

SCHEDULE OF CONDITION

Swimming Pool

London

Marketing by:
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0800 298 5424

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Introduction and Instruction

We have been instructed to provide a Schedule of Condition with regard to XXXX Swimming Pool to establish its condition at the time that XXXX took occupation of the premises. We have been briefed on the project and walked around the premises with XXXXXXXX.

We confirm 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.

The Schedule of Condition offers a description of the condition of the property at the time of our inspection.

We have included a signature page at the end of the document to enable you to agree this with your client/landlord.

Information Summary

Address:	XXXXXX
Prospective Contractors:	XXXXXX
Photographs:	We have taken approximately 500 photographs during the course of the 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 – car park side.
Weather:	At the time of the survey the weather was a mild, spring day. The weather did not hamper our survey.

Asbestos Warning

In this age of property it was common to use asbestos. We have assumed that you have taken precautionary measures and carried out an asbestos report/test. We are not asbestos surveyors.

Summary of Contents

External

Front elevation
Left elevation
Rear elevation
Right elevation

Internal

Stairway one, right hand side
Stairway two, left hand side
Swimming pool area
Learner pool area
Curtain wall between swimming pool and gyms
Spectator gallery

Summary of work

As we understand it, following our meeting with XXXXXX, the majority of the refurbishment externally is to the front elevation with minimal work to the other elevations. Internally the work is to the pool side left hand side – all directions given as you face the property from the car park.

We have duly included only these areas in the Schedule of Condition as instructed.

ELEVATIONS

All directions given as you face the property from the front - car park side.

The property has been viewed from ground level.

Contents

Front Elevation
Left Elevation
Rear Elevation
Right Elevation

Any comments, etc were taken from our discussions with G Walker.

Exclusions:

Main roof not accessed.
Flat roofs to front and rear not accessed.
All inspections were visual carried out from ground or floor level.

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FRONT EXTERNAL ELEVATION



Swimming Pool



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p> <p>Main roof:</p> <p>Flat roof: Felt roof with roof lights viewed from half landing internally. Note: awkward valley gutter detail against the main building window.</p>	<p>Advised no work taking place</p> <p>We were advised the front flat roof will be insulated and covered</p>	
<p>Gutters and Downpipes:</p>	<p>Advised no work taking place</p>	
<p>Walls Structure:</p> <p>Structural frame</p>	<p>Advised no work taking place</p>	

Walls Cladding:



Existing:
Predominantly proprietary metal cladding with

Brickwork Stretcher Bond to central area and

Pebble dash render to left side

Hairline cracking (plant room area)



Advised various areas of re-painting and repair to the proprietary cladding

Pattern staining

Pattern staining and signs of old graffiti



Hairline cracking right hand side

Condition would indicate this would benefit from full repair / redecoration or overcladding

Clean

Clean

Advise client

Windows:

Old/original:
aluminium single glazed windows with secondary glazing internally

New:
Right hand side proprietary double glazed windows

Degraded and weathered externally.

Recommend major repair or replacement

Clean

Learner Pool Entrance:



Learner pool ramp



Corrosion to top of entrance canopy



Corrosion to base of entrance canopy

Canopy and Hand Rail:

Metal entrance canopy with glazed roof

Metal supports to canopy rusting

Repair, prepare and redecorate

Metal hand rail either side of ramp

Rusting

Repair, prepare and redecorate

Ramp:

Concrete ramp walkway to right hand side (next to tree) with a pebbledash render finish to base, which gives access to the learner pool area.

Ramp partially dug up for welfare facilities (waste water).

General deterioration into concrete ramp and cracks



Crack in ramp up to learners pool



Deterioration to ramp



Moss and deterioration

Services left side:

Metal vented door to plant area

Corrosion visible to front/left side

Repair, prepare and redecorate



Plant room doors

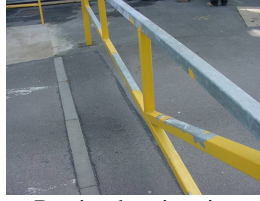
Wood plant room doors

Deteriorating

Repair, prepare and redecorate

Area to front of property:

We are advised work does not include entrance barriers or fencing.



