JOB REFERENCE: OTHER/G

PROPERTY REPORT

OF

A Georgian Commercial Property, Westminster, London W2

FOR

Ms C

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0800 298 5424

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INTRODUCTION

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

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

SYNOPSIS

SITUATION AND DESCRIPTION

This business occupies the first floor and basement of a four storey mid-terraced Georgian property, set within a commercial area, including other restaurants, bistros, café bars and coffee houses.

We believe the property to be from the mid-1800's. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

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SUMMARY OF CONSTRUCTION

MAIN BUILDING

External

Chimneys:	Chimney breasts visible, chimney stacks not.
Main Roof:	Not visible.
Downpipes:	Cast iron/Plastic
Soil and Vent Pipe:	Plastic located to the front of the basement
Walls:	Flemish Bond construction (assumed)
External Joinery:	Timber casement windows to front of property (sliding sash windows to remainder of property).

Internal

Ceilings:	Plasterboard (assumed)
Walls:	Finished with a mixture of lime plaster and plaster (assumed)
Floors:	Ground Floor: Floorboards (assumed)
	Basement: Concrete (assumed)

Services

We believe that the property has a mains water supply, drainage and electricity.

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

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

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EXTERNAL PHOTOGRAPHS

Shop Front

Upper floors

Street view

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ACCOMMODATION AND FACILITIES

Ground Floor – Trading Area

Front of House

Ground Floor

- Coffee House Area
- Access corridor leading to a single unisex WC and wash hand basin

Basement Area

- Stairs to the basement (left hand side)
- Front of basement area, currently used for storage

Back of House

- Ground Floor Servery Area (to rear)
- Internal Kitchen (to rear left hand side)
- Basement Prep Area (to rear)

Outside Areas

None.

There are no toilets for the less able / disabled.

There are no facilities for smokers under the new legislation that came into force on 1st July 2007.

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REPORT FORMAT AND INFORMATION

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

PHOTOGRAPHS

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

MARKET VALUE

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

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EXECUTIVE SUMMARY

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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 100 plus photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the lease (or indeed commit to purchasing the lease), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

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

The Business

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

The Lease

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

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The Property

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

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

Generally we found the property in below average condition structurally decoratively considering its age, type and style; however, there are several specific issues that you will need to come to agreement on before we would recommend a lease is taken / which need to be resolved.

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

The Good

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

- Location, although there is surrounding competition (which of course there would not be if the location was poor)

- Has been trading as a café/bar for, we are advised, seven years.

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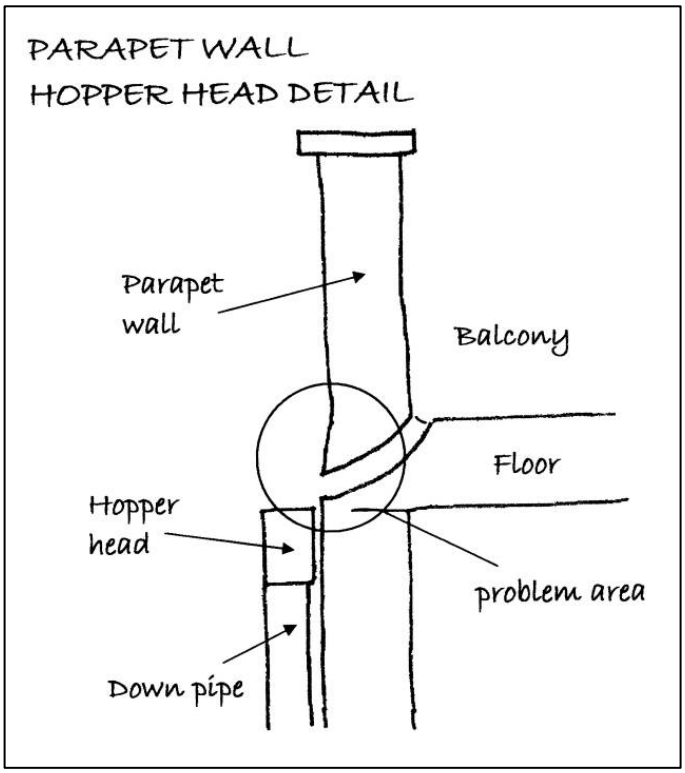
The Bad

