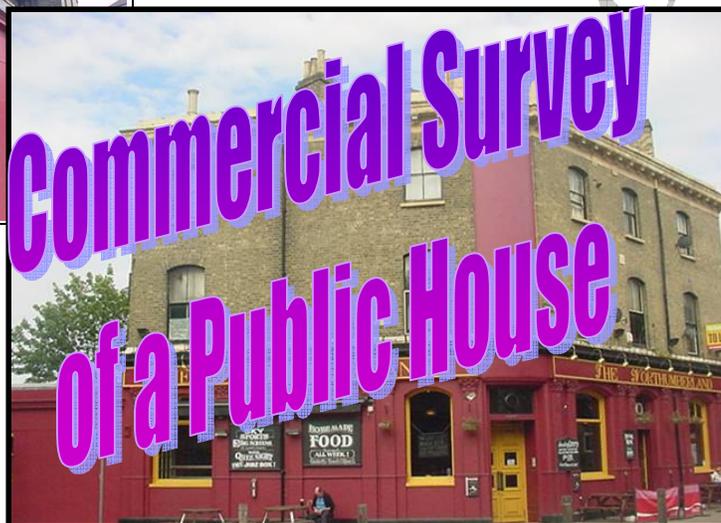


SCHEDULE OF CONDITION

Commercial Property in Wandsworth, London



FOR

Mr W

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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Address:	Wandsworth, London SW15
Prospective Tenant:	Mr W
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 100 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.

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.

ELEVATIONS

All directions given as you face the property.

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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FRONT ELEVATION

**Commercial Survey
of a Public House**

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Brick chimneys	Limited view, average condition what could be seen, a close up inspection may identify defects	Close up inspection
Parapet Wall: Rendered parapet wall and Box gutter detail	Lateral dampness in property which we believe relates to problems in this area	Make box gutters watertight and repair parapet walls
Roofs: Pitched slate roof	Limited view	Close up inspection An internal inspection was not possible at the time of the survey due to an infestation of pigeons
Downpipes: Cast iron	Paint flaking and rusting	Ensure all gutters are watertight and falling towards the downpipe. Repair and secure and redecorate as necessary, ensure downpipes are clear.

<p>Walls:</p> <p>Flemish Bond brickwork</p> <p>Two metal tie bars</p> <p>Render to base</p>	<p>Originally in a lime mortar repointed in cement mortar; some repointing deteriorating and lateral dampness noted</p> <p>This indicates that floor joist feet have deteriorated</p>  <p>Tie bars</p> <p>Vegetation growing from top of render detail</p> <p>Hairline cracks and general flaking paintwork</p>	<p>Repoint in an appropriate mortar</p> <p>Check tie bars are still effective.</p> <p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Windows and Doors:</p> <p>Some timber sliding sash windows and some casement windows</p>	<p>Average to poor</p>	<p>Ease and adjust and redecorate</p>
<p>Signage:</p> <p>Painted timber sign</p>	<p>We have not tested the lights</p>	<p>Signage in need of upgrading</p>

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LEFT HAND SIDE ELEVATION

**Commercial Survey
of a Public House**

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: As front elevation		
Roofs: As front elevation		
Gutters and Downpipes: As front elevation		
Walls: Flemish Bond brickwork Render to base	Needs repointing Vegetation growing from top of render detail Hairline cracks and general flaking paintwork	Repoint Repair, prepare and redecorate
Windows and Doors: Some timber sliding sash windows and some casement windows	Average to poor	Ease and adjust and redecorate

LEFT OF LEFT HAND ELEVATION

(single storey extension)



DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs:		
Felt flat roof	Leaking	Repair and make watertight and redecorate
Single storey pitched roof clad with slates	Leaking	Re-slate
Rendered parapet wall	Allowing lateral dampness into pub below	Repair parapet wall and associated flashings
Walls:		
Render	Paint flaking and marked	Repair, prepare and redecorate.
Windows and Doors:		
Timber windows	Average	Ease and adjust and redecorate

