

SCHEDULE OF CONDITION

XXXX

XXX Amersham, Bucks. XXX

XXX



Mr X

XXXXX

INDEPENDENT CHARTERED SURVEYORS

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Address: XXXX Amersham, Bucks. XXX

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 XXXX

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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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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PUBLIC HOUSE FRONT ELEVATION

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Two brick	Cracking to left hand chimney that has been incorrectly pointed in cement mortar	Repair and make watertight Repoint in lime mortar
Roofs: Tiled likely to be pegged tiles	Some missing and slipped tiles	Replace and repair
Canopy:	Moss covered	Remove moss
Gutters and Downpipes: Cast iron and plastic	Some rusting and leaking also some out of alignment	Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
Walls: Painted brickwork	Some of the paint is spalling	Repair, prepare and redecorate
Windows: Single glazed casement and York side sliding windows	Deteriorating	Repair, prepare and redecorate.

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PUBLIC HOUSE RIGHT HAND GABLE END ELEVATION



Public House

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: One brick chimney		See comments to the front elevation
Roofs:		
Gutters and Downpipes: Predominately cast iron Cooling unit:	Rusting in need of repair	Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
Walls: Painted brickwork	Damp walls In need of a French drain	Repair, prepare and repoint using lime mortar. Add a French drain
Windows: Two casement windows		Repair, prepare and redecorate.

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PUBLIC HOUSE LEFT HAND GABLE END ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>One brick chimney</p>	Needs repointing as incorrectly pointed in cement mortar	See comments to the front elevation
<p>Roofs:</p> <p>Tiles likely to be peg tiles</p> <p>Slate roof over kitchen area</p>	Some missing and slipped tiles	<p>Replace and repair</p> <p>Unblock</p>
<p>Gutters and Downpipes:</p> <p>Predominately cast iron</p> <p>Soil and vent pipes:</p> <p>Cast iron without a flue to the top</p>	Rusting in need of repair	<p>Ensure all gutters are watertight and falling towards the downpipe.</p> <p>Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Walls:</p> <p>Painted brickwork</p>	<p>Damp</p> <p>Blocked valley gulley</p>	<p>Repair, prepare and repoint using lime mortar.</p> <p>Kitchen area would benefit from adding a French drain</p>

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Windows: casement windows	Deteriorating	Repair, prepare and redecorate.
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PUBLIC HOUSE REAR ELEVATION



Public House

Rear elevation

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: One Brick chimney	Cracked and needs repointing	Repoint and make watertight, check flashings
Roofs: Three pitched roofs clay tiled with awkward valley gutters Slate roof over kitchen area		Overhaul repair and make watertight Overhaul repair and make watertight
Gutters and Downpipes: Cast iron and plastic Soil and vent pipe: Plastic		Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.

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Walls: Brickwork	Damp Covered with moss and step out slightly to the rear	Add French gully Clear moss and repoint in an appropriate mortar
Windows: Casement and York	Deteriorating	Repair, prepare and redecorate.

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OUTSIDE AREAS



Public House

Concrete retaining wall and paved area

DESCRIPTION	CONDITION	ACTION REQUIRED
Concrete retaining wall approx 5m away that does not have any drainage system on it.	Needs repointing	Repoint and add weep holes
Car Park	Deteriorating with pot holes	Overhaul filling pot holes and adding white lines

The back beer garden area was covered with a tent for functions and therefore our view was limited in this area.

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INTERNAL

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GROUND FLOOR – Trading Area

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Main L-shaped Bar and associated servery



L-shaped bar

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with timber beams	Dated	Repair, prepare and redecorate.
Walls: Painted with timber beams	Dated	Repair, prepare and redecorate.
Floors: Carpets		Clean and/or replace
Joinery: Windows Doors	See comments in External section See comments in External section	Repair, prepare and redecorate. Repair, prepare and redecorate.

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Toilet Facilities

There are no toilets for the less able/disabled.

Gentlemen's Toilets

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Vinyl	In need of a clean	Deep clean
Sanitary Ware		Deep clean
Joinery: Windows Doors	See comments in External section See comments in External section	Repair, prepare and redecorate. Repair, prepare and redecorate.

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<u>Ladies' Toilets</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Vinyl	In need of a clean	Deep clean
Sanitary Ware		Deep clean
Joinery: Windows	See comments in External section	Repair, prepare and redecorate.
Doors	See comments in External section	Repair, prepare and redecorate.

