> <p>To right hand corner there are signs of dampness to the stonework (assumed from the guttering above).</p>	<p>General overhaul of guttering and altering them so they discharge into a soakaway.</p>
<p>Walls:</p> <p>Painted stonework and painted brickwork</p>	<p>Generally in average condition, with the exception of the paintwork. Please see our earlier comments: dampness has been found.</p>	<p>Please see our comments with regard to redecoration and the changes of the ground level.</p>
<p>Windows and Doors:</p> <p>One timber casement window and four metal casement windows, set within timber frames.</p>	<p>Average to below average</p>	<p>Splice in and replace rotten timber as required and redecorate.</p>

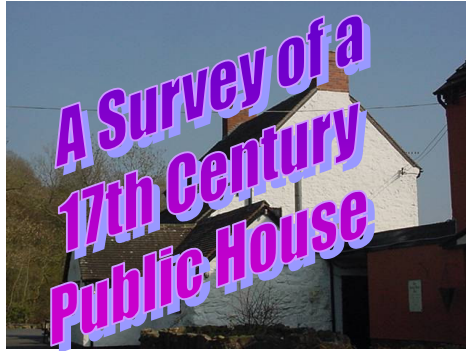
LEFT HAND GABLE SIDE ELEVATION






DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Two brick chimneys; one to left one to right (all directions as you look at the property from the front), lead flashings. Left hand chimney has two pots, right hand has no pots.	Average	Some dampness is getting in around both these areas, they need to be made watertight.
Roof: Single pitched with an air extract system centrally	Cement flashing	Replace cement flashing with a lead flashing
Gutters and Downpipes: A mixture of cast iron and plastic	Generally, older guttering system needs rechecking, it doesn't appear to be falling towards the downpipes and in many cases the downpipes are simply discharging against the property, which needs to be altered and put into a soakaway.	Add to a soakaway.

<p>Walls:</p> <p>Predominantly uncoursed painted stonework</p> <p>White painted brickwork with black to the base at low level</p> <p>One wooden sign and one low level sign</p>	<p>Below average</p> <p>Below average</p>	<p>Redecorate.</p> <p>Lower the ground level and add a French gully to ensure water getting away from base of the walls.</p> <p>Redecorate</p>
<p>Windows and Doors:</p> <p>One high level two pane window</p> <p>One metal casement window in a timber frame and one wooden casement window</p> <p>One timber door</p>	<p>Deteriorating frame</p> 	<p>Repair and redecorate</p>

RIGHT HAND SIDE ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Two brick chimneys; one to left one to right (all directions as you look at the property from the front), lead flashings. Left hand chimney has two pots, right hand has no pots.</p>	<p>Average. Dampness getting into this area.</p>	<p>Make watertight.</p>
<p>Roof:</p> <p>Low level pitched roof (to front bar area)</p> <p>Flat roof (please see flat roof schedule)</p>	<p>Ridge tiles deteriorating, water literally sitting in valley gutter.</p>	<p>Re-bed</p>

<p>Gutters and Downpipes:</p> <p>Plastic</p>  <p>Cast iron soil and vent pipe</p>	<p>Discharging onto ground. Patten staining around hopper head.</p> 	<p>Drainage to be put into a soakaway and hopper head to be enlarged to ensure it catches rainwater.</p>
<p>Walls:</p> <p>Painted random stonework</p>	<p>Incorrect plastic based paint used on walls, also the ground level is too high</p> 	<p>Lower the ground level and add a French gully to ensure water getting away from base of the walls.</p>
<p>Windows and Doors:</p> <p>Three timber casement windows</p> <p>Two double doors</p>	<p>Slightly below average</p>	<p>General repair and redecoration</p>
<p>Passageway:</p> <p>Fibreboard lined</p> <p>Paved area</p>	<p>Some cracking</p>	<p>Repair and redecorate</p> <p>Repair</p>
<p>Drains:</p> <p>Four manhole covers</p>	<p>Not inspected</p>	

REAR ELEVATION






DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Two brick chimneys; one to left one to right (all directions as you look at the property from the front), lead flashings. Left hand chimney has two pots, right hand has no pots.	Average. Dampness getting into this area.	Make watertight.
Roof: Pitched roof, clad with concrete tiles Large flat roof, 60's style extension	Cement flashing Please see flat roof schedule	Replace cement flashing with a lead flashing

Gutters and Downpipes: A mixture of cast iron and plastic	Generally, older guttering system needs rechecking, it doesn't appear to be falling towards the downpipes and in many cases the downpipes are simply discharging against the property, which needs to be altered and put into a soakaway.	Add to a soakaway.
Walls: Stippled painted render to extension, with brickwork and stretcher bond to the base	Average	
Windows and Doors: Two dormer windows, metal windows into a timber frame at second storey level. Metal windows into timber frame at first floor level Timber casement windows on extension		Repair and redecorate




