

SCHEDULE OF CONDITION

XXXX
Islington,
London. N1 XXX

XXXX



FOR

Miss X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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SCHEDULE OF CONDITION

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Address: XXX, Islington,
London. N1 XXX

Prospective Tenant: Miss 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 200 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

During our discussions you were unsure as to your liability with regard to the upper parts of the property.

All directions given as you face the property.

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FRONT ELEVATION



Front elevation



Front of property



View of front

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Brick	Not visible due to the tree	Exclude from lease
Roofs: High level slate	Not visible due to the tree	Exclude from lease
Gutters and Downpipes: Mixture of cast iron and plastic	Not visible due to the tree	Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
Walls: Flemish bond brickwork	Dirty	Clean and re-point.

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<p>Fascias, signs and lights: Signage</p>	<p>Average</p>	
<p>Transom window: These are the windows above the main windows</p>	<p>Average</p>	<p>Repair, prepare and redecorate.</p>
<p>Shop front window: Painted shop front picture window and side door</p>	<p>Average</p> <p>Awkward slope to the front of the property near the door</p>	<p>Repair, prepare and redecorate.</p>

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REAR ELEVATION



Rear elevation



Rear upper floors



Close up of rear

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Two Brick Chimneys</p>	<p>Base of left hand chimney (all directions given as you face the property from the front) has been partially removed.</p>	<p>Exclude from lease</p>

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<p>Roofs:</p> <p>Main roof: slate</p> <p>Rear roof: slate</p>	<p>Slipped slates and felt patched areas that have lost their bond. Leaking.</p> 	<p>Exclude from lease</p> <p>Major repairs required. Also form an access hatch into the roof for cleaning and regularly clean. Check stability. We have not been able to gain close access to this.</p>
<p>Flue: Extract flue from the kitchen that is attached to a chimney that has been partly removed</p>	<p>Extract does not look to have any access points to allow cleaning and it has been tarred which indicates there has been problems with it leaking and degrading.</p> 	


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<p>Gutters and Downpipes:</p> <p>Mixture of cast iron and plastic</p>	<p>Leaking and overflowing into the path area below.</p> <p>Cracked cast iron downpipe.</p>  <p>Blocked drains</p>  	<p>Unblock gully's at ground level. Repair/replace cracked downpipes and gutters.</p> <p>Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p> <p>Drains need to be cleared and a closed circuit TV camera report.</p> <p>We anticipate future problems with drains as much of them are shared with a lack of a grease trap.</p>
<p>Walls:</p> <p>Flemish bond brickwork Render plinth to the base</p>	<p>Marked Starting to come away.</p> <p>There is a nursery adjoining the property and there appears to be a high level outlet that is discharging into the pavement area.</p> 	<p>General re-pointing once drains have been unblocked and gutters and downpipes have been made watertight.</p>

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Fascias and Soffits: Timber	Not visible	Repair, prepare and redecorate.
Windows: Timber sliding sash	Window sills deteriorating due to the extent of the dampness to the rear of this area.	Ease and adjust. Repair, prepare and redecorate and some of the window sills will need rebuilding.

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INTERNAL

All directions given as you face the property.

TRADING AREA

Ground Floor

Front of House

Front retail area
Access corridor
Stairway (currently blocked)

Half Landing

Restaurant area to the rear
Lobby
Toilets one and toilets two

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Front retail area
(presently a computer shop)



Front retail area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	Repair, prepare and redecorate.
Walls: Painted Dry lined	Hairline cracking visible We could not establish if there was any dampness as dry lined.	Repair, prepare and redecorate.
Floors: Wooden	Average	Clean
Detailing: Windows Doors	Average Average	Clean.
Services: See Services section		

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<u>Access corridor</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Below average	Repair, prepare and redecorate.
Walls: Painted	Below average	Repair, prepare and redecorate.
Floors: Timber at top and vinyl tiles Quarry tiles to base	Vinyl tiles may contain asbestos Ingrained dirt	Asbestos test and report. Clean and/or replace
Detailing: Windows: Picture window with Georgian wire polished plate	Below average	Repair, prepare and redecorate.
Services: See Services section		

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Rear restaurant area

Rear restaurant



Chairs and tables



Restaurant at rear

The area had chairs and tables present which limited our view at the time of our inspection.

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted spin beams Air handling unit to centre of ceiling	Marked Not tested	Repair, prepare and redecorate. Test
Walls: Painted	Marked	Repair, prepare and redecorate.
Floors: Tiles	Ingrained dirt	Deep clean
Detailing: Windows: Painted sliding sash	Dirty and deteriorating	Repair, prepare and redecorate.
Services: See Services section		

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Blocked staircase
(to front)



Blocked staircase

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.
Walls: Painted	Marks where balustrade had been removed	Repair, prepare and redecorate.
Skirtings and architrave:	Marked	Repair, prepare and redecorate.
Floors: Vinyl	Vinyl may contain asbestos. Marked	Clean
Services: See Services section		

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<u>Lobby to toilets</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dampness coming through	Make watertight. Repair, prepare and redecorate.
Walls: Painted	Hairline cracks and dampness to the base.	Make watertight. Repair, prepare and redecorate.
Floors: Quarry tile Internal manhole 	Ingrained dirt We are concerned about the drains and we feel that they may back up.	Deep clean
Services: See Services section		
Comments: Not vented		Add ventilation to this area and check that the Environmental Health is happy to walk down into a toilet lobby area.

Toilet Facilities

There are no toilets for the less able/disabled.

Toilet One (corner toilet)



Toilet One

The toilets were not working at the time of our inspection and there was a terrible smell.