REAR ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>See front elevation</p>		
<p>Roofs:</p> <p>See front elevation</p>		
<p>Gutters and Downpipes:</p> <p>Cast iron</p> <p>Soil and vent pipe</p>	<p>Leaking and causing dampness into kitchen</p> <p>Leaking</p>  <p style="text-align: center;">Leaking soil and vent pipe</p>	<p>Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Walls:</p> <p>Flemish Bond brickwork</p>	<p>Originally pointed in a lime mortar and repointed in cement mortar. Areas of pointing weathered</p>	<p>Repoint in appropriate mortar</p>

<p>Windows and Doors:</p> <p>Timber sliding sash windows</p>	<p>Wet rot clearly visible in some areas and plants growing from window cills.</p>	<p>Ease and adjust and redecorate</p>
<p>Fire Escape:</p> <p>Metal fire escape The two fire escapes from first floor level give an alternative means of escape should there be a fire.</p>	<p>Note: no fire escape to top floor level</p>  <p>Metal fire escape</p>	<p>Fire escape needed to top floor level to continue renting out the property as it presently is.</p>
<p>Beer Garden:</p> <p>Located to rear, right and side of property.</p>	<p>Right hand wall is bowing due to next door's tree pushing it over</p>  <p>Tree on your side of wall</p>  <p>Tree on neighbour's side of wall</p>	<p>Tree needs to be cut back and wall straightened up</p>

ROOFS



Main roof



Rear pitched roof



Rear flat roof

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs: Main pitched slate roof</p>	<p>Believe to be leaking due to lateral dampness visible in some of the external walls. It may also related to the guttering.</p>	<p>Repair and make watertight</p>
<p>Rear single storey pitched roof clad with slates</p>	<p>Damaged with slates missing and cracked slates</p> <div style="text-align: center;">  <p>Debris on roof needs clearing</p> </div>	<p>Re-roof</p>

Rear felt flat roof	Leaking. Presently repaired with a tarpaulin and liquid bitumen in some areas. Part of the flat roof is lead in poor condition.	Re-roof
Associated Parapet Walls	Literally plants growing out of some of the parapet walls	Repair parapet walls
Low Pitched Glazed Pool Room Roof: Glazed	Dirty and marked with surrounding ivy  Low level glazed roof	Clean and cut back ivy

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INTERNAL

All directions given as you face the property.

GROUND FLOOR TRADING AREA

FRONT OF HOUSE

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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Left Hand Side Main Bar



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Plaster finish with decorative moulding</p>	Marked	Repair, prepare and redecorate
<p>Walls:</p> <p>Painted, plaster and brickwork</p> <p>One central chimney with exposed brick</p>	<p>Marked</p> <p>Dampness coming in to right hand side of chimney from septic tank outside</p> <div style="text-align: center;">  <p>lateral dampness coming in left hand side wall left side of main bar</p> </div>	Repair, prepare and redecorate

<p>Floors:</p> <p>Wood boarded</p>	<p>Marked</p>  <p>General deterioration of wooden floor</p>	<p>Clean and sand if necessary</p>
<p>Joinery:</p> <p>Windows</p>	<p>Marked</p>	<p>Repair, prepare and redecorate.</p>

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Right Hand Side Main Bar



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Plaster finish with decorative moulding	Marked	Repair, prepare and redecorate
Walls: Painted	Marked	Repair, prepare and redecorate
Floors: Wood boarded	Marked	Clean and sand if necessary
Joinery: Windows Doors	Marked Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.