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

1) Main Roof

We have been unable to view the top roof. We can see signs that it may be leaking by the condition of the parapet walls. On the neighbouring property to the rear we can literally see plants growing out of parts of the parapet wall.

Plants growing out of parapet wall on next door's property



Spalling underneath the parapet capping stone

Close up of parapet wall showing repointing and some spalling to the brickwork at the top

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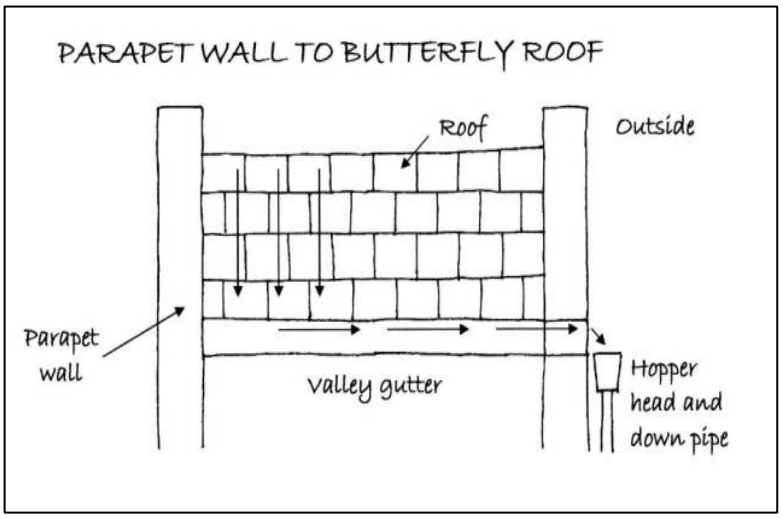
In our experience this type of layout usually has what is known as a butterfly roof.



ACTION REQUIRED: The condition of the roof needs to be confirmed with the owner.

ANTICIPATED COST: The reason why this is important is because it is usual to have a share of the costs of any repairs to the roof; roof repairs are generally costly.

2) **Movement of Property**

We can also see to the rear of the property there has been some movement, which has resulted in cracking above the windows. We can also see there has been some repairs under the windows in the form of a metal support lintel, as well as some minor cracking internally to the staircase access area to the adjoining flat.

ACTION REQUIRED: Your legal adviser needs to ensure that the present owners confirm and accept that there is movement within the property and are happy to return the property in this condition and/or are prepared to make a claim under their insurance policy for monitoring and repairs to be carried out.

Repairs to one of the windows due to movement

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3) **Rainwater Pipes Discharging Against the Side of the Building**

To the rear of the property we noted that the cast iron downpipe has rusted away and is discharging against the side of the property causing moss and deterioration.

ACTION REQUIRED: Extend downpipes and ensure that all water is taken away from the rear roof.

ANTICIPATED COST: In the region of £300 to £500.

We can see a mass of pipes to the rear of the property

Rusting downpipe

4) **Rising Damp and Lateral Damp**

Within the basement we found both rising damp and lateral damp. There are various options ranging from the owners accepting the condition, to the existing owners/existing Lessee carrying out repairs. There are three ways of carrying out repairs to the best of our knowledge:-

a) Dry line. This will not resolve the problem, it literally hides it with plasterboard sheeting;
b) Drain and dry line. As above, but a drainage system to take the dampness away;

Testing for rising damp

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c) Tanking of the wall. This is the most expensive option. It is a waterproof tank on the inside of the wall.

