SCHEDULE OF CONDITION

Large Commercial Building, Berkshire

FOR

Instructed by XXXX

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

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Introduction

The Schedule of Condition offers a detailed description of the condition of the property at the time of our inspection on 16th December 2011.

We have not carried out any formal or informal investigations with any local authorities or other statutory bodies with regard to issues relating to this property. We can happily carry this out but you do need to instruct us in writing to do so.

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

Information Summary

Address:	XXX, Berkshire
Prospective Tenant:	XXXX
Covenants: **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 300 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.
Weather:	There had been a light covering of snow in the early morning which thawed out as the survey took place.

ELEVATIONS

All directions given as you face the property.

Contents:

Front Elevation
Left Hand Elevation
Rear Elevation
Right Hand Elevation
Roof
Front Outside Area
Rear Unmade Area
Right Hand Side Grassed Area

Asbestos Warning:

In this age of property it was very common to use asbestos. Most leases require an asbestos report. We have not carried out an asbestos test or report but we would recommend one is carried out. We are not asbestos surveyors.

FRONT ELEVATION

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Not visible		See Roof Schedule
Gutters and Downpipes: No gutters Discharged onto a concrete drain below		
Walls Structure: Primary members: Vertical "I" beams. Secondary members: Horizontal timbers with cladding attached via anchor bolts.	 Average Not visible externally	

Walls Cladding:		
Profile metal cladding, un-insulated with a protective proprietary coating.	Average	
Top:		
Protective trim to edge detailing meeting the cladding	Advised as new by owner	Your legal adviser to confirm if a guarantee is available for the wall cladding and supporting structure.
Plastic windows, located above roller shutter doors	Advised as new by owner	
Middle:		
Profile metal cladding	Advised as new by owner	
Bottom:		
Profile metal cladding meeting concrete base	Advised as new by owner	

External Detailing: **Roller Shutter Doors:** (not tested) Two roller shutter access doors: Not tested. One was open at time of our inspection. Left hand roller shutter door: concrete to base Right hand door: Metal clad person door	 Protective trim around both roller shutter access doors. Old runners still in place and ponding occurring  Runners and ponding to left hand door Concrete uneven, with a step in front of the roller shutter door.  Step to right hand roller shutter door	 Remove original runners and provide a smooth access/ egress Remove step in concrete and provide a smooth access / egress.

% Assessment of Deterioration: **Cladding:** **Windows:** **Drainage:**	 Profile metal sheeting as new Profile plastic as new Concrete formed to the base. 50% not completed correctly.	

LEFT HAND SIDE ELEVATION

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Not visible		See Roof Schedule
Gutters and Downpipes: None  End detail / overhang	The rainwater runs off the end detail / overhand and discharges onto a concrete gutter below. This area is corroding	Inspect/replace/repair in summer of 2012, with anticipated life of two to five years as deterioration is occurring
Walls Structure: Not visible externally		

Walls Cladding: Corrugated cladding in high and low level bands: Un-insulated with a protective coating added externally **Top:** Top band: approximately four metres in height Asbestos vent pipe, approx one third down its length  Asbestos flue Gib for sliding doors left hand corner **Middle:** Georgian wire polish plated glass sheet between in a metal frame; approx 115 windows **Bottom:** Bottom band approximately four metres in height Graffiti  Graffiti	General deterioration to external protective coating and rusting to metal cladding Impact damage to both upper corrugated section and window approx one third of length.  Impact damage (see windows section) Deterioration to exterior coating and rusting Graffiti to lower areas  Graffiti in middle of left hand side	 Deterioration of cladding Clean and re-apply protective coat  Graffiti

