

SCHEDULE OF CONDITION

XXXXXX

XXXXXX Amersham, Bucks. XXXXXXXX.

XXXXXX



Mr X

XXXXXX

INDEPENDENT CHARTERED SURVEYORS

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**We believe the Accommodation block should be excluded for a Full
Repairing and Insuring Lease**

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Address: XXXXXXXXXXXX Amersham, Bucks.

Prospective Tenant: Mr X

**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 280 photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report.

Orientation: All directions are taken as if viewing the property from the front.

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

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.

ACTION REQUIRED: Your legal advisor to check and confirm and advise if it is Listed.

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

ELEVATIONS

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

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ACCOMMODATION - FRONT ELEVATION

Front elevation

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Pitched clay tiles	Missing and damaged tiles	Overhaul roof
Gutters and Downpipes: Cast iron	Areas of the gutters are rusting, leaking and out of alignment	Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
Walls: Brick with flint infill and some old timber beams	Cement mortar has been used rather than a lime mortar and needs to be replaced.	Repair, prepare and repoint using lime mortar.
Windows: Single glazed timber with leaded lights	Wet rot and deteriorating paintwork	Repair, prepare and redecorate.

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ACCOMMODATION – LEFT HAND GABLE END ELEVATION



Left hand elevation

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Walls: Brick with flint infill and some old timber beams</p>	<p>Where flashing meets the adjacent kitchen it needs repair. Cement mortar has been used rather than a lime mortar and needs to be replaced.</p>	<p>Repair, prepare and repoint using lime mortar.</p>
<p>Windows: Single glazed timber with leaded lights</p>	<p>Wet rot and deteriorating paintwork</p>	<p>Repair, prepare and redecorate.</p>

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ACCOMMODATION - RIGHT HAND GABLE END ELEVATION



Right hand elevation

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Walls: Brick with flint infill and some old timber beams</p>	<p>Where flashing meets the adjacent kitchen it needs repair. Cement mortar has been used rather than a lime mortar and needs to be replaced.</p>	<p>Repair, prepare and repoint using lime mortar.</p>
<p>Windows: An old window has been bricked up.</p>		

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ACCOMMODATION - REAR ELEVATION



Accommodation block
Rear elevation

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Pitched clay tiles	Missing and damaged tiles	Overhaul roof
Gutters and Downpipes: Cast iron	Areas of the gutters are rusting, leaking and out of alignment	Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
Walls: Predominately flint with brick and some old timber beams. Tie-bar to first floor level.	Major cracks Cement mortar has been used rather than a lime mortar and needs to be replaced.	Repair, prepare and repoint using lime mortar.

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ACCOMMODATION – OUTSIDE AREAS

DESCRIPTION	CONDITION	ACTION REQUIRED
Surrounding the property there is a lot of old debris such as old tyres, old washing machines and freezer units etc as well as rodent traps.		Clear
There is a concrete retaining bank behind the property.		

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INTERNAL

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

GROUND FLOOR

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Bedroom One

Bedroom One

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with timber beams	Dated	Repair, prepare and redecorate.
Walls: Painted plasterboard	Dated Rising damp and lateral damp coming in	Resolve damp issues and repair, prepare and redecorate.
Floors: Solid under foot and carpeted		Clean or replace
Joinery: Windows: Doors:	See External comments Some marks	Repair, prepare and redecorate. Clean, repair, prepare and redecorate.