Barrier deteriorating

Prepare and redecorate.


LEFT EXTERNAL ELEVATION – LEARNER POOL SIDE



DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Main roof	Advised no work taking place	
Gutters and Downpipes:	Advised no work taking place	
Walls Structure: Structural frame	Advised no work taking place	

REAR EXTERNAL ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p> <p>Main roof:</p> <p>Low level roofs:</p> <p>Flat roof: Not inspected</p>	<p>Advised no work taking place</p> <p>Advised no work taking place</p> <p>Advised no work taking place</p> <div style="text-align: center;">  <p>Rear flat roof</p> </div>	
<p>Gutters and Downpipes:</p>	<p>Advised no work taking place</p>	
<p>Walls Structure:</p> <p>Structural frame</p>	<p>Advised no work taking place</p>	

Wall Cladding:

Upper section:
Proprietary metal cladding



Advised no work taking place
Various areas of re-painting
and repair to the proprietary
cladding and areas of graffiti
and damage to the panels.
Drip detail shows signs of
deterioration/moss.



Painted out graffiti

Lower section:
Stonework granite beneath cladding
from middle to left hand side



Graffiti, pattern staining.



Graffiti on granite

Clean



Moss on drip detail

Windows:

Old/original:

Older style aluminium windows to swimming pool side.



Older style windows

Marked and deteriorating



Some broken windows

Upgrade.

Newer:

Proprietary finish aluminium double glazed windows to right hand side

Marked



Modern window

Clean

Fire exit:

Rear metal staircase (square in profile) fire exit



Staircase

Rusting steps and rusting frame with signs of corrosion at base

Concrete foundations are exposed



Rusting to base of stairs

Repair, prepare and redecorate



Rusting steps and staircase structure

External to rear:

Metal Boundary Fencing:

Main dividing boundary fence is green painted (assumed owned by Bishop Ramsey Church of England School) which borders on the rear of the property

Inner boundary fence:



Corroding



Rusting fence

Stop rusting, repair, prepare and redecorate.

Landscaping:

Earth has been banked high against the trees.










Trees and bank of earth

Clear and protect trees.

RIGHT EXTERNAL ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p> <p>Main roof</p>	<p>Advised no work taking place</p>	
<p>Hopper head and Downpipes:</p> <p>Two plastic downpipes with hopper heads</p>	<p>Advised no work taking place</p> <p>High level hopper heads noted, can be problematic.</p> <div style="text-align: center;">  Hopper heads </div>	
<p>Walls Structure:</p> <p>Structural frame</p> <p>Metal 'I' section vertical columns visible with wind bracing to five bays</p> <div style="text-align: center;">  </div>	<p>Limited view. Advised no work taking place</p> <p>Flaking paint exposing red oxide undercoat</p> <div style="text-align: center;">  Flaking paint </div>	<p>Repair, prepare and redecorate.</p>

<p>Walls Cladding:</p> <p>Panelled proprietary silver cladding</p>  <p>Mark to wall cladding</p> <p>Extract fans</p>	 <p>Graffiti to some panels which has been painted over</p>	<p>Clean.</p>  <p>High level graffiti</p>
<p>External Detailing:</p> <p>Windows: Glazed modern aluminium windows</p> <p>Metal spiral staircase fire escape</p> <p>Doors</p>	<p>Advised no work taking place</p> <p>Not accessed. Advised no working taking place.</p>  <p>Spiral staircase</p> <p>Weathered</p>	<p>Clean.</p> <p>Clean/redecorate.</p>

INTERNAL

All directions given as you face the property.