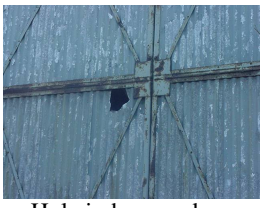
Five new strips of corrugated sheeting, each approx 0.5 metres wide and each running from ground level to the windows. **Person door:** One door to left hand side Replacement metal panels to low level.	 Panel that's been added Rusted and covered with graffiti, with vegetation growing to base and impact damage around it.  Door to left hand side Deterioration visible to some of the corrugated steel at low level Badly weathered - approx two thirds down the length of left hand side.	
Fixings: Anchor bolts with rubber washer	Some rusting and replacement of fixing bolts  Fixing bolts	

Windows: Central single glazed Georgian wire plated window in a metal frame; corrugated panels to front left hand corner and glazing at end. Approx 115 windows	Majority are damaged and deteriorating  Broken window	Ideally all will need replacing to ensure that the building is secure. If security is not a major requirement then windows should be repaired to make building as airtight as originally designed.
Concrete fillet (to base) 300mm wide wedge of concrete  Concrete fillet breaking up	Concrete is spalling in a large percentage of areas. Also gap between concrete wedge and steel cladding allowing rust in  Gap between concrete fillet and main building	
Drainage; ground level: Concrete drainage channel running to left hand side at base; approx one metre in width with Type 2 stones; approx 300mm adjacent to that.  Gully to left hand side with vegetation growing in it	Overgrown  Filled up drainage run	 Overgrown with vegetation

% Assessment of Deterioration:		
Cladding:	Replacement to base of cladding to approx 80% of left hand side. Graffiti to approx 30% of low level cladding	Programme of replacement of the cladding needs to take place, however you do need to be aware of the limitations of the structural frame that this property sits on and the known issues wit this hanger type structure.
Windows:	Approx 15% clad in timber Approx 10% broken with boarding behind Approx 65% with cracks over 250mm Approx 10% glazing not damaged	All glazed windows are dirty and in need of cleaning.
Concrete Fillet:	Deterioration to approx 60% of concrete fillet	
Drainage:	Vegetation growing to approx 30% of length of it. Overflowing at time of survey to approx 50% of drainage run	

REAR ELEVATION

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Not visible		See Roof Schedule
Gutters and Downpipes: None		
Walls Structure: Formed of six hanger doors. Primary structural frame not visible however the structural frame to the hanger doors can be seen in the form of a triangulated framework.		URGENT: Independent high level check to ensure that the hanger door fixings are safe. They may require removal if deterioration can be seen

Walls Cladding: Un-insulated corrugated metal with a protective coating applied **Top:** Corrugated cladding above with protective coating and around the doors. A plinth covers the hanger door runners forming a ledge that we believe deterioration is occurring on, although not visible at ground level  Plinth – moss visible **Middle:** Large sliding doors (not open)  Triangulation structure to hanger doors	Deterioration can be seen to the front of the plinth (we believe it is also to the top of the plinth) and areas surrounding the hanger doors. Repairs carried out with Flashband or similar temporary repair product.  Deterioration to top of doors A percentage of the hanger doors and the frame are showing signs of rust and general deterioration. Holes visible in the cladding; the largest to the right hand side.  Hole in hanger door	Please see our comments in the Wall Structure section Repair plinth as deterioration will affect the stability of the hanger doors.

Bottom: **Newer areas:** Five circular vents to base. Concrete plinth; approx 300mm wide x 150mm in height with a bull nose detail.	One end cap missing Impact damage around it  Circular vents	
Made up area: Concrete plinth running along base of hanger doors There is a drainage pipe running across the nearby unfinished parking area which has been newly installed  Overgrown vegetation	Area waterlogged at time of the survey. Corroded to base of corrugated metal sheeting and general debris in area.  General debris and water logging to rear at ground level	We would recommend a level concrete plinth, approx 1.5 metres is added in a safe route around external of property.

% Assessment of Deterioration: **Cladding:** **Windows:** **Drainage:**	30% of framework to hanger doors showing signs of rusting and general degrading Concerns with the deterioration to the rails holding the hanger doors in place No windows No drainage run. Note comments on new drainage run to rear.	Immediate investigation required.