Restaurant Area



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Parjeting plaster with mock timber beams</p>	<p>Dampness visible in some areas</p>	<p>Repair roof, then repair, prepare and redecorate.</p>
<p>Walls:</p> <p>Painted brickwork</p>	<p>Marked and dampness coming in to restaurant area</p> <div style="text-align: center;">  <p>Dampness coming into restaurant area</p> </div>	<p>Repair, prepare and redecorate.</p>

<p>Floors:</p> <p>Tiled</p>	<p>Ingrained dirt</p>  <p>Ingrained dirt to tiles</p>	<p>Deep clean</p>
<p>Joinery:</p> <p>Windows</p> <p>Doors</p>	<p>Marked</p> <p>Marked</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>

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Games Area (darts and pool)

(left hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.
Walls: Painted	Heavily marked	Repair, prepare and redecorate.
Floors: Tiled	Ingrained dirt	Deep clean
Joinery: Windows	Marked	Repair, prepare and redecorate.

Pool Area
(to rear right hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Glazed	Marked	Clean
Walls: Partly glazed, partly painted	Marked	Clean, repair, prepare and redecorate.
Floors: Quarry tiles	Ingrained dirt	Deep clean
Joinery: Windows	Marked	Repair, prepare and redecorate.
Emergency doors	Marked Blocked by pool table	Repair, prepare and redecorate.

Ladies' Toilets



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with ceiling lights	Marked Ceiling lights falling out	Repair, prepare and redecorate
Walls: Painted and tiled	Marked Hole in tile by entrance	Repair, prepare and redecorate.
Floors: Tiles	Ingrained dirt	Deep clean
Sanitary Ware Four WC's, four wash hand basins set within a vanity unit	One WC out of order and marked vanity unit	Repair and deep clean
Joinery: Windows Glazed entrance doors	Marked Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.

Lobby to Ladies Toilets

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with ceiling lights	Marked Ceiling lights falling out	Repair, prepare and redecorate
Walls: Painted and tiled	Marked Hole in tile by entrance	Repair, prepare and redecorate.
Floors: Tiles	Ingrained dirt	Deep clean
Joinery: Glazed door	Marked The lobby was note vented	Repair, prepare and redecorate.

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Less Able / Disabled Toilets



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Low plasterboard ceiling	Marked	Repair, prepare and redecorate
Walls: Painted	Marked and damage around door handle as it is onto a studwork wall	Repair, prepare and redecorate
Floors: Tiles	Ingrained dirt	Deep clean
Sanitary Ware: Adapted WC and small wash hand basin	Marked	Deep clean
Joinery: Two sash windows Doors	Marked Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.

Services:

Electric system

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Gentlemen's Toilets
(two lobby entrances: one from restaurant and one from bar)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked with holes	Repair, prepare and redecorate
Walls: Painted	Marked and water damage to top of wall above urinals	Repair, prepare and redecorate
Floors: Small quarry tiles	Ingrained dirt	Deep clean
Sanitary Ware: Four urinals, three wash hand basins, two WC's	Graffiti in one WC cubicle	Deep clean
Joinery: Windows Doors	Marked Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.

**Lobby Entrance from Restaurant
to Gentlemen's Toilets**

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked with holes	Repair, prepare and redecorate
Walls: Painted	Marked	Repair, prepare and redecorate
Floors: Tiled	Ingrained dirt	Deep clean
Joinery: Door	Marked	Repair, prepare and redecorate.

**Second Lobby from Bar Area
to Gentlemen's Toilets**

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked with holes	Repair, prepare and redecorate
Walls: Painted	Marked	Repair, prepare and redecorate
Floors: Tiled	Ingrained dirt	Deep clean
Joinery: Doors	Marked	Repair, prepare and redecorate.

GROUND FLOOR

BACK OF HOUSE

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Central Bar Servery Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with glass back	Marked	Repair, prepare and redecorate
Walls: Glass back	Marked	Clean.
Floors: Altro style flooring	Ingrained dirt	Repair and deep clean
Services: Electrics	 Electrics in bar area	Landlord to supply test report and certificate

Prep Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	
Walls: Painted	Marked	Repair, prepare and redecorate.
Floors: Altro style flooring	Ingrained dirt	Repair and deep clean