Testing for lateral damp

ACTION REQUIRED: If this area is to be used to prepare food it needs making watertight and redecorating.

ANTICIPATED COST: This can range from £5,000 to £20,000.

5) **<u>Blocked Drains</u>**

As part of our tests we ran the taps in the basement and the sink was blocked and this was not running away. We lifted the front of the two manholes (the other one was cemented down) and there was no water running through this, so we were mystified so we were unable to establish where the drains from the WC or the sink go.

Blocked drain

ACTION REQUIRED: Unblock the drains and have a close circuit TV report of their condition.

ANTICIPATED COST: This should be carried out by the existing Leaseholder.

Front manhole

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Fire Regulations

We do not believe that the property currently meets fire standards. The fire extinguishers were last updated in the year 2000. We noted there is no identification signage, and many of them were stored to the rear of the property. We think this is particularly important when you have an internal rear kitchen.

ACTION REQUIRED: The existing Lessee to provide appropriate documentation and to bring the property up to the appropriate standards.

Specific Questions

1. Extraction Systems

You specifically asked about the extraction system. From what we could see, it extracted to the rear of the property. We would recommend a smoke test to check the strength and quality of the extraction system. We are, however, certain from what we can see throughout the property, that there is a lack of cleaning generally so that the extraction system will need to be cleaned.

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2. Disability Discrimination Act

   We did not note any indication that amendments have been made to meet the Disability Discrimination Act. You do have to carry out all reasonable measures to help the less-abled/disabled. We are not specialists in this area, but there are many who would be happy to advise you.

3. WC to the Basement

   As discussed, it would benefit from improvements in this area. Initially it needs to be established exactly where they drain. We would also recommend upgrading this area as many judge the premises on the quality of the toilet and if you wish to make the premises "mother friendly" then some sort of baby changing facilities would also be recommended.

4. Fire Alarm System

   Please see earlier comments.

The Ugly

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

There is nothing which we feels falls within this category. However, we would recommend you negotiate on all the afore-mentioned matter.

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Other Items

Moving on to more general information.

Electrics

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

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

Maintenance

Leasehold properties, such as this, should have a share of the maintenance of the whole property, which is why we have identified potential problems such as the main roof. There is also a flat roof to the rear of the property, which looks to be coming to the end of its useful life. There is a skylight cut into the roof over the servery area and also a discharging downpipe, as you can see in the top of the adjoining photograph. Often we find that there are leaks to the flashings around the skylights. As it was not raining at the time of the survey we cannot confirm this.

Skylight and discharging downpipe

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

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

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Estimates of Costs

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

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

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SUMMARY UPON REFLECTION

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

We feel that the premium should be discounted to reflect the condition that the property is in and that it also should reflect present market conditions, as should the rent.

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

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

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LIMITATIONS

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

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise us.

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

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

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EVERY BUSINESS TRANSACTION HAS A RISK

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

AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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JOB REFERENCE: J26776/OTHER/G/MH/JAN

SCHEDULE OF CONDITION

OF

Ottoemezzo

A Georgian Commercial Property, Westminster, London W2

FOR

Ms C

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Address	**Westminster** **London** **W2**
Prospective Tenant:	Ms C
Repairing Covenant:	We have not seen a copy of the lease and we have therefore assumed the property has a full repairing and insuring covenant – or will have under the proposed lease. We have assumed it is a standard lease with no unusual or onerous clauses. Your Legal Adviser should confirm this and advise us of any unusual or onerous clauses immediately.
Photographs:	We typically take approximately 100 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.

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EXTERNAL

CHIMNEY STACKS, FLUES AND PARAPET WALLS

Chimney Stacks

It was very difficult to view the chimney stacks to the main building properly. What we could see of the right hand chimney looked to require re-pointing. We expect to also find this to the left hand chimney to the rear. There are two chimneys which are in reasonable condition, although there is a crack to the flaunchings.