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GROUND FLOOR

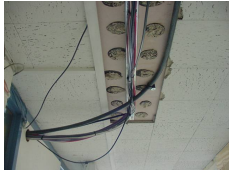

Contents



Entrance
Admin/Subscription Area
Staircase/landing areas
Swimming pool area
Learner pool area
Curtain wall between swimming pool and gyms

Entrance leading to stairway




The studwork division partition was being erected at the time of our survey

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Square fibreboard roof tiles Dot and dabbed secured to ceiling</p>	 Tiles had been removed and ceiling was being altered at time of survey	
<p>Walls:</p> <p>Temporary studwork partition added to divide construction area from sports centre core operations</p> <p>Painted brickwork to right hand side and various signs</p>	 Temporary partition Marked	

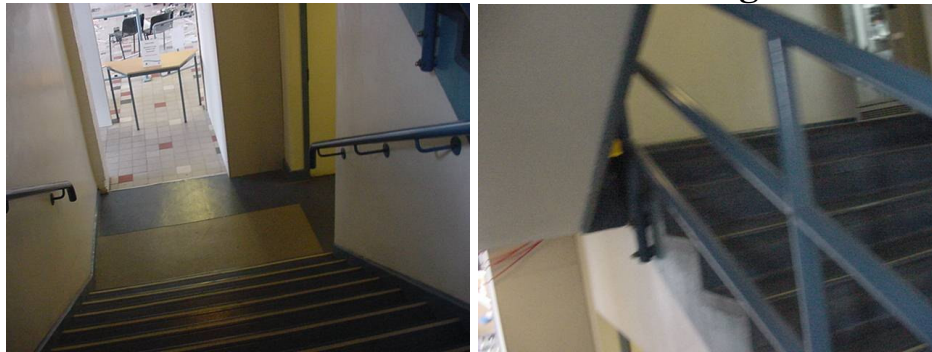
<p>Floors:</p> <p>Small quarry floor tiles</p>  <p>Floor tiles</p> <p>Mat well</p>	<p>Marked and old fixing points</p>  <p>Damaged and worn floor tiles</p> <p>Worn</p>	<p>Repair or replace.</p> <p>Repair/replace.</p>
<p>Internal Detailing:</p> <p>Two aluminium double doors – shared entrance</p>	<p>Marked and deterioration.</p>	
<p>Services:</p>	<p>At the time of the survey the electrician was amending the electrics to this area.</p>	

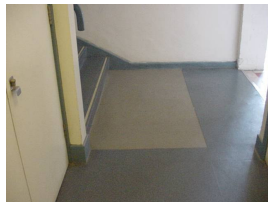
Admin/Subscription Area



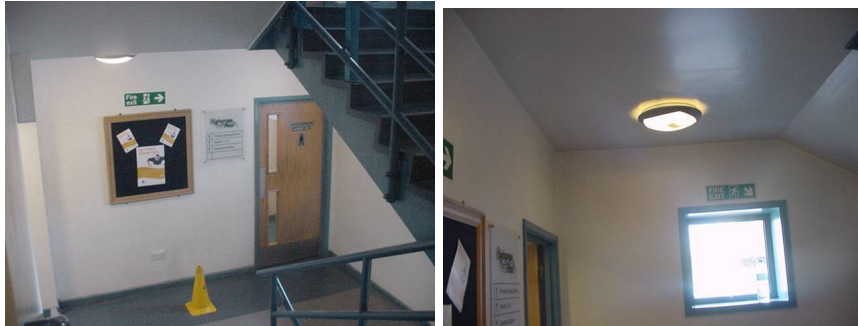
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:		
Suspended ceiling tiles	Marked	
Walls:		
Painted 	Marked and damaged particularly by chairs	Repair, prepare and redecorate
Floors:		
Poly vinyl type floor		Clean
Detailing:		
Double doors into gymnasium (gym not part of schedule)	Advised no work taking place	
Store doors:	Marked	Repair, prepare and redecorate

Main Stairs to right hand side
Ground floor to first half landing



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p> <p>Suspended ceiling system next to stores with an exposed grid</p>	Dated and stained	Repair, prepare and redecorate
<p>Walls:</p> <p>Painted</p>	Dated/marked	Repair, prepare and redecorate
<p>Hand rail:</p> <p>Proprietary finish</p>	Average	
<p>Floors:</p> <p>Altro style floor with replacement strip at base</p>	<p>Replace area at base of stairs</p> 	Deep clean