BASEMENT

BACK OF HOUSE

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Cellar Drop Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Exposed joists	Stained	Recommend adding of fibreboard
Walls: Painted Two cast iron columns	Dampness getting in, particularly around waste water flooding sign Rusting	Repair, prepare and redecorate Repair, prepare and redecorate
Floors: Concrete Higher level to the size than to the centre, originally for barrels	Generally marked, items lying around	Clear, repair, prepare and redecorate
Sump Pump: We were pleased to see there was a sump pump	Is there a danger of flooding?	
Services: Calor Gas and Fire Extinguishers have been abandoned down here. Check they are safe and remove. See services section Lifting device		

Cellar Cold Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Fibreboard	Damaged and water leak visible	Repair and replace
Walls: Painted	Heavily marked and some dampness visible.	Repair, prepare and redecorate
Floors: Concrete	Marked	Repair, prepare and apply floor paint
Services: Please see services section		

Staircase Area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Plasterboard	Plasterboard missing and damaged in various areas which look to be for plumbing repairs	Recommend adding of fibreboard
Walls: Painted Stored items	Stained with dampness getting in	
Floors: Timber staircase	Marked	Repair, prepare and redecorate

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Storage Cupboard



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Old water staining area in corner	Repair, prepare and redecorate
Walls: Painted Stored items	Marked and dampness coming through	Repair, prepare and redecorate
Floors: Concrete	Starting to break up	Replace

<u>Second Storage Area</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Exposed joists	Marked	Add ceiling
Walls: Painted	Dampness getting into perimeter walls	Repair, prepare and redecorate
Floors: Painted floor finish	Marked	Clean

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FIRST FLOOR
CATERING KITCHEN
AND
PRIVATE LIVING ACCOMMODATION

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Far Right Hand Side Office Area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended ceiling	Likely to be due to defective ceiling	Repair, prepare and redecorate.
Walls: Curved Chimney breast	Heavily marked Vented	Repair, prepare and redecorate.
Floors: Carpet	Stained	Replace
Joinery: Sliding sash windows Fire Door	Needs easing and adjusting	Ease and adjust, prepare and redecorate. Repair, prepare and redecorate.

Lobby Area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Part painted, part suspended	Marked	Repair, prepare and redecorate.
Walls: Woodchip	Marked and old fixing holes	Repair, prepare and redecorate.
Floors: Altro style flooring	Ingrained dirt	Clean or replace

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Rear Boiler Room
(rear right hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Coming down due to water damage and hairline cracks  Damage to ceiling	Replace ceiling, prepare and redecorate
Walls: Woodchip	Marked and old fixing holes and hole adjacent to door	Repair, prepare and redecorate.
Floors: Carpet	Worn	Clean or replace

<p>Joinery:</p> <p>Sliding sash window</p> <p>Fire door</p>	<p>Has been grinded (painted) and needs been painted and adjusted</p>	<p>Ease and adjust, repair, prepare and redecorate.</p>
<p>Services:</p> <p>Potterton boiler</p> <p>Factory insulated hot water cylinder</p>	<p>No tests have been carried out</p>	<p>We refer you to services section at end.</p>

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Catering Kitchen



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Suspended</p> <p>Extract fan</p>	<p>Marked and grease stained</p> <p>Leaking grease</p> <div style="text-align: center;">  </div> <p>grease leaking out of extract fan</p>	<p>Deep clean</p> <p>Deep clean and have extract fan checked and change filters.</p>

<p>Walls:</p> <p>Stainless steel clad</p>	<p>Grease stained</p>  <p>lateral water penetration coming through wall on rear</p>	<p>Deep clean</p>
<p>Floors:</p> <p>Altro style flooring</p>	<p>Ingrained dirt.</p>  <p>Cracked altro style flooring</p>  <p>Defective flooring</p>	<p>Repair or replace</p>
<p>Catering Equipment:</p> <p>Grill range</p>	<p>Equipment not tested but noted that some of the stainless steel units are not on their own legs</p>  <p>Cooking area</p>	