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.
Walls: Tiles from floor to ceiling	Ingrained dirt	Deep clean
Floors: Tiles	Ingrained dirt	Deep clean

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Sanitary Ware WC and wash hand basin Low level cistern with overflow going back into the pipework	Dirty Drains assumed blocked.	Unblock drains. Deep clean Bring up to modern standards
Joinery: Windows: Window with bars Doors		Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		
Comments: Light was not working at the time of our inspection.		

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Toilet Two
(restaurant side)



Toilet Two

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked Crack running length of ceiling centrally	Repair, prepare and redecorate.
Walls: Tiles from floor to ceiling	Ingrained dirt	Deep clean
Floors: Tiles	Ingrained dirt	Deep clean
Sanitary Ware: WC and wash hand basin	WC blocked	Deep clean
Joinery: Windows: window with bar Doors		Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: See Services section		
Comments: Light was not working at the time of our inspection. Smelt very bad		

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BACK OF HOUSE

All directions given as you face the property.

Half Landing

Kitchen

Basement

Store

Staff toilet

Access to rear area

Rear stairway from half landing to the basement

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Kitchen

Kitchen



Tiled wall in Kitchen

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Plastered	Marked	Clean and redecorate
Walls: Tiled from floor to ceiling	Ingrained dirt. Some of tiles have blown.	Replace tiles. Deep clean.
Floors: Quarry tile	Ingrained dirt.	Some tiles may need to be replaced. Deep clean

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<p>Detailing: Windows: Sliding sash Inner fly screen</p> <p>Fire Door to entrance</p>	<p>Degrading Dirty.</p>  <p>Intermittent strip missing.</p>	<p>Ease and adjust. Repair, prepare and redecorate. Redecorate</p> <p>Replace intermittent strip. Repair, prepare and redecorate.</p>
<p>Kitchen Equipment: Stainless steel equipment including sink and drainer and cooking equipment. Grease dropping from the extractor hood. Blocked drainage system discharging into the rear yard. 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.</p>		
<p>Services: See Services section</p>		

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BASEMENT

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Rear Store



Rear store

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Gloss painted with central spin beam</p>	<p>Cracking and dated</p>	<p>Repair, prepare and redecorate.</p>



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<p>Walls: Painted</p>	<p>Various cracks including to spin beam area and also to the rear window.</p>  <p>Visible dampness both rising and lateral dampness</p> 	<p>Make watertight. Repair, prepare and redecorate.</p> <p>External drains need to be unblocked.</p>
<p>Floors: Quarry tile</p>	<p>Ingrained dirt. Lifted by water pressure. Skirting in danger of having wet rot.</p>	<p>Deep clean. Make area watertight. Repair/replace.</p>
<p>Detailing: Windows: Three sliding sash windows Doors: Flush painted</p>	<p>Average</p> <p>Marked</p>	<p>Ease and adjust. Repair, prepare and redecorate. Repair, prepare and redecorate.</p>
<p>Services: See Services section</p>		

Staff Toilets

Staff toilets

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Gloss painted	Dated	Repair, prepare and redecorate.
Walls: Gloss painted with tiles to approximately 1.5 metres	Marked. Ingrained dirt to tiles.	Deep clean. Repair, prepare and redecorate.
Floors: Quarry tiles	Ingrained dirt. Dampness coming up through the tiles.	Deep clean. Make area watertight.
Sanitary Ware Wash hand basin and WC with low level flusher		Deep clean
Detailing: Windows: Timber, barred Doors: Veneer	No ironmongery	Repair, prepare and redecorate. Replace ironmongery. Repair, prepare and redecorate.
Services: See Services section		

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<u>Corridor</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Cracks visible around the beam	Repair, prepare and redecorate.
Walls: Painted	Rising and lateral dampness. Cracking	Make area watertight. Repair, prepare and redecorate.
Floors: Vinyl	Dampness	Make watertight. Clean
Detailing: Doors: Exit to rear lower floor	Marked	Repair, prepare and redecorate.
Services: See Services section		

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Staircase
(leading from basement store up to kitchen
then up into the front restaurant)



Staircase

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Flaking	Repair, prepare and redecorate.
Walls: Painted	Heavily marked	Repair, prepare and redecorate.
Floors: Vinyl	Vinyl may contain asbestos. Dampness to base of staircase	Make watertight. Clean
Detailing: Balustrade: Painted timber	Marked	Repair, prepare and redecorate.
Services: See Services section		

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OTHER MATTERS

SERVICES

Electrics

The electrics were located in the toilet one and we have only been able to access half of them.

ACTION REQUIRED: All electrics need to be tested by an NICEIC approved electrician or equivalent to Institute of Electrical Engineers (IEE) standard.

Heating

We were unable to establish exactly how the property was heated. We found a wall mounted boiler which is not vented to external air which will need to be replaced.

Energy Efficiency

Older properties such as this will not be as energy efficient as modern properties. We feel that energy efficiency will become very important in years to come and may well affect re-saleability of a property. We are advised this is already starting to happen to some extent in the shop sector. There are many areas where energy efficiency and heat loss could be improved and reduced in this building, particularly with regard to insulation of the roofs. We would be more than happy to advise you further on this once you understand better your occupational requirements of the building.

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.

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

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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 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
XXX Islington, London. N1 XXX**

Schedule of Condition

This signature document represents page 32 and 33 of a 33 page Schedule of Condition relating to:

XXX Islington, London. N1 XXX

as prepared by

XXX 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:

XXX Islington, London. N1 XXX.

As inspected on XXXX

By

XXXX Chartered Surveyors

Signed: Dated: XXXX

For and on Behalf of XXXX Chartered Surveyors

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Independent Chartered Surveyors

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XXXX

Lessee

Miss 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:
Miss 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.