Parapet Walls

There are parapet walls to the front and rear of the property. Deterioration is occurring in the form of spalling brickwork, particularly to the rear where there is also plant life growing from the brickwork. We therefore assume there is a problem with the roof.

Flues

There is extract ductwork to the rear of the property on the flat roof. We have not carried out tests to this.

Rear chimney from kitchen

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ROOF COVERINGS AND UNDERLAYERS

Main Roof

Unfortunately we were not able to see the roof from ground level. We would however refer you our comments with regard to the parapet wall and we believe there are problems to the roof. The owner should be asked to advise on the condition of the roof.

Rear Roof

The roof to the rear has an asphalt cover, termed as lightweight. The flashing could benefit from being renewed.

An asphalt covered roof

Low Level Roofs

Flat Roofs

The property has felt flat roofs, typically this type of roof has a life of between 20 and 30 years, depending upon the quality of workmanship, materials and decking, although some roof manufacturers do claim longer.

Rear flat roof over servery

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Finally, all the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera.

Unfortunately we were unable to see the main roof from any vantage point. We have made our best conclusions based upon what we could see; however a closer inspection may reveal other defects.

ROOF STRUCTURE

As there was no access available to the roof structure we cannot comment on its construction or condition.

ACTION REQUIRED: You must obtain information with regard to its condition.

GUTTERS AND DOWNPIPES

To the rear of the property we noted that the cast iron downpipe has rusted away and is discharging against the side of the property causing moss and deterioration.

ACTION REQUIRED: Extend downpipes and ensure that all water is taken away from the rear roof.

ANTICIPATED COST: In the region of £300 to £500.

We can see a mass of pipes to the rear of the property

Rusting downpipe

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Soil and Vent Pipe

We identified a soil and vent pipe within the front of the basement, which is most unusual. There is also a cast iron soil and vent pipe to the rear that is starting to rust that would benefit from redecoration. We believe this relates to the toilet in the basement.

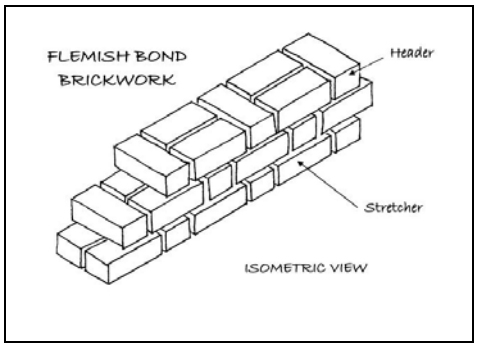
The soil and vent pipe is on the right hand side

WALLS

The property is brick built originally in a lime mortar in what is known as Flemish bond brickwork, which has been repointed in a cement mortar.

Brickwork to the front of the property built in a yellow London stock brick

The term Flemish Bond relates to the way the bricks are bonded together and have a pattern visible from the outside of the property that shows the end of the brick (header), then the side of the brick (stretcher), then the end of the brick, then the side of the brick, and this pattern repeats course after course, i.e. header-stretcher, header-stretcher.



The solid external walls may be liable to penetrating dampness internally, dependent upon their condition and their exposure to the weather. External faces should be kept in good condition.

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Repointing and deterioration above the window onto the parapet walls brickwork and associated pointing

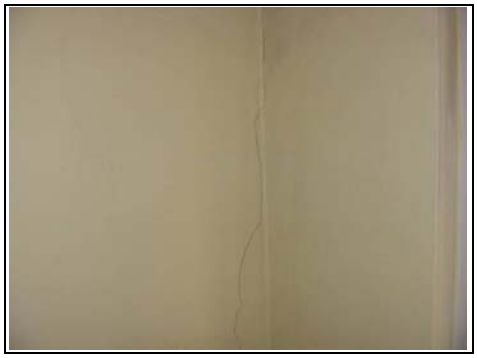
This photo shows lintel repairs in the form of a metal plate lintel

Movement - Cracking

There is cracking over some of the windows to the rear, where we can also see repairs have been carried out and amendments to the window. In the adjoining photograph, for example, you can see a diagonal crack and also some red bricks to the base of the window where amendments have been made.