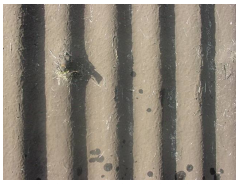
RIGHT HAND SIDE ELEVATION

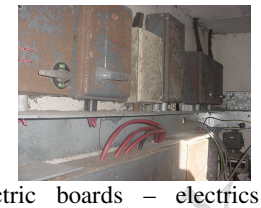


DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Not visible		See Roof Schedule
Gutters and Downpipes: No gutters.	The rainwater runs off the end detail / overhand and discharges onto a concrete gutter below. We note protective coating at roof level has come away and rusting is visible This area is heavily corroding 	We recommend a close inspection at high level in summer of 2012.  Protective from roof level that has come away

Walls Structure: Not visible externally **Walls Cladding** Corrugated metal cladding un-insulated with a proprietary protective layer. **Top:**		
Corrugated cladding	Deterioration occurring to a percentage of the protective coating that has been added	
Timber sign at high level	 Old sign at high level	Remove sign
Electric point	Disused	Remove if not in use. Confirm with electricians  Electric point
Middle: Georgian wire polish plated glass sheet between in a metal frame; approx 115 windows	(see windows section)	

Bottom: Corrugated metal  Protective coating coming off and rusting to base of property	Degrading at floor level along length of this section, with the exception of where the new corrugated metal has been added.  Impact damage to right	
Newer Sections: Five areas of new metal corrugated metal; approximately 0.5metres wide x 4 metres in height.		
Concrete fillet: Concrete fillet running to the base	Generally intact. Some corrosion has occurred at the base of the corrugated metal and also deterioration to concrete fillet	
Person Doors: One central door	Marked and door padlocked at time.  Person door	

Fixings: Fixing anchor bolts with plastic washers.  Fixing bolt missing	Anchor bolts rusting in some areas. Some bolts have been replaced  Rusting fixing bolt  New fixing bolt	
Windows: Georgian wire polish plated glass windows (GWPP) within a metal frame with timber behind.  Window fixing	Generally all the windows are damaged, some have timber panels behind them, some have been replaced completely in timber.  Many panes of broken glass, some have been repaired with timbers panels	

Services: Electric unit far right hand corner	Not working at time of our inspection. There was an electrical contractor on site (Beam Electrical Ltd 01285 771000 in NICEIC).	 Electric boards – electrics not working at time of our inspection
Drainage: Drainage gully formed approx one metre away from the building  Gully	Concrete directly under the detail has been weathered and repaired over the years.  Gully breaking up	Repair concrete drainage run

% Assessment of Deterioration: **Cladding:** **Windows:** **Drainage:**	30% of protective coating deteriorating Replaced with timber approx 15%. Cracked and glass missing, approx 10%. Cracks running a third or more of the window, approx 70%. 5% dated and marked and GWPP effectively intact Deterioration to approx 60% of the concrete	

ROOF - EXTERNAL		
We have not been able to view the roof or had access to it externally.		We would recommend that a joint inspection is carried out with access provided by the Landlord via cherry pickers or suitable safe access viewing platforms and agree a schedule. We believe from our view internally that the roof is leaking, based on the discolouration in the roof which we believe is rusting and the ponding to the floor present at the time of our inspection.

FRONT OUTSIDE AREA

Outside Area: Delivery area formed in tamped concrete of various ages to middle and right hand side. Metal plate to right hand side on a slight slope. Three "landscaped areas"; one to the right and two to the left	Heavy ponding to left hand side.  Ponding next to landscaped area	 Various ages of concrete going into the central drain
Fencing: The entire outside area has a metal vertical slatted fence; approx two metres in height with an access area.  Deterioration to entrance from road	No gates in place at time of inspection. Mud banks and had not actually been planted at time of inspection Where the outside area meets the main building the concrete has not been finished properly.  Concrete not finished	

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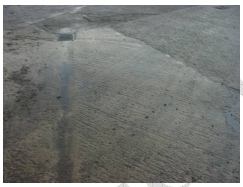
Drainage: A drain is at the base of the ramp entrance area from the road Three manholes around metal plate area plus one metal sheet; one to front left hand corner, one to right hand corner and one to the middle.	Loading weight of metal plate unknown. The manhole covers were the lightweight style manholes	
Road Entrance: To delivery area 	Deterioration of road / kerbside 	Repair 
Services: Electrical cabling and poles running to right hand side (two number).		

