

SCHEDULE OF CONDITION

XXX

XXX Kingston Upon Thames
Surrey. XXX

XXX



Converted late Georgian
early Victorian property



FOR

Mr X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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Address: XXXXX
Kingston Upon Thames, Surrey. 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. We have been advised by the current occupier that all costs are on a fifty / fifty basis or a one off charge for the larger expenditures.

Photographs: We typically take approximately 350 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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FRONT ELEVATION



Front elevation

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys: Brick</p>  <p>Parapet wall: render finished</p> 	<p>Leaning slightly</p> <p>Average to below average</p>	<p>Exclude from lease.</p> <p>Exclude from lease or make watertight</p>
<p>Roofs: Pitched slate</p> <p>Dormer windows: Two with manmade slates to the side, roof not visible</p> 	<p>Looks to have lead tingles</p>	<p>Lead tingles indicate that there is deterioration to the nail fixings. Exclude from lease.</p>
<p>Gutters and Downpipes: Plastic and cast iron</p> <p>Soil and vent pipes: Open gully detail</p> 	<p>Average</p>	<p>Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>

<p>Walls: Rendered</p> <p>Splayed bay three storeys high:- lower ground, upper ground and first floor</p>	<p>Around the bay there is no drainage which is leading to dampness getting into the property. Photo looking down into the gap against the bay window with no visible means of drainage and extensive plant growth in the area</p> 	<p>Amend this detail</p>
<p>External Joinery: Fascias and soffits, signs and lights: Fascias and soffits</p> <p>Signage:</p> <p>Windows: Sliding sash windows and Modern central casement window</p> <p>Entrance door: Large Georgian with two glass panels</p>	<p>Flaking paintwork</p> <p>Normally required to be removed</p> <p>Some flaking paint</p> <p>Heavily marked</p>	<p>Repair, prepare and redecorate. Remove</p> <p>Repair, prepare and redecorate. Repair, prepare and redecorate.</p>

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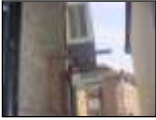
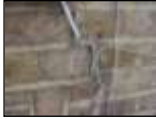
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RIGHT HAND SIDE ELEVATION



Right hand side elevation

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Shallow pitched slate	See front elevation	
Gutters and Downpipes: Mixture of plastic and cast iron downpipe (uncertain as limited view from ground level)	Some joints leaking 	Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
Walls: Flemish bond (assumed) brickwork re-pointed in a cement mortar painted to the bottom 1.5m Four air cooler units fixed with angle irons  Below ground level section of the floor protected by stonework at an angle	Incorrectly re-pointed in cement mortar  Assume leaking	Re-point in a lime mortar. Repair, prepare and redecorate.
Fascias and Soffits: Timber	Flaking paint	Repair, prepare and redecorate.

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REAR ELEVATION



Rear elevation

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs: Shallow pitched slate</p> <p>Dormer Windows: One, timber windows with sides slate and we assume roof is slate</p>  <p>Roof Light: One Velux</p>  <p>Rear Extension Roof: Two storey level: single pitched slate with lead flashing Single storey level: single pitched slate with lead flashing</p> 	<p>As comments to front elevation</p>	


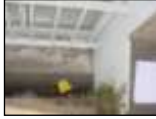

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<p>Gutters and Downpipes: Cast iron and plastic</p> <p>Soil and Vent pipes: Plastic</p>	<p>Leak visible at junction of gutter to downpipe with no obvious way of clearing</p> <p>Plants at the base indicating leaking</p> 	<p>Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Walls: Flemish bond (assumed) brickwork repointed in a cement mortar</p>	<p>Dampness where walls are below ground level. Vegetation to void area</p> 	<p>See comments on front elevation.</p>
<p>Fascias and Soffits: Timber</p> <p>Windows: Traditional and modern sliding sash windows single glazed, security bars to all windows and rear door</p> <p>Lower ground floor windows: Rear left hand window:</p> <p>Rear right hand window:</p>	<p>Flaking paint</p> <p>Average</p> <p>Cracking visible approximately 1m vertical raking</p> <p>Raking, cracking above the left hand corner of the soldier course which goes up to the centre of the upper ground floor window</p> 	<p>Repair, prepare and redecorate.</p> <p>Ease and adjust. Repair, prepare and redecorate.</p>
<p>Comments:</p> <p>Plants at the base of the property indicate water is not draining away</p>		