Diagonal cracking

Before the 19th Century, the practice of building timbers into external walls was almost universal. These were known as bonding timbers. They are of course prone to rot as solid walls allow dampness through. Unfortunately, without opening up the structure, we are unable to confirm if this is the case. We believe in this instance that bonding timbers are likely to be present and deteriorating.



Hairline cracking internally

Generally Flemish Bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather. It is essential that external faces be kept in good condition.

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Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by brickwork and plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels, rubbed brick lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

Our comments have been based upon how the brickwork and plaster has been finished. We have made various assumptions based upon what we could see and how we think the brickwork and plaster would be if it were opened up for this age, style and type of construction. We are however aware that all is not always at it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

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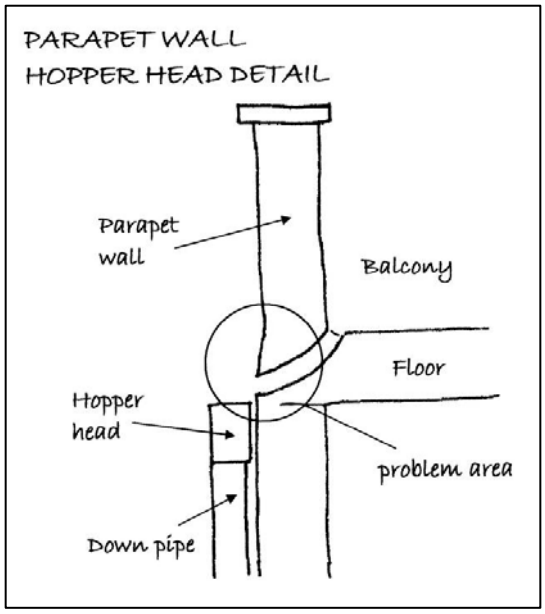
EXTERNAL JOINERY

Rendered Parapet Wall

Due to the way the roofs on this property are constructed, there are often secret gutters behind the parapet wall. From what we could see to the rear parapet wall there is defects in this area, which, in this instance, may lead to some of the render coming away.



Windows and Doors

To the front of the property there is a purpose made timber shop front which would benefit from repair and redecoration.

Regarding the windows to the property without seeing the Lease we cannot comment on your repair and liability associated with these. Your legal advisers should confirm.

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Entrance door with general marks

First floor window

Roof Light

To the rear of the property there is a roof light.

Roof lights have a life of approximately ten years

Metal flashing aprons benefit from repointing, though it is difficult to be conclusive with regards to whether the roof window leaks as it was not raining at the time of the inspection, but we do tend to find many of these ultimately do leak.

Metal flashing aprons benefit from repointing

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FOUNDATIONS

Given the age of the original property, we would expect to find a stepped brick foundation possibly with a bedding of lime mortar to this area.

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

EXTERNAL DECORATIONS

Generally overall the external decorations are in average to poor condition and we would expect some redecoration to be required within the next few years.

EXTERNAL AREAS

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

BOUNDARIES

We have not been provided with a copy of the Deeds and therefore have assumed that the boundaries, as shown by the present owner, which is the perimeter of the building. Your legal adviser to check and confirm this.

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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.

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FRONT ELEVATION

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Right hand side brick chimney visible only.	Limited view	Close inspection needed or owner to advise on condition and works required.
Roof: There is usually a pitched roof behind the parapet wall on this style of property. To the rear there are flat roofs.	No viewing possible.	We can see some deterioration to the parapet walls to the rear of the property, which indicate there are problems to the roof and therefore likely to be problems to front parapet wall also.
Gutters and Downpipes: Non visible; all to the rear.		
Walls: Flemish Bond brickwork, finished with some render detailing.	Poor repointed and mortar	Some ad hoc minor repointing.