Half Landing (male changing room area)






DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Part painted,</p>	Marked	Repair, prepare and redecorate
<p>Walls:</p> <p>Painted</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Hairline cracking around door</p> </div> <div style="text-align: center;">  <p>Hairline crack next to gents changing rooms</p> </div> </div>	Marked	Repair, prepare and redecorate
<p>Floors:</p> <p>Altro style flooring</p>	Worn, part re-placed flooring	
<p>Detailing:</p> <p>Windows: Side window</p>		

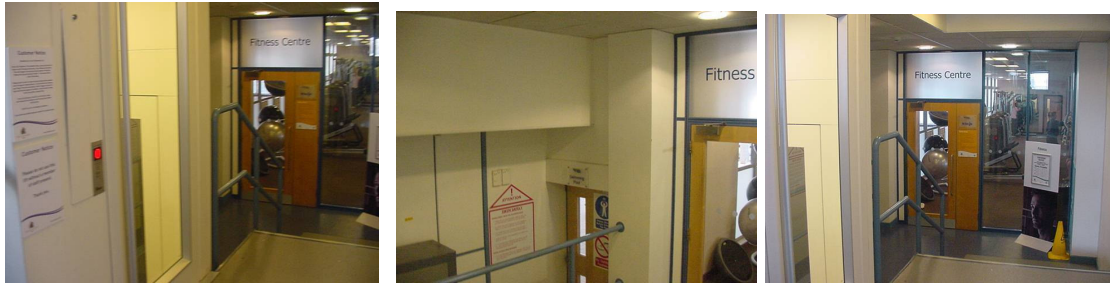
Half Landing to First floor
(Access to pool supervisors office/store, lift and swimming pool ground floor level)




DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Average	
Walls: Painted	Marked and dated.	Repair, prepare and redecorate
Floors: Altro style flooring	Worn	Deep clean

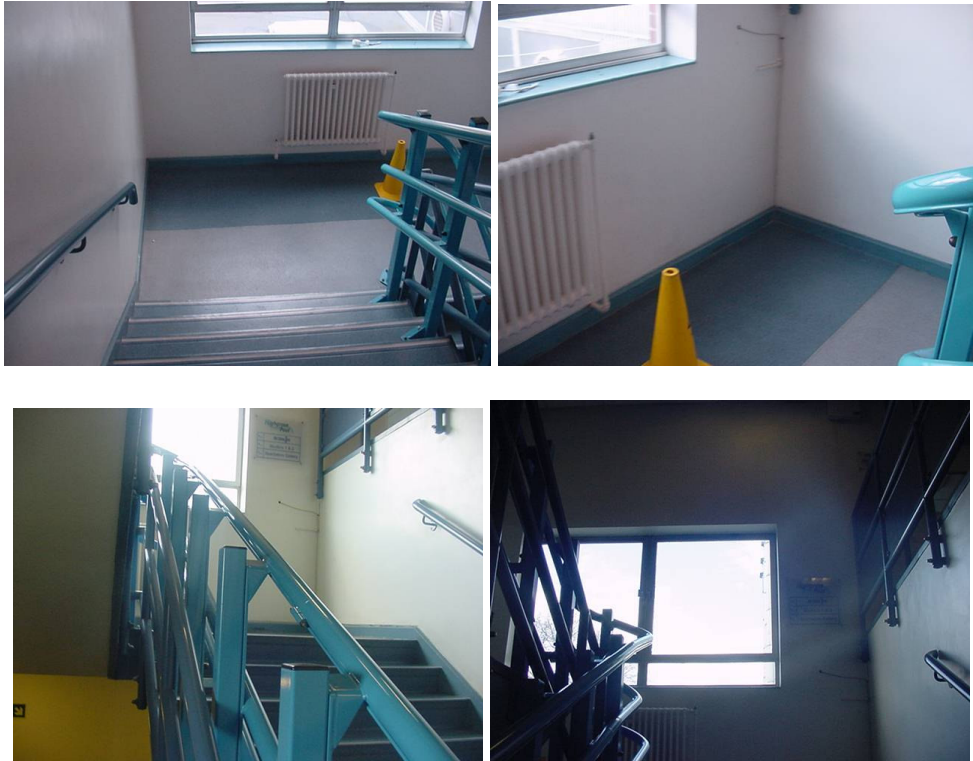
<p>Detailing:</p> <p>Steps to fitness centre</p> <p>Hand rails</p> <p>Doors:</p>  <p>Access to pool supervisors office</p>	<p>Marks on side of steps</p> <p>Advised door is to be blocked up.</p>	<p>Redecorate</p> <p>Redecorate</p>
<p>Services:</p> <p>Unusual services and service hole and openings to side of poolside door</p>	 <p>Exposed holes in wall</p>	
<p>Stannah Stair Lift on right hand side</p> 		