GROUND FLOOR

BACK OF HOUSE

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Catering Kitchen



Catering Kitchen

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dirty and marked	Repair, prepare and redecorate.
Walls: Tiled	Damp Some marking holes and dirt	Deep clean and make good
Floors: Vinyl style	Does not look to be a safety floor	Replace with a safety floor
Joinery: Windows Doors	See external section comments	Repair, prepare and redecorate. Repair, prepare and redecorate.
Catering Equipment: The catering equipment has not been inspected, as we are not expert in this area, you should seek expert advice. We have assumed that the catering equipment meets Local Authority approval and is appropriate for use.		

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Cellar

Cellar

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Concrete		Make good the floor
Joinery: Doors	Marked	Repair, prepare and redecorate.

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FIRST FLOOR

PRIVATE LIVING ACCOMMODATION

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Lounge (front left hand side)



Lounge

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with spine beam	Woodworm to spine beam	Repair, prepare and redecorate.
Walls: Painted Timber beams	Racking crack to rear right hand corner Newly decorated maybe hiding latent defects	Repair, prepare and redecorate.
Floors: Timber floor with carpet	Deflects	Need to open up the floor to examine timbers
Joinery: Windows:	See previous comments in external section	Repair, prepare and redecorate.

Note there is deflection in this room and the adjoining access corridor, the floor structure needs opening up and checking

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Landing and Stairs to top floor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted and papered		Repair, prepare and redecorate.
Walls: Painted and papered with timbers	Recently painted therefore maybe hiding latent defects	
Floors: Timber floor covered with carpet	Deflects severely Likely to have woodworm judging by the other timbers we have seen	Open up floor to examine timbers

Note there is deflection in the access corridor and adjoining lounge, the floor structure needs opening up and checking

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Rear left hand side Kitchen/Laundry Room

Kitchen/Laundry room

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Smoke detector: hardwired into system	Dated	Repair, prepare and redecorate.
Walls: Wall papered	Dated Cracking to rear right hand side wall indicating that there is movement in the property	Repair, prepare and redecorate.
Floors: Carpet	Deflecting	Need to open up to examine the floor
Joinery: Window: Casement	In need of repair and redecoration (gap)	Repair, prepare and redecorate.
Sanitary ware: Double bowl and sink to rear window	Basic	Upgrade recommended

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Bathroom to rear

Bathroom

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Lath and plaster Painted	Heavy cracking	Repair, prepare and redecorate.
Walls: Painted and tiled around the bath	Damp	
Floors: Carpet	Dirty	Deep clean
Joinery: Windows: Doors:	Please see the thermal schedule of condition	Repair, prepare and redecorate. Repair, prepare and redecorate.
Sanitary Ware: Bath, wash hand basin and WC		Deep clean

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Bedroom One rear right hand corner

Bedroom One

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Some undulations Dated	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Timber covered with carpet	Uneven floor	Refer to previous comments with regard to floor in general.
Joinery: Window: Casement Built in cupboard	Allowing dampness in and rotting as seen from outside Deflection shown in property for some time	

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Bedroom Two front right hand side



Bedroom Two

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with feature timbers and spine beam	Dated Signs of some woodworm Undulating	Repair, prepare and redecorate.
Walls: Painted Picture rail	Dated Undulating	Repair, prepare and redecorate.
Floors:	Uneven floor	Refer to previous comments with regard to floor in general.
Joinery: Windows: Casement Doors: Painted ledge and brace	Allowing damp in Out of square	
Services: Radiator – internal underneath the window		

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TOP FLOOR

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Room within roof space divided into two right hand side



Room within roof space right side

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Gloss painted vaulted	Dated	Repair, prepare and redecorate.
Walls: Painted	Dampness coming in around the chimney at the gable end	Repair, prepare and redecorate.
Floors Carpet		Clean or replace
Joinery: Windows: one single glazed casement window to gable end Staircase:	Signs of woodworm and cracking to the timber which is slightly soft	Repair, prepare and redecorate.
Services: See Services section Radiator		

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Room within roof space store/junk room left hand side



Room within roof space left side

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Unfinished fibre board		
Walls: Unfinished fibre board		
Floors: Boarded		
Joinery: Access hatch to rear	Dampness in timber	Repair, prepare and redecorate.
Services: See Services section Water tanks to gable end		

Limited view due to stored items in this area

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

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commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

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

ACTION REQUIRED: A minimum of a Type Two Survey should be carried out under the Control of Asbestos at Work Regulations 2002 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 XXXX following a visit on XXX This report does not constitute a Structural Survey (now known as a Building Survey).

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Signature Document in Relation to XXXXXX Bucks.

Schedule of Condition

This signature document represents pages 31 to 32 of a 32 page Schedule of Condition relating to:

XXXXXXX

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:

XXXXXXX

As inspected on XXXXXX

By

XXXXXX, Chartered Surveyors

Signed: Dated: XXXXXX

For and on Behalf of XXXXXXXXX, Chartered Surveyors

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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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