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External Joinery: Painted purpose made shop fit windows	Some marks	Make good and redecorate.

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REAR ELEVATION

Not possible to photograph, due to the close proximity of the rear roof, which was the only vantage point

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof: There seems to be a pitched roof behind a parapet wall with flat roofs to the rear of the property at low level. Plants can be seen growing out of neighbouring parapet walls.	We were unable to gain access to view the roof.	We can see some deterioration to the parapet walls, which indicate there are problems to the roof.
Gutters and Downpipes: Cast iron/plastic	Areas of missing pipework and deteriorating cast iron.	Re-instate missing pipework and ensure that the gutters are discharging to suitable locations.
Walls: Flemish Bond brickwork, finished with some render detailing.	Movement cracks above the windows and repairs can also be seen.	Freeholder to put in an insurance claim.
External Joinery: No windows. There is a plastic roof window (bubble variety) over the rear servery area.		

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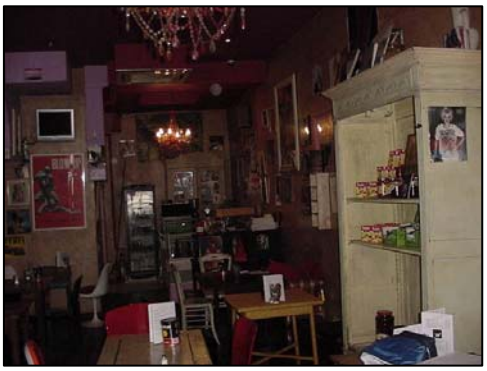
INTERNAL

GROUND FLOOR TRADING AREA – FRONT OF HOUSE

Trading Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: High level painted ceilings 	Difficult to view Some dated light fittings	Assumed to be redecorated by present Leaseholder. Replace light fittings

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Walls: Painted walls 	Minor marks to paintwork	Assumed to be redecorated by present Leaseholder, if not should be negotiated on within the Lease.
Floors: Timber floorboards	Some marks	Make good and re-stain.
Services: 		Clean air filter

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Servery Bar Area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: As trading area		
Walls: As trading area 	Unfinished plaster	

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Floors: Floor tiles 	Some marks	Make good

Catering Kitchen

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Lights 	 Greasy and dated Missing covers.	 Clean and redecorate Replace with appropriate sealed lights.

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Walls: Part painted, part tiles 	Some marks and some deterioration	Redecorate
Floors: Floor tiles 	Some marks	Make good.
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: Ductwork. We have not inspected the services, including the ductwork.		

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Basement Area
Front of House

Toilet Facilities

These consist of a wash hand basin and a unisex WC.

There are no toilets for the less able/disabled.

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	Make good and redecorate
Walls: Painted	Average, some rising damp present.	Make good and redecorate
Floors: Tiled	Average	Clean
Sanitary Ware		Clean
Services Extract fan		Needs cleaning and overhauling

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Access Corridor to Toilets

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Some marks and dated	Redecorate
Walls: Painted	Some marks and dated	Redecorate
Floors: Floor tiles.		Clean

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GROUND FLOOR – BACK OF HOUSE

Rear Prep Area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Aged and stained	Make good and redecorate
Walls: Partly tiled and partly painted	Aged and stained	Make good and redecorate
Floors: Unfinished concrete, including an access manhole that we were unable to lift. 		