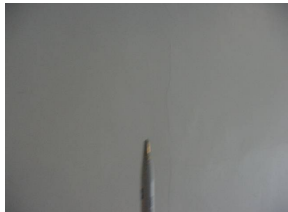
Stairs/Half Landing
with access to female changing rooms and first floor fitness centre




DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted Part suspended ceiling (opposite lift)</p>		
<p>Walls:</p>	<p>Hairline crack</p>	<p>Repair, prepare and redecorate.</p>
<p>Floors:</p> <p>Altro style flooring</p>	<p>Worn</p>	<p>Clean</p>
<p>Lift:</p> <p>Adjacent to stairs</p>		

Half Landing/Stairs to Top Floor



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling:</p> <p>Painted</p>	<p>Water staining (see top floor)</p>	
<p>Walls:</p> <p>Painted</p>	<p>Marked, hairline cracks.</p> <div style="text-align: center;">  <p>Horizontal crack</p> </div>	<p>Repair, prepare and redecorate.</p> <div style="text-align: center;">  <p>Vertical hairline crack</p> </div>

<p>Floors:</p> <p>Altro style floor</p>		
<p>Detailing:</p> <p>Window overlooking front flat roof</p> <p>Door with 'No Exit' on</p> <p>Metal hand rail</p> <p>Stairlift hand rail</p>	 <p>View over flat roof</p> <p>Locked</p>	

Swimming Pool Area



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling over diving board section: Old style rectangular ceiling tiles with bulk head lights and vents</p>	<p>Ceiling tiles dated and deteriorating, vents missing. Advised no work taking place</p>	

External Wall/Windows:

Aluminium glazed curtain walling



Broken rear window

Degrading to aluminium frame and areas of glass deteriorating/damaged/boarded over.

Note: There was a film internally on the ground floor glass.



Repair, prepare and clean.

Timber window sill with metal grill



Mould occurring to sill of window

Impact damage and indents



Damage to windowsill

Wooden bench seating area with back board



Seating marked and dated
Back board marked and damaged

Internal Wall:

Tiled with signs, metal grills at low level and mid level



Corrosion to fixing screws around vents



Internal Walls/Windows between swimming pool and gym:



Wood frame with Georgian wire polish plated glass

Ceiling tiles used both vertically and as ceiling tiles.

Left hand side curtain wall:
Wood frame at high level with Georgian fire polish plate



Degrading metal frame to curtain walling



Damage caused by diving board

Timber damaged and deteriorating
There may be additional damage where the diving board has been leant against it



Damage and deterioration to ceiling tiles

Area of green algae to rear and one broken pane of glass



Curtain wall between gym and swim pool with moss visible at ground level



In need of revamping

Re-stain



Close up degrading metal frame

Curtain wall between main pool and learners pool:



Metal aluminium frame with proprietary finish

Solid panel to base and two glazed panels to centre and upper sections



Flaking, particularly at ground level and areas of flaking to the transoms and mullions, particularly where they join.



Deterioration base



Make good.