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OUTSIDE AREAS




Front entrance and CAR PARK to rear



Front entrance



Car Park

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Front Entrance: Staircase Balustrade: rendered Steps: Rustic stone finish</p> <p>Side Entrance door: wooden</p> <p>Raised plinth area: Formed in brickwork with a rustic stone</p> 	<p>In need of redecoration</p>  <p>Visible signs of dampness Marked</p>  <p>General ingrained dirt to rustic stone</p>	<p>Repair, prepare and redecorate.</p> <p>Clean</p>


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<p>Car Park to rear Wall: Brick solid Top Surface: tarmac surface and white bay lines</p>  <p>Shared entrance</p>	<p>Cracking to side car park wall Top surface starting to wear</p>	<p>Make good and re-build if necessary.</p> <p>Your legal advisor needs to check and confirm with regard as to who has responsibility on this</p>
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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.

All directions given as you face the property.

DENTAL PRACTICE AREA

UPPER GROUND FLOOR

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Shared Entrance
shared with
XXXXXXX
(Dental surgery to the right)

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed wallpaper Decorative corning	Average	Repair, prepare and redecorate.
Walls: Painted	Average	Repair, prepare and redecorate.
Floors: Carpet	Marked	Clean
Joinery: Doors: Shared door and individual doors to Dental surgery glazed entrance to the right hand side and XXXXXXX to the left hand side		
Services: See Services section Radiator: Single panelled internal Stopcock Fire Alarm System panel by MSF Ltd 01293 543838		

Reception area



Reception area



Reception desk

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed wallpaper Decorative cornicing	Average	Repair, prepare and redecorate.
Walls: Wallpaper Large skirtings	Average	Repair, prepare and redecorate.
Floors: Carpet	Marked	Clean
Joinery: Windows: Timber splayed bay with large, original, timber sliding sash window with cords Doors: Access into Reception room, Surgery One, toilets and downstairs floor Modern Three quarter reception desk against the chimney on right hand side	Paint deteriorating	Ease and adjust. Repair, prepare and redecorate.

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Services: See Services section

Jujitsu wall mounted Air conditioning unit

Radiator: Single panelled

Fire Alarm System

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Surgery One



Surgery One

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed wallpaper	Average	Repair, prepare and redecorate.
Walls: Painted	Average	Repair, prepare and redecorate.
Floors: Vinyl	Average	Clean
Joinery: Windows: Sliding sash	Paint deteriorating	Ease and adjust. Repair, prepare and redecorate.
Services: See Services section		

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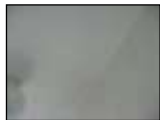
Toilet Facilities

There are no toilets for the less able/disabled.

Clients' Toilets One



Clients' Toilets One

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Stained indicating water leak. 	Speak to the upstairs neighbours via the landlord.
Walls: Floor to ceiling tiles	Average	Clean
Floors: Vinyl		Clean
Sanitary Ware: WC and wash hand basin	Stained	Clean
Joinery: Window: Double glazed sprayed window with trickle vent and security bar system Door: Pressed panelled	Marked	Redecorate/clean

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Services: See Services section

No extract fan system present – add extract system

Comments:

Note on the door referring to regular drainage blockages. Your legal advisor to specifically request further information from the landlord.

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Staff Toilets and Shower



Staff toilet



Shower

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Extract fan	Average	Repair, prepare and redecorate.
Walls: Floor to ceiling tiles	Average	Clean
Floors: Vinyl	Marked	Clean/replace
Sanitary Ware: WC, wash hand basin and shower		Clean
Joinery: Window: Sliding sash windows with security bar system Door: Pressed panelled	Marked	Ease and adjust. Repair, prepare and redecorate. Clean/redecorate
Services: See Services section Extract fan - clean		
Comments:		

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**Access corridor and Staircase
leading to toilets and lower ground floor**

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Likely to be lath and plaster	Hairline cracking	Fill and redecorate.
Walls: Painted	Hairline cracking to the left hand wall	Repair, prepare and redecorate.
Stairs: Carpet	Marked and worn at the treads	Clean/repair/replace
Joinery: Fire Exit: Paper	Should be illuminated sign	Replace with illuminated and maintained Fire Exit sign
Services: See Services section		

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All directions given as you face the property.