<p>Joinery:</p> <p>Sliding sash Window</p>	<p>Difficult to view. Areas of cracked glass noted</p>  <p>Cracked window</p>	<p>Repair, prepare and redecorate</p>
<p>Appliances:</p> <p>The equipment has not been inspected, as we are not expert in this area, you should seek expert advice.</p>		

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Prep / Wash Up Area
(forming part of kitchen area)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended	Holes and leaking  Damaged and leaking ceiling	Repair, prepare and redecorate.
Walls: Painted	Marked	Repair, prepare and redecorate.
Floors: Altro style flooring	Ingrained dirt	Deep clean and repair
Joinery: Windows	Marked	Repair, prepare and redecorate.

Dumb Waiters:

Two dumb waiters



Two dumb waiters

Appliances:

The equipment has not been inspected, as we are not expert in this area, you should seek expert advice.

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Freezer Area
(part of kitchen area)

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended	Water damage visible to middle area	Repair, prepare and redecorate
Walls: Painted	Marked and old fixing points	Repair, prepare and redecorate.
Floors: Altro style flooring	Ingrained dirt	Deep clean
Joinery: Windows Doors	Marked Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.
Freezers: Two freezers		

Small Office
(off kitchen)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended	Heavily marked	Repair, prepare and redecorate
Walls: Painted	Marked	Repair, prepare and redecorate
Floors: Altro style flooring	Ingrained dirt	Deep clean or replace
Joinery: Doors	Marked	Repair, prepare and redecorate.

Stairway Altro Lobby Area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with decorative arcitraves	Marked	Repair, prepare and redecorate
Walls: Painted woodchip	Marked	Repair, prepare and redecorate
Floors: Altro style flooring	Ingrained dirt	Deep clean or replace
Joinery: Windows	Marked	Repair, prepare and redecorate.

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Gents Changing Room

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Woodchip	Marked and dirty	Repair, prepare and redecorate
Walls: Woodchip	Marked Dampness coming in to chimney breast	Repair, prepare and redecorate
Floors: Altro style flooring	Ingrained dirt and damaged	Seal, deep clean or replace
Sanitary Ware: One urinal, one WC, one wash hand basin	Marked and worn	Replace
Joinery: Windows Doors	Marked Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.

Female Changing Room

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Woodchip	Pattern staining	Repair, prepare and redecorate
Walls: Woodchip	Marked and old fixing points	Repair, prepare and redecorate
Floors: Altro style flooring	Ingrained dirt	Deep clean or replace
Sanitary Ware: One WC, one wash hand basin	Marked and worn	Replace
Joinery: Windows Doors	Marked Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.

TOP FLOOR

PRIVATE LIVING ACCOMMODATION

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Domestic Kitchen



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Hairline cracking and water staining around light	Repair, prepare and redecorate.
Walls: Woodchip Wall units and floor units	Marked	Repair, prepare and redecorate.
Floors: Vinyl Tiles around sink and cooker	Holes Tiles coming away from wall	Replace Replace
Joinery: Windows Doors	Needs easing and adjusting Marked	Ease and adjust, prepare and redecorate. Repair, prepare and redecorate.

Appliances:

The equipment has not been inspected, as we are not expert in this area, you should seek expert advice.

Services:

Potterton Suprima HE wall mounted boiler. See services section at end of report

Earth test

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Far Right Hand Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Woodchip	Marked	Repair, prepare and redecorate.
Walls: Woodchip Chimney breast Internal radiator	Marked and dampness to perimeter wall from leaking roof	Repair, prepare and redecorate.
Floors: Carpet	Dirty	Clean or replace
Joinery: Windows Doors	Damaged extract fan in window Fire door	Repair, prepare and redecorate. Repair, prepare and redecorate.

Rear Right Hand Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.
Walls: Painted	Marked	Repair, prepare and redecorate.
Floors: Carpet	Worn	Clean or replace
Joinery: Windows Doors	Marked Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.