Floors:

Tiled and grouted

Advised this is being replaced

Learners Pool Area



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Old style rectangular suspended ceiling tiles between timber windows Bulk head lights and vents</p>	 <p>Dated and deteriorating. Bulk head light missing</p>	
<p>External Wall:</p> <p>As main pool</p>  <p>External wall with glazing</p> <p>Wooden bench seating area with large shelf area to back</p>	 <p>Bench seating down rear window side with large sill</p>	

Mural wall:

Mural painted over original tiles.



Original tiles showing through in numerous areas.



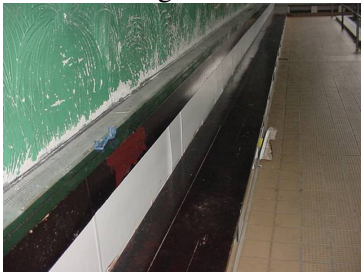
Damage to bench and mural showing tiles beneath

Reinstate mural



Damage at low level

Bench seating with vent:



Areas of deterioration to bench seating showing red paint

Division between main pool and learners pool



Glazed curtain wall between Learner pool and Main pool

Metal aluminium frame with proprietary finish

Solid panel to base and two glazed panels to centre and upper sections



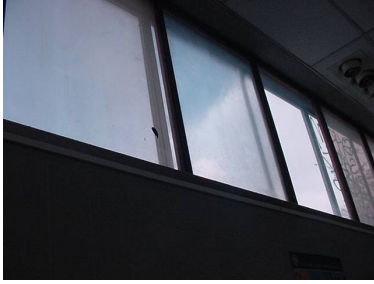
Flaking and deterioration is occurring to the proprietary finish to the transoms and mullions, particularly where they join.



Reinstate proprietary finish on right hand side. Clean.

Internal wall:

Glazed window at high level with secondary glazing



Remove graffiti.

Grey tiled wall with signs



Graffiti on windows

Various marks

Bench seating with vent



Various areas of deterioration.

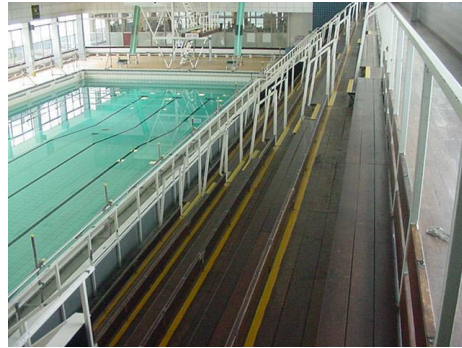
Make good.

Floors:






Tiled and grouted







Advised no work taking place

Swimming Pool Main Spectators Gallery






DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling: Rectangular fibre suspended ceiling tiles</p>	<p>Dated and stained close to window</p> <div data-bbox="727 905 966 1081" data-label="Image"> </div> <p>Ceiling tiles in poor condition</p>	


<p>Windows:</p> <p>Single glazed aluminium window – glass has opaque finish</p>  <p>Aluminium surround to window and ceiling tiles</p> <p>Metal (cast iron) circular vertical internal pipes (two per window)</p>	<p>Marked and deteriorating with condensation</p>  <p>Condensation</p> <p>Rusting and corroding</p>  <p>Downpipes rusting</p>	<p>Repair or replace.</p>  <p>Deterioration to windows</p> <p>Repair using rust stop agent and repaint.</p>
<p>Walls:</p> <p>Ceramic tiles</p>	 <p>Some tiles missing and damaged</p>	<p>Replace and repair.</p>

<p>Wood Bench Seating:</p> <p>Six rows of wood bench seating area</p>  <p>Seating</p> <p>Metal supports to seating:</p>  <p>Wear to treads</p> <p>Safety Hand Rails:</p> <p>Painted hand rail around seated area</p>  <p>Staircase hand rail to seating area</p>	<p>Various marks and damage to the seating</p>  <p>Bars beneath benching not been painted and deteriorating</p> <p>This is being affected by the swimming pool atmosphere.</p> <p>Worn and marked</p>  <p>Worn and impact damage</p>	<p>Sand, redecorate and re-stain</p> <p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Wooden</p>	<p>Deteriorating and damaged floors</p>  <p>Wooden flooring</p>	<p>Sand, make good and re-stain.</p>