REAR UNMADE AREA

Rear unmade area: Currently being used for parking.	We have been verbally advised that this rear area does not form part of the lease, however we have included it within this Schedule of Condition as it may affect the leased area.	Your legal adviser to confirm the relationship of this area has with your property and your boundary and rights and responsibilities with regard to this area.
General debris	We noted general debris was being left which we assume is associated with those parking and we noted that a drainage run had been laid to the rear of the subject building.  General debris and possible asbestos sheets?	

RIGHT HAND GRASSED AREA



Right hand side grass area: To the side of concrete gully is a grassed area; approx three to four metres in width. **Fencing:** Wooden open fence	Waterlogged at time of survey with deep tyre tracks.	Boundary line to be confirmed

INTERNAL

All directions given as you face the property.

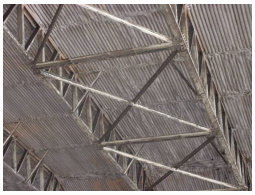
Contents:

Internal Roof
Floor
Front Elevation
Left Hand Elevation
Rear Elevation
Right Hand Elevation

Roof - Internal

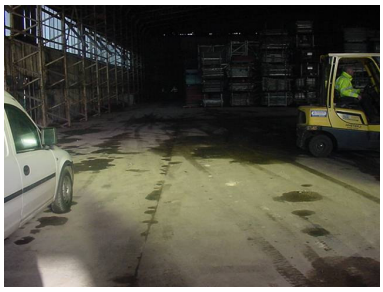


DESCRIPTION	CONDITION	ACTION REQUIRED
Roof Covering:		
Corrugated metal roof with a fire cladding internally.	A fire protective coating has been applied. The fire protection may have an asbestos content	Test for asbestos content and make roof watertight and a joint inspection of the roof
Externally we have been unable to view it but we assume it may have a similar protective coating to the walls, although the difficulty of doing it may have precluded it		Inspection required
Staining and discolouring:		
Rusting / orange in some areas	The roof covering is orange in some areas which indicates rusting from main roof above. The light snow and rain came through the roof and left ponding on the concrete floor, indicating that the roof is leaking.	 Water leaking in from the roof on to the concrete floor

Roof Structure: Shallow pitched roof supported with a lattice work beam in 23 Bays. Viewed from ground level, no high level inspection. Cross wind bracing to ends and centre of structure  Wind bracing to roof central section **Vermin:**	Internal rusting can be seen to the lattice work beams. We refer you to the Guide to WWII Hangers by the MOD that indicates in certain weather conditions these buildings can be problematic. Rear Section has bird netting which was being taken down at the time of our survey indicating there are holes in the roof area. Rats were also noticed during the course of the survey, which we are advised is common in grain storage areas.	Operational procedures need to be put in place with regard to how to operate the property in certain weather conditions.
Services: Four down lighters and eight lights to each of the side walls	No electricity at time of the survey	

% Assessment of Deterioration:		
Cladding:	The white fire protection was visible to approx 95% of the ceiling Approx 30% of the area is yellow indicating there is rusting / orange indicating problems with the roof and water penetration Lattice work beams spanning roof are starting to rust and deteriorate in approx 20% of cases.	