En-suite Bathroom to Rear Right Hand Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Woodchip paper	Hairline cracking	Repair, prepare and redecorate.
Walls: Woodchip paper Radiator	Marked Heavily marked	Repair, prepare and redecorate Clean
Floors: Carpet	Worn	Clean or replace
Sanitary Ware: WC, wash hand basin and bath		
Joinery: Fire Door	Door lock missing	Repair, prepare and redecorate.

Corridor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Woodchip	Hairline cracking	Repair, prepare and redecorate.
Walls: Painted woodchip	Marked	Repair, prepare and redecorate.
Floors: Carpet	Worn	Clean or replace

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Front Bedroom

(left hand side of kitchen)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate
Walls: Woodchip	Marked	Repair, prepare and redecorate.
Floors: Carpet	Worn	Clean or replace
Joinery: Windows Doors	Marked Damaged and marked	Repair, prepare and redecorate. Repair, prepare and redecorate.

Internal WC



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate
Walls: Painted woodchip	Marked	Repair, prepare and redecorate
Floors: Vinyl	Ingrained dirt	Clean
Joinery: Doors	Marked	Repair, prepare and redecorate. .
Sanitary Ware: WC and wash hand basin	Marked	Deep clean

Bedroom

(To front of property)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate
Walls: Woodchip	Marked, particularly around the head of the bed	Repair, prepare and redecorate.
Floors: Carpet	Worn	Clean or replace
Joinery: Windows	Flaking paint	Repair, prepare and redecorate.
Fire Door	Door closer not working	Repair, prepare and redecorate.

Left Hand Bedroom

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate
Walls: Woodchip	Marked, water coming in around window	Repair, prepare and redecorate
Floors: Carpet	Worn	Clean or replace
Joinery: Windows Fire Door	Broken sash cord and needs easing and adjusting Missing lock	Ease and adjust windows, prepare and redecorate. Repair, prepare and redecorate.

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Rear Internal Shower Room
(left hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Fan coming away from ceiling Hairline cracking at the walls / ceiling joint	Repair, prepare and redecorate
Walls: Tiled Woodchip	Broken within shower unit Marked	Replace Repair, prepare and redecorate
Floors: Vinyl	Worn	Clean or replace
Sanitary Ware: Shower, WC and wash hand basin	Sink is broken, leaking to floor below WC heavily stained	Replace sanitary ware
Joinery: Door	Marked	Repair, prepare and redecorate

Rear Double Bedroom

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate
Walls: Woodchip Fireplace	Marked and stained	Repair, prepare and redecorate
Floors: Carpet	Worn	Clean or replace
Joinery: Windows Entrance Door	Needs easing and adjusting Sash cord broken Broken window pane Door frame broken	Ease and adjust, repair, prepare and redecorate Repair, prepare and redecorate.

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Staircase / Landing Area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Woodchip	Marked	Repair, prepare and redecorate
Walls: Painted woodchip	Marked	Repair, prepare and redecorate
Floors: Carpet	Worn	Clean or replace
Joinery: Fire Exit to rear	Marked	Repair, prepare and redecorate

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OTHER MATTERS

SERVICES

Electrics

All electrics need to be tested by an NICEIC approved electrician or equivalent to Institute of Electrical Engineers (IEE) standard. Note our comments with regards to the lights and the extract system.

Fuel – Gas/Oil

The respective safety standards to be applied and most full repairing and insuring leases require a test certificate. All services to Gas Safe Standard or equivalent.

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 Safety Notice from the outgoing tenant/landlord.

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, 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.

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

**Signature Document in Relation to Public House in
Wandsworth, London SW15**

Schedule of Condition

This signature document represents page 69 and 70 of a 70 page Schedule of Condition relating to:

Public House
Wandsworth, London SW15

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:

Public House,
Wandsworth, London SW15

As inspected

By

Chartered Surveyors

Signed: Dated:

For and on Behalf of Chartered Surveyors

Lessee

Mr W 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 W

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.