Left Hand Side Balcony



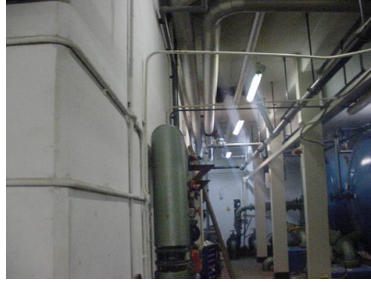
DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling: Rectangular fibre suspended ceiling tiles with exposed grid Metal bulk head adjacent to window</p>	Deteriorating	
<p>Windows: Single glazed aluminium window and aluminium sill</p>  <p style="text-align: center;">Windows</p>	<p>Stained under window</p>  <p style="text-align: center;">Staining under window</p>	Replace.
<p>Entrance door</p>	<p>Damaged and degraded</p>  <p style="text-align: center;">Damaged entrance door</p>	Replace

<p>Walls:</p> <p>Ceramic tiles</p> <p>Wood safety rail:</p>	<p>Marked and stained</p> <p>Marked</p>  <p>Close up of safety rail</p>	<p>Clean</p> <p>Redecorate</p>
<p>Floors:</p> <p>Wooden</p>	<p>Deteriorating.</p>	<p>Sand, make good and re-stain.</p>
<p>Kiosk</p> <p>Far left hand corner with a floor access panel</p>		<p>Replace.</p>

Swimming Pool Plant Room







Front of plant room







Right hand side



Rear of plant room

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; justify-content: space-around; width: 100%;"> <div style="text-align: center;">  <p>Dampness to rear right hand corner</p> </div> <div style="text-align: center;">  <p>Corroding ceiling</p> </div> </div> <div style="display: flex; justify-content: space-around; width: 100%; margin-top: 20px;"> <div style="text-align: center;">  <p>Leaking sewerage pipe left hand side</p> </div> <div style="text-align: center;">  <p>Other leaking pipes</p> </div> </div> </div>	<p>Advised no work taking place</p> <p>Areas of corrosion and dampness</p>	

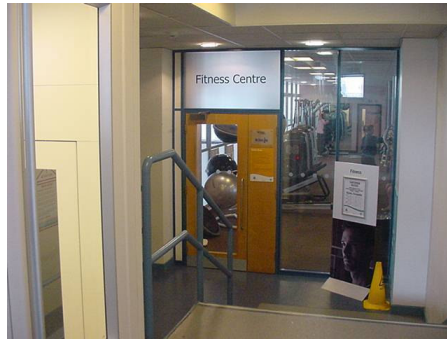
<p>Walls:</p> <p>Parts painted, parts exposed</p>  <p>Base of wall right hand side</p>	<p>Advised no work taking place</p>  <p>Water ingress</p>	
<p>Floors:</p> <p>Concrete</p>	<p>Advised no work taking place</p>	
<p>Detailing:</p> <p>Access opening</p>  <p>Access being formed externally to rear</p>	<p>We were advised that an access opening was being prepared externally to the rear of the property to allow plant to come in.</p>  <p>Access opening being formed to rear right hand side of swim pool area</p>	

FIRST FLOOR

Contents

Fitness Centre

Fitness Centre



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling:</p> <p>Suspended ceiling</p>	<p>Advised no work taking place Marked</p>	
<p>Walls:</p> <p>Painted</p> <p>Locker space area, giving access to swimming pool</p>	<p>Advised no work taking place Marked</p>	
<p>Floors:</p> <p>Altro style flooring</p>	<p>Advised no work taking place Worn around stair area</p>	

SECOND FLOOR

Contents

Relaxation/Cafe Area


Fitness Room

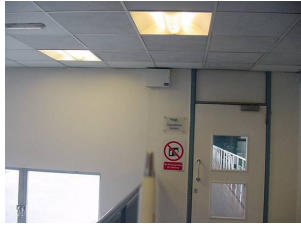


Note: Aerobike Room and Group Exercise Room were not viewed.