Floor



DESCRIPTION	CONDITION	ACTION REQUIRED
Floors: The floor is divided into nine concrete bays of approximately equal widths, with the exception of the two smaller perimeter bays. All bays run from front to back of the property without any construction or other expansion joints. We have numbered the bays 1 to 9, from left to right, as you face the property.	Semi-smooth finish generally Bays cracked one quarter of the way along their length. All bays covered by stored materials to the far end and therefore were not visible.	
All Bays: **Limitations:** The stored items covered approx half the rear of this property and therefore we cannot comment on these areas. All comments below relate to the front half of the hanger/old grain store. Originally when in use as a grain store this would have had concrete blocks surrounding it to take the weight of the grain.	This has left marks around entire perimeter of the property, particularly visible in Bay 1 and Bay 9	Make good damage to perimeter bays where concrete blocks used to be fixed

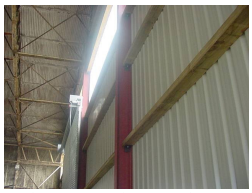
Bay 1	Old fixing points and concrete blocks used as part of grain storage to ensure that the outer walls of the hanger were not pushed out by the weight of the grain. Marked to three quarter point of building as a whole Cracking running approx to the front side of the half way mark	
Bay 2	Cracking running approx to the front side of the half way mark Considerable levels of dampness, indicating that rain is coming through the roof.	
Bay 3	Cracking running approx to the front side of the half way mark Considerable levels of dampness, indicating that rain is coming through the roof.  Dampness coming in through roof	
Bay 4	Cracking running approx to the front side of the half way mark	

Bay 5	Large cracking; 5mm plus to approx 50mm.	
Bay 6	Spalling on junction of Bay 6 and also within Bay7.  Fixing points in concrete that run around perimeter approx 2m in Cracking running approx to the front side of the half way mark Stored materials. We can't actually see it but suspect the same deterioration has occurred within the front two metres.	
Bay 7	As above Cracking running plus 5mm to 50mm	
Bay 8	Stored materials. We can't actually see it but suspect the same deterioration has occurred within the front two metres.	

Bay 9	Old fixing points and concrete blocks used as part of grain storage to ensure that the outer walls of the hanger were not pushed out by the weight of the grain. Marked to three quarter point of building as a whole Cracking running approx to the front side of the half way mark	

Front Internal Elevation



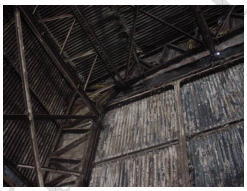
DESCRIPTION	CONDITION	ACTION REQUIRED
Walls Structure: Vertical "I" beams with horizontal purlins fixed with angle irons and they in turn are fixed with anchor bolts to the profile metal sheet **Top:** Profile metal sheeting and plastic windows, following the profile pattern **Middle:** Profile metal sheeting **Bottom:** Profile metal sheeting.	As new  "I" beam  New frame to front of property No protective section where the profile metal sheeting meets the concrete ground	

Detailing: Two roller shutter doors; one to the left, one to the right (all directions given as you face the property) Person door	We have not tested either of the doors  Front roller shutter door and wind bracing to ceiling Not opened. Finished as new	We are aware that these buildings can become unable in high winds if the doors are open. Information should be obtained from the Landlord as to the design criteria that this property can have the doors opened under.

Left Hand Side Internal Elevation



DESCRIPTION	CONDITION	ACTION REQUIRED
Walls Structure: Lattice steel portal frame Divided into 23 number bays. First, middle and last bay have wind bracing.		
Walls Cladding: Corrugated metal with a paint finish The primary structure is the lattice steel portal frame	Bottom 300mm of this cladding has been replaced. Some rust deterioration around this area.	