FLAT ROOF



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Flues:</p> <p>To rear of flat roof (adjacent to Penny Farthing pub) are two flues</p>  <p>Flue to oil burner in restaurant – ideally should be a metre above roof level. We would always recommend a double lined flue</p>	<p>Flue pipe to right hand side requires a lead flashing</p>  <p>Base of wood burning flue in front bar</p>	<p>Add lead flashings to base of both flues and have a minimum flue height of one metre above roof level.</p>
<p>Flat Roof:</p> <p>L-shaped flat roof, felt with chippings with a mineral felt flashing</p> <p>Upstand where chipping roof meets the mineral felt roof.</p>	 <p>Pen indicates blister in roof</p>	<p>Ad-hoc repairs and replacement of the flashing with a lead flashing.</p>


Gutters and Downpipes: To inner corner of roof there two are cast iron gutters, leading into a hopper head, which in turn leads into a plastic pipe with holes cut in it. plastic soil and vent pipe		The gutter and downpipe arrangement needs re-arranging, presently it travels across the flat roof. This does not look to work, although we have not seen it during wet conditions.
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SINGLE PITCHED TILE ROOF **(car park end)**

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof: Single pitched, with a concrete tile with a cement flashing Ridge to roof on right hand side (all directions given as you face property)  Mortar coming away Some timber lintels remain	Some repairs Damaged tiles  	Re-bed ridge tiles

CAR PARK



DESCRIPTION	CONDITION	ACTION REQUIRED
Tarmac	No drainage points, runs towards the front elevation	Add drainage points
Walls: Random rubble stone walling Swing sign		Some repointing, particularly adjacent to the bowls area. Redecorate

INTERNAL

GROUND FLOOR TRADING AREA – FRONT OF HOUSE

Restaurant Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Some marks and dated	Repair and redecorate
Walls: Painted finish	Various areas of hairline cracking	Repair and redecorate
Floors: Carpet	Worn	Replace
Windows and Doors: Two internal windows		Repair and redecorate

<u>Lobby Area</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dirty and dated	Repair and redecorate
Walls: Painted	Dirty and dated	Redecorate, including tile skirting
Floors: Quarry tiles	Ingrained dirt	Repair and redecorate
Windows and Doors: Wooden brace and ledge door to toilets		Add ironmongery

Toilet Facilities

There are no toilets for the less able/disabled.

Ladies' Toilets



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Some marks, generally dirty	Repair and redecorate
Walls: Tiled to approx 1.5 metres	Some blown tiling. General ingrained dirt and some old fixing points	Clean and repair as necessary, replace if tiling excessive.
Floors: Carpet	Average	
Sanitary Ware Two WC's and one wash hand basin	WC cisterns in poor condition	Replace sanitary ware

Windows and Doors:		
Entrance door	No push plate and handle broken. Some marks	Add push plate and redecorate
Three metal casement windows		Repair and redecorate
Services:		
Background heaters to WC areas		

Gentlemens' Toilets




DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	Repair and redecorate
Walls: Painted render	Average	Redecorate within the WC area
Floors: Painted concrete	Below average	Repair and redecorate
Sanitary Ware Two urinals, one WC's and one wash hand basin	Dated	Replace sanitary ware
Windows and Doors: Entrance door Three metal casement windows	No push plate. Some marks	Add push plate and redecorate Repair and redecorate
Services: Background heaters to WC areas		

GROUND FLOOR – BACK OF HOUSE

Prep Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Hairline cracking, some marks	Repair and redecorate
Walls: Shelved and painted		General clean and redecorate
Floors: Quarry tiles		Re-grout and general deep clean
Windows and Doors: Flush finish swinging door with vision panel		Redecorate

Catering Kitchen



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted vaulted ceiling	Some stains	Repair and redecorate
Walls: Painted Two tile splashback Stainless steel	Some marks Ingrained dirt	Repair and redecorate Clean General clean
Floors: Altro style		Deep clean
Windows and Doors: Three windows	Some rusting to the metal window	Redecorate and check timber window
Catering Equipment: We have assumed that the catering equipment meets Local Authority approval and is appropriate for use. The catering equipment has not been inspected, as we are not expert in this area.		
Services: Extracts		Deep clean

Inner Bar



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Blackened timber with white painting between	Slightly dated	Repair and redecorate
Walls: Painted	Rising damp found	Repair and redecorate
Floors: Carpet, with timber to bar	Average	