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Services: Drains blocked 		

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Front Storage Area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Some marks.	Redecorate.
Walls: 	Some marks, rising damp and lateral damp.	Redecorate and resolve damp issues.
Floors: Unfinished concrete	Rising damp	Resolve dampness

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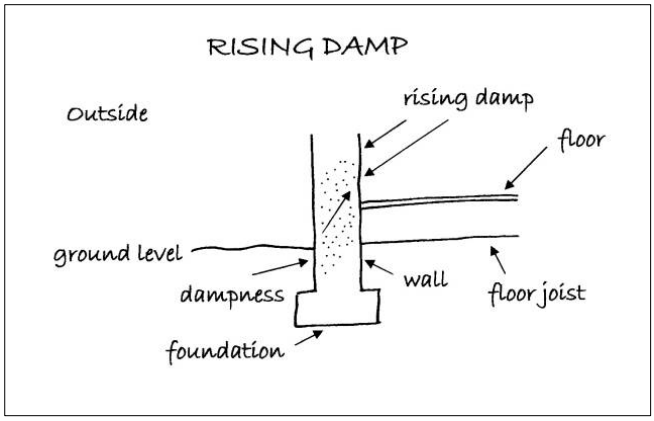
DAMPNESS

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.

Rising damp was found and needs to be resolved.

ACTION REQUIRED: Please see Property Report.

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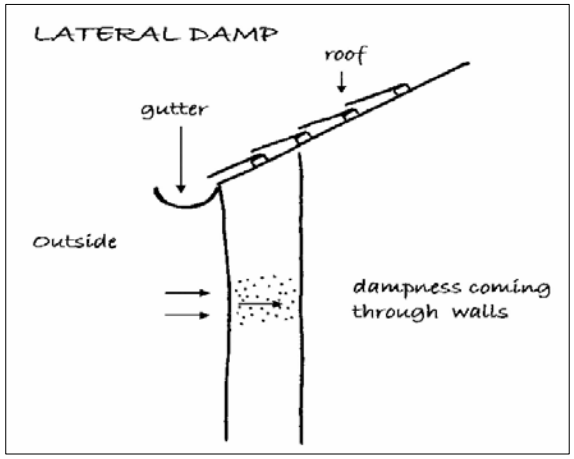
Lateral or Penetrating Dampness

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.



Lateral dampness was found.

ACTION REQUIRED:
Please see the Property Report.

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.

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TIMBER DEFECTS

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

Dry Rot

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

No visible evidence of significant dry rot was found.

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.

Whilst no visible evidence of wet rot was found, we would expect to find some within the embedded timbers to the ground floor.

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. We have not had access in this case.

> **ACTION REQUIRED:** Your legal adviser to ask the owners to confirm if any woodworm treatment has been carried out or woodworm found in the property that needs treating**.** If you wish to be 100 per cent certain get the property checked when it is empty of fixtures, fittings and furniture etc.

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

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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.

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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 were located in the kitchen. The fuse board looked newish; we believe from the 1970's/1980's.

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.

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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.

Upstairs earth test

PLUMBING AND HEATING

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

MAIN DRAINS

We believe the property has main drains.

We do not carry out drainage tests as part of a Schedule of Condition. However, we have run the taps for 15 minutes and found a blockage within the basement kitchen.

ACTION REQUIRED: The existing owner to unblock the drain.

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

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In this instance we have tried to lift the two manhole covers. The front one was clean and clear, although we could not get any water to come down it, asserting what services it is servicing. The rear manhole had unfortunately been concreted in place.

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

Rainwater/Surface Water Drainage

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

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

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OTHER MATTERS

FIRE REGULATIONS

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

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

Fire exit sign in the basement. It wasn't checked whether this was illuminated.

SECURITY SYSTEM

We noted there was a security system present and it should be established whether the owner will be leaving this as part of the fixtures and fittings.

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.

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

> **ACTION REQUIRED:** A Type Two Survey should be carried out under the Control of Asbestos at Work Regulations 2002.
>
> You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

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.

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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).

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Signature Document in Relation to

Schedule of Condition

This signature document represents page 37 and 38 of a 38 page Schedule of Condition relating to:

Westminster, London W2

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:

Westminster, London W2

By

Chartered Surveyors

Signed: ……..…….. Dated:

Chartered Surveyors

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Lessee

Ms C 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 C

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.

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