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Bedroom One en suite shower room

En suite Bedroom One

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Plaster with some timber, partly formed under staircase so ceiling is angled	Dated	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Vinyl		Check and re mastic seals
Sanitary Ware: Shower	Dated Timber within shower is rotting	Deep clean and re-grout shower tiles, replace rotting timber

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Stairs and Corridor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plaster	Dated	Repair, prepare and redecorate.
Walls: Painted plaster Timber wall plate at top	Dated	Repair, prepare and redecorate.
Floors: Carpet		Clean or replace
Joinery: Windows:	See previous comments in External section	Repair, prepare and redecorate.
Lighting: Some emergency lighting		
Fire safety unit: – Firedex 2202 01234 854100	Last checked 6.8.09	Check meets current Fire Safety Standards
Services: Ideal Boiler at top of stairs		

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First Floor**Bedroom Two (front left hand side)**

Bedroom Two

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plaster	Dated	Repair, prepare and redecorate.
Walls: Painted plaster Timber wall plates	Dated	Repair, prepare and redecorate.
Floors: Carpet		Clean or replace
Joinery: Windows:	See previous comments in External section	Repair, prepare and redecorate.
Door:	Marked	Repair, prepare and redecorate.

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Bedroom Two en suite shower room (middle)

En suite to Bedroom Two

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plaster	Dampness	Repair, prepare and redecorate.
Walls: Painted plaster Extract fans	Dampness	Repair, prepare and redecorate.
Floors: Vinyl		Check the mastic
Joinery: Door	Marked	Repair, prepare and redecorate.
Sanitary Ware: Shower, WC and wash hand basin	Dated	Deep clean
Services: See Services section		

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Bedroom Three (front right hand side)
Double bedroom plus a single bed



Bedroom Three

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plaster	Dated	Repair, prepare and redecorate.
Walls: Painted plaster Timber wall plate running round the top	Dated	Repair, prepare and redecorate.
Floors: Carpet		Clean or replace
Joinery: Windows:	Refer to our comments in the External section	Repair, prepare and redecorate.
Services: See Services section		

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Bedroom Three en suite shower and wash hand basin

En suite to Bedroom Three

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plaster	Dated	Repair, prepare and redecorate.
Walls: Painted plaster Timber wall plate	Dated	Repair, prepare and redecorate.
Floors: Vinyl		Renew mastic seals
Sanitary Ware: Shower and wash hand basin Tiled	Dated Needs re-grouting	Deep clean and re-grout
Services: See Services section		

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Bedroom Four

Bedroom Four

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plaster	Dated	Repair, prepare and redecorate.
Walls: Painted plaster	Dated	Repair, prepare and redecorate.
Floors: Carpet		Clean or replace
Joinery: Windows:	Refer to our comments in the external section	Repair, prepare and redecorate.
Services: See Services section		

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Bedroom Four en suite WC

En suite to Bedroom Four



Mould

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plaster Extract fan	Dated and mould on plaster Dirty	Repair, prepare and redecorate. Clean
Walls: Painted plaster Timbers to top of the wall	Dated and mould on plaster	Repair, prepare and redecorate.
Floors: Vinyl		
Sanitary Ware:	Dated	Deep clean
Services: See Services section		

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OTHER MATTERS

SERVICES

Electrics

All electrics to Institute of Electrical Engineers standard

ACTION REQUIRED: Request a copy of the latest report

Fuel – Gas/Oil

All services to Gas Safe Standard or equivalent.

ACTION REQUIRED: Request a copy of the latest report

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, request a copy of the latest report.

DISABILITY DISCRIMINATION ACT

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

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

ASBESTOS REGISTER

In a property of this age there may well be some asbestos. This was commonly used post war until it was banned only in the last ten or so years,

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although it is rumoured that it was still used after this point in time.

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

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

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.

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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.

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 XXXXXXXX following a visit on XXXXXXXX This report does not constitute a Structural Survey (now known as a Building Survey).

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Signature Document in Relation to XXXXX West, Amersham, Bucks.

Schedule of Condition

This signature document represents pages 23 to 24 of a 24 page Schedule of Condition relating to:

XXX Amersham, Bucks.

as prepared by

XXXXXX 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:

XXXXXXXXXX

As inspected on XXXXXXXX

By

XXXXXX Chartered Surveyors

Signed: Dated: XXXXXXX

For and on Behalf of XXXXXXX, Chartered Surveyors

XXXXXX

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Lessee

Mr X 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:
Mr X

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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