Front Bar



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Gloss textured paint finish	Average, marks above lights	Repair and redecorate
Walls: Textured paint	Redecorated? Rising damp found.	Repair and redecorate
Floors: Vinyl	Cigarette marks, heel marks, etc.	Replace

Bar Served Area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Mock timber with textured paint between		Repair and redecorate
Walls: Close boarded and painted		Repair and redecorate
Floors: Altro style	Some repairs	General clean

Access Corridor
(between kitchen and bar area)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted textured	Dated	Repair and redecorate
Walls: Painted	Dated	Repair and redecorate
Floors: Quarry tiles	Ingrained dirt	Deep clean
Doors: Door		Redecorate

Store



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted artex	Dirty	Repair and redecorate
Walls:	Dirty	Repair and redecorate
Floors:	Ingrained dirt. Rising damp found.	Deep clean
Windows and Doors:		

<p style="text-align: center;"><u>Cupboard</u></p> <p style="text-align: center;">(Contains factory insulated cylinder)</p>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:	Difficult to view	Add proper ceiling
Walls:	Some dirt and marks	Repair and redecorate
Floors: Concrete floor		Clean
Door:		Redecorate

Cellar Area




DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:	Marked and dated	Repair and redecorate
Walls:		
Floors:		Repair and redecorate

FIRST FLOOR – PRIVATE LIVING ACCOMMODATION

Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted ceiling with spine beam and associated blackened timbers	Average/dated	Repair and redecorate
Walls: Painted with signs of old style 1960's artex Built in wardrobe with wooden sliding doors	Average. 	Repair and redecorate. Note: likely to have possible asbestos content
Floors: Carpet	Average	
Windows and Doors: Entrance door – metal and timber brace door One window		Repair and redecorate


Walk Through Room



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted ceiling with spine beam and associated blackened timbers, some signs of artex	Average	Repair and redecorate
Walls: Painted with signs of old style 1960's artex Built in wardrobe with wooden sliding doors	Average.	Likelihood of having some asbestos contents
Floors: Carpet	Average	
Windows and Doors: One metal casement and timber frame window Two doors: one to bedroom and one timber brace door		Repair and redecorate Repair and redecorate

Bathroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Plastered and timbered		Repair and redecorate
Walls: Painted with signs of older style artex	Dampness coming through on external wall 	Repair and redecorate
Floors: Carpet	Average	
Windows and Doors: Metal casement window One painted ledge and brace door	Rusting	Repair and redecorate

Sanitary Ware:		
Coloured olive	Dated, with mould around the mastic of bath	Replace
Electric shower		
Services:		
	No mechanical extract fan vent	Add mechanical extract fan vent

Toilet
(down two steps from bathroom)



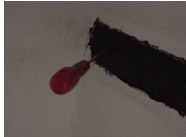
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted, part of ceiling is angled	Average	Redecorate
Walls: Painted	Average/slightly dated	Redecorate
Floors: Carpet	Average	
Windows and Doors: Timber window Painted flush door	Average Average	Repair and redecorate

TOP FLOOR – PRIVATE LIVING ACCOMMODATION

(No roof access)

Bedroom Two – Gable End




DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted. There are various feature beams and wall/ceiling is vaulted	Average	
Walls: Painted and vaulted	Average, with exception of chimney and gable area, where dampness is coming through. Some cracking to paintwork adjacent to verge, indicating that dampness getting in and the wall plate is soft. 	Repair and redecorate The dampness will mean these rooms will need to be redecorated every two to three years. The deterioration associated with the dampness should be excluded from the Lease.

Floors:		
Carpet	Average	
Windows and Doors:		
Two metal casement windows, set within a timber frame		Repair and redecorate
One internal door		
Services:		
Electric heater		
Water tank		

Right Hand Bedroom
(all directions given as you face the property)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Vaulted Feature beams, in form of purlins	Older style artex used	Repair and redecorate
Walls: Vaulted 	Dampness coming through to gable end. Also looks to have been an older style artex used, which can contain an element of asbestos to walls/ceiling area	Repair and redecorate. The deterioration associated with the dampness should be excluded from the Lease.
Floors: Carpet	Average	

Windows and Doors: One external window; metal work within timber work One internal window; fixed pane of glass, over the door Brace door		Repair and redecorate Redecorate
Services: Electric heater		