Wind bracing: The cladding is a metal carcass which secures a single skin corrugated metal panel with Georgian wire polish plated glazing within a metal frame to the central section  Wind bracing front left hand side corner – bay 1 Fixing bolts to angle irons	 Door Signs of rust noted in majority of cases and in some cases these bolts have been replaced	 Wind bracing rear left hand corner – bay 23
All Bays: Bays 1 to 23.	**General** The majority of bays have concrete fillets All panels have an element of rusting	
Bay 1	Wind bracing	
Bay 2	Percentage of rusting particularly at base	
Bay 3	Rusting rectangular iron	
Bay 4	Percentage of rusting particularly at base	
Bay 5	Percentage of rusting particularly at base	
Bay 6	Percentage of rusting particularly at base	
Bay 7	Rusting rectangular iron	
Bay 8	Percentage of rusting particularly at base	
Bay 9	Percentage of rusting particularly at base	
Bay 10	Rusting rectangular iron	

Bay 11 Door	Rusting	
Bay 12	Percentage of rusting particularly at base	
Bay 13	Wind bracing	
Bay 14	Percentage of rusting particularly at base	
Bay 15	Percentage of rusting particularly at base	
Bay 16	Rusting rectangular iron	
Bay 17	Percentage of rusting particularly at base	
Bay 18	Percentage of rusting particularly at base	
Bay 19	Percentage of rusting particularly at base	
Bay 20	Percentage of rusting particularly at base	
Bay 21	Rusting rectangular iron Impact damage	
Bay 22	Percentage of rusting particularly at base	
Bay 23	Wind bracing Impact damage	

% Assessment of Deterioration:		
Portal frame	Rusting to approx 10% of the frame, as viewed from ground level	
Cladding:	Corrugated metal cladding. Metal visible in approx 60% of cases. The remainder divides into green and magnolia paint, of which approx 20% is flaking. Rust visible to cladding in approx 20% of the area.	

Rear Internal Elevation



DESCRIPTION	CONDITION	ACTION REQUIRED
Walls Structure: Six hanger doors in sections Assumed that the hanger doors are supported on a top hung rail with a guiding runner to the base: not viewed	Deterioration had been noted externally and rusting can be seen internally	URGENT: This needs to have an independent high level check to ensure the hanger door fixings are safely holding the hangers in place . We can see deterioration to the external area, which has been patch repaired over the years.

Walls Cladding / Hanger Doors: 18 corrugated sections forming six fixed hanger doors with two infill bays to each end. Hanger doors were closed at the time of our inspection.  Rusting to metal sheets New metal cladding sections 13 onwards	High level panels may have asbestos content  Fire insulation spray Rusting and impact damage  Impact damage to rear	Full asbestos report to the entirety of the property  Rusting at ground level
All sections: 18 full sections and 2 small bays to either end	**General** The majority of sections have concrete fillets All panels have an element of rusting to the base	
Section 1 Door	Rusting to base Wind bracing	
Section 2	Percentage of rusting particularly at base	
Section 3 Vent	Rusted through and daylight visible	
Section 4	Percentage of rusting particularly at base	
Section 5 Vent	Rusted through and daylight visible	

Section 6	Daylight visible and percentage of rusting particularly at base	
Section 7	Daylight visible and percentage of rusting particularly at base	
Section 8	Daylight visible and has rusted through at base	
Section 9	Daylight visible and has rusted through at base	
Section 10	Daylight visible and has rusted through at base	
Section 11	Daylight visible and impact damage and is rusted through at base.	
Section 12	Daylight visible and rust at base	
Section 13 Wind bracing	New metal cladding – rusted through at base.	
Section 14 Vent	New metal cladding Impact damage Percentage of rusting particularly at base	
Section 15	Impact damage and percentage of rusting particularly at base	
Section 16	New metal cladding - Rust visible at base	
Section 17 Vent	New metal cladding - Rusting visible at base	
Section 18	New metal cladding - Impact damage, daylight visible and rusting visible to base	

% Assessment of Deterioration:		
Cladding / Hanger Doors:	Metal sheeting to approx 30% of area Green and magnolia protective coating paint to approx 60% of which half is flaking. 10% has vents Wood section at high level looks to have been sprayed with an asbestos based material	