Relaxation/Cafe Area

Landing on Top Floor with access to Aerobike Studio, Group Exercise Studio and Fitness Studio and Balcony overlooking swimming pool

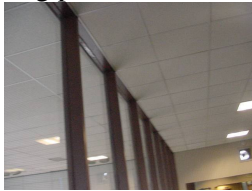
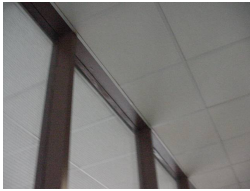
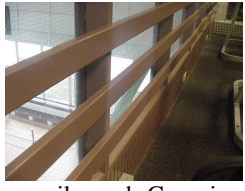


DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling:</p> <p>Suspended ceiling</p>	<p>Advised no work taking place Marked</p>  <p>Water staining to suspended ceiling</p>	<p>Replace tiles</p>

<p>Walls:</p> <p>Painted</p>  <p>Vertical hairline cracks</p> <p>Access to balcony</p> <p>Access to stairs which has Stannah stair lift.</p>	 <p>Vertical hairline crack to wall around stair area</p>	 <p>Vertical hairline crack</p>
<p>Floors:</p> <p>Seamless floor finish</p> <p>Altro style flooring to landing area</p>	<p>Advised no work taking place</p> <p>Marked and worn</p>	<p>Deep clean</p>

Fitness Room overlooking pool










DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling:</p> <p>Rectangular fibre suspended ceiling tiles</p>	<p>Advised no work taking place</p> <p>Marked</p>	
<p>Walls:</p> <p>Timber curtain walling screen with Georgian wire plated glass between fitness centre and swimming pool</p> 	<p>Advised no work taking place</p> <p>Marks internally to timber frame and bottom rails.</p>  <p style="text-align: center;">Top transoms</p>	 <p>Bottom rails and Georgian wire polish plated glass</p>
<p>Floors:</p>	<p>Advised no work taking place</p>	

Fire Exit to Left Hand Side

**Access from swimming pool viewing gallery
Top floor down to ground floor**



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling:</p> <p>Rectangular suspended ceiling tile Two fluorescent tiles</p>	<p>Advised no work taking place</p>	
<p>Windows:</p> <p>High level single glazed aluminium window</p>	<p>Deteriorating</p> <div style="text-align: center;">  <p>Windows</p> </div>	

<p>Walls:</p> <p>Painted yellow walls</p> <p>School style radiator</p>	<p>Hairline cracking</p>  <p>Cracking to bottom of staircase on first floor half landing</p> <p>Leaking and deteriorating</p>  <p>Rusted and leaking radiator</p>	
<p>Floors/Stairs:</p> <p>Concrete</p>  <p>Stair view</p>	 <p>Damp floor to base of stairs</p>	 <p>Deteriorating paintwork to underside of stairs where paint flaking</p>
<p>Stairs:</p> <p>Handrail:</p>	<p>Marked and rusting</p>  <p>General shot of staircase hand rail with rusting</p>	

OTHER MATTERS

Services

We have not inspected any services.

Signature Document in Relation to XXXXXX

Schedule of Condition

This signature document represents page 58 and 59 of a 61 page Schedule of Condition relating to:

XXXXXXXXXXXXXXXXXX

as prepared by

XXXXXXXXXXXX, 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.

Independent Chartered Surveyor

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

XXXXXXXXXXXXXXXXXX

As inspected on XXXXXX

By

XXXXXXXXXXXX, Chartered Surveyors

Signed: Dated: XXXXXXXX

For and on Behalf of XXXXXXXXXXXXX, Chartered Surveyors

Contractor

XXXXXXXXXXXX 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:
XXXXXXXXXXXXXXXXXXXX

Operator

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.

Property Owner

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.

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 GEM Associates Limited following a visit on XXXXXXXX. It was reviewed the same day and XXXX and then put on hold due to non-payment. It was then reviewed on XXXXXXXX

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