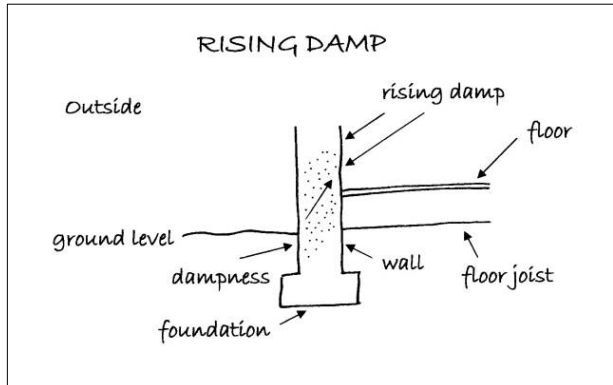
<u>Internal Landing</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Vaulted ceiling. Borrowed light	Hairline crack visible	Repair and redecorate
Walls: A mixture of blackened timber frame and studwork (historically incorrect)	Some dirt and dust to ledge and signs of woodworm; active or not? Difficult to tell as it is adjacent to staircase and movement will occur, therefore we can't see any frass sitting around.	Repair and redecorate
Floors: Carpet	Average	
Doors:		Redecorate

DAMPNESS

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

Rising Damp

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



A random visual inspection and tests with a moisture meter have been taken to the perimeter walls and some internal walls. Dampness was found. Also the car park discharges onto the walls and an inappropriate paint has been used.

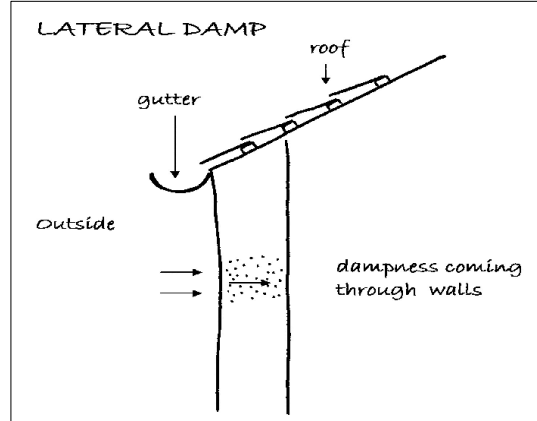


ACTION REQUIRED: Lower the ground level and add a French gully and redecorate.

Lateral or Penetrating Dampness

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

Tests were taken with a moisture meter at random points to internal walls, floors and other surfaces. We get high readings in some areas.



ACTION REQUIRED:
Redecoration required. In some areas we believe a new flashing is needed.



Condensation

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

We can see no obvious signs of condensation, however it depends upon how you utilise the building. We have concerns that there is no extract fan in the bathroom.

ACTION REQUIRED: Add an extract fan.

It does depend upon how you use the building. If you do your washing and then dry it without opening a window you will, of course, get condensation.

Common sense is needed and a balance between heating and ventilation of properties. Often opening windows to air the building, particularly first thing in the morning, resolves most condensation issues.

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

TIMBER DEFECTS

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

Dry Rot

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

In the areas visually inspected no evidence was found of any significant dry rot. Please note we had very limited access to the roof, it was viewed from the access hatch and needs an inspection.

Wet Rot

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

In the areas inspected no evidence was found of any wet rot, however there is an outside chance that there is wet rot in the property because we have found lateral damp to the walls which will affect the floor timbers. We would repeat our comment that the roof has been viewed from the access hatch.

Woodworm



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

The roof is the main area that we look for woodworm. Again, we would repeat that we only viewed the roof from the access hatch and this was a very limited view.

ACTION REQUIRED: The roof needs to be inspected by a woodworm company. You need to be advised of the limited access prior to visiting. They also need to lift the insulation in the roof space.

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

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

SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the Schedule of Condition.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors.

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

ELECTRICITY

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

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

Fuse Board

The electric fuses and consumer units range from the 1960's to the 1980's and looked dated. We would recommend they be replaced.



Earth Test

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



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

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

GAS

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

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

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

PLUMBING AND HEATING

Again, tests have not been carried out. If you wish us to organise these we can. Please advise immediately.

DRAINAGE

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

We have not been able to ascertain as to whether you are on main drains or a septic tank.

We have not tested or lifted any manhole covers.

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

Rainwater/Surface Water Drainage

We have not carried out a test in relation to this. It does look, from what we can see, that all rainwater literally discharges onto the ground.

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

OTHER MATTERS

FIRE REGULATIONS – THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

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

ACTION REQUIRED: You should have a suitable Fire Certificate for the property.

DISABILITY DISCRIMINATION ACT

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. It is a condition of all the leases that we have seen to meet this requirement.

ACTION REQUIRED: You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

ASBESTOS REGISTER

In a property of this age there may well be some asbestos. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

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

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

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.

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

Document in Relation to
Schedule of Condition

This signature document represents page 63 and 64 of a 64 page Schedule of Condition relating to:

Shropshire

as prepared by

Independent 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:

Shropshire

As inspected

By

Independent Chartered Surveyors

Signed: Dated:

For and on Behalf of Independent Chartered Surveyors

Lessee

Ms S 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:
Ms S

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.