Right Hand Side Internal Elevation

DESCRIPTION	CONDITION	ACTION REQUIRED
Walls Structure: Lattice steel portal frame, divided into 23 number bays	First, middle and last bay have wind bracing.	
Walls Cladding: **Concrete fillet to all bays** Approx 300mm in height	Wind bracing Part of old grain shoot, which is the angled section, in timber All bases of bays replaced to bottom 300mm Can see metal sheeting where paint flaked off altogether.	 Wind bracing to right hand side still with part of timber slope in place

All Bays: Bays 1 to 23.	**General** All bases of bays replaced to bottom 300mm All panels have an element of rusting	
Bay 1 Front right hand corner	Wind bracing Part of old grain chute visible	
Bay 2 Vertical brace	Impact damage	
Bay 3 Metal brace in base	Rusting rectangular iron	
Bay 4	Impact damage	
Bay 5	Percentage of rusting particularly at base	
Bay 6	Percentage of rusting particularly at base	
Bay 7 Iron bar and concrete wedge	Rusting rectangular iron	
Bay 8	Percentage of rusting particularly at base	
Bay 9	Percentage of rusting particularly at base	
Bay 10 Iron bar	Impact damage and rusting rectangular iron	
Bay 11	Percentage of rusting particularly at base	
Bay 12	Percentage of rusting particularly at base	
Bay 13 Door	Wind bracing Hole in it	
Bay 14	Percentage of rusting particularly at base	
Bay 15	Daylight visible at base	
Bay 16	Daylight visible midway up and just below window	
Bay 17	Percentage of rusting particularly at base	
Bay 18	Cut in the metal	

Bay 19	Percentage of rusting particularly at base	
Bay 20	Iron rectangle	
Bay 21	Percentage of rusting particularly at base	
Bay 22	Percentage of rusting particularly at base	
Bay 23 Electric unit	Wind bracing Impact damage	
Services: Electric cupboard to Bay 23 right hand side	 Electric cupboard right hand corner	

% Assessment of Deterioration: **Portal Frame:** **Cladding:**	 Rusting to approx 10% of the frame, as viewed from ground level Metal sheeting to approx 30% of area Magnolia protective coating paint to approx 60% of which half is flaking. 10% has vents	

OTHER MATTERS

SERVICES

Electrics

The electrics were located in the electric cupboard, rear right hand section. At the time of our inspection the electrics were not working.

> **ACTION REQUIRED:** All electrics need to be tested by an NICEIC approved electrician or equivalent to Institute of Electrical Engineers (IEE) standard.

Heating

There was no source of heating at the time our inspection.

Energy Efficiency

Older properties such as this will not be as energy efficient as modern properties. We feel that energy efficiency will become very important in years to come and may well affect re-saleability of a property. We are advised this is already starting to happen to some extent in the office sector. There are many areas where energy efficiency and heat loss could be improved and reduced in this particular building, particularly with regard to insulation of the roofs. We would be more than happy to advise you further on this once you understand better your occupational requirements of the building.

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. As we see it there is access available via the roller shutter doors and the person doors, however you may still have to have a DDA report.

> **ACTION REQUIRED:** Check and confirm whether a DDA report is required.

Asbestos Register

We feel the protective coating that has been added and the fire protection may contain an element of asbestos which was commonly used post war and around the war years and was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

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

> **ACTION REQUIRED:** An Asbestos Register should be provided by the outgoing tenant/landlord.
>
> You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

We are not asbestos surveyors.

LIMITATIONS

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

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

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

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

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

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

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

Signature Document in Relation to XXX, Berkshire

Schedule of Condition

This signature document represents page 49 and 50 of a 50 page Schedule of Condition relating to:

XXX, Berkshire

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:

XXX, Berkshire

As inspected

By

Chartered Surveyors

Signed: ……..…….. Dated:

For and on Behalf of Chartered Surveyors

Lessee

XXXX, on behalf of Arena Seating Ltd 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, on behalf of Arena Seating Ltd

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.