DENTAL PRACTICE AREA

Lower Ground Floor

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Surgery Two
(Rear right hand corner)



Surgery Two

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed wallpaper Drop beam	Average	
Walls: Painted plaster Not very accessible with exception of the left hand corner, cabinets built in	Some marks for example to the left hand side and around the desk area. Hairline cracking Damp to rear wall	Repair, prepare and redecorate. There needs to be way of ensuring that water runs away from the property as it currently sits against it. Exclude from lease.
Floors: Non slip vinyl floor	Assumed suspended timber floor, damp beneath	Clean ideally the floors need to be opened up to check the construction beneath.

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<p>Joinery: Windows: Two timber single glazed sliding sash Doors: Pressed panel Fire Exit with Perco door closure</p>	<p>Average paint deteriorating</p>	<p>Ease and adjust. Repair, prepare and redecorate. Check to current Fire Regulations</p>
<p>Services: Internal Radiator Qualitar Air conditioning unit</p>		
<p>Comments: The dental equipment has not been inspected, as we are not expert in this area, you should seek expert advice. We have assumed that the dental equipment meets Local Authority approval and is appropriate for use.</p>		


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<u>Waiting Area</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed wallpaper	Average	Repair, prepare and redecorate.
Walls: Painted plaster Studwork	Some marks and hairline cracking	Repair, prepare and redecorate.
Floors: Wooden Assumed suspended timber floor		Clean
Joinery: Fire Exit with Perco door closure		
Services: See Services section		

Storage Cupboard
off the waiting room under the stairs



Storage cupboard

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed wallpaper	Average	Repair, prepare and redecorate.
Walls: Painted plaster	Crack <div style="display: inline-block; vertical-align: middle; margin-left: 10px;">  </div>	Repair, prepare and redecorate.
Floors: Concrete		
Joinery: Door: Press panelled		Repair, prepare and redecorate.

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Storage Cupboard
off the X-ray room



Storage cupboard off the X-ray room

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dampness is getting in	Repair, prepare and redecorate.
Walls: Brick	Dampness is getting in	Repair, prepare and redecorate.
Floors: Concrete which steps up from the X-ray room	Dampness is getting in	
Joinery: Door: Press panelled		Repair, prepare and redecorate.
Stairs: Lined	Not waterproofed	
Services: See Services section Ferroli wall mounted boiler and vented to external air Extract Vent		

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X Ray Room
(to the front left hand side)



X-Ray room



X-ray room

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed wallpaper	Average	
Walls: Painted plasterboard Failed tanking left hand wall above the single panelled radiator.	Marked and hairline cracking. Dampness found. Believe relates to the front area where there is an open drain Marked	Repair, prepare and redecorate. Make watertight Repair, prepare and redecorate.
Floors: Wood Assumed suspended timber floor		Clean
Joinery: Door: Press panelled Fire Exit with Perco door closure		Repair, prepare and redecorate.

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Services: Electric Fuse board Internal Radiator Fire alarm system		
Comments: The dental equipment has not been inspected, as we are not expert in this area, you should seek expert advice. We have assumed that the dental equipment meets Local Authority approval and is appropriate for use.		

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Inner Office
(Front)



General view Inner office



Inner Office

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed wallpaper	Average	
Walls: Painted plaster Chimney hearth – used as store for filing cabinets	Marked and hairline cracking around the chimney area	Repair, prepare and redecorate
Floors: Wood laminate flooring		Clean
Joinery: Windows: Bay window with gridded internal security system, single glazed. Door: Panelled Fire Exit	Average No Perco door closure	Repair, prepare and redecorate. Add Perco door closure
Services: See Services section Qualitar Air conditioning unit Fire Alarm System		
Comments: Limited access due to stored items no dampness found in areas we could test.		

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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.

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.

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

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Signature Document in Relation to:
Dental Practice,
XXXX
Kingston Upon Thames, Surrey. XXXX

Schedule of Condition

This signature document represents page 33 and 34 of a 34 page Schedule of Condition relating to:

XXXXXX
Kingston Upon Thames, Surrey. XXX

as prepared by

XXXX, 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:

XXXX
Kingston Upon Thames, Surrey. XXX

As inspected on XXXX

By

XXXX Chartered Surveyors

Signed: Dated: XXXX

For and on Behalf of XXXX, Chartered Surveyors

XXXX
Independent 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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