

JOB REFERENCE: xxxxxxxxxxxxxxxx

SCHEDULE OF CONDITION

XXXXXXXXXXXXXX

East Sheen,
SW14

XXXXXXXXXXXXXX



FOR

XXXXXXXXXXXXXX

Prepared by:

XXXXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS

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Treatment Room One (front left)

Treatment Room Two (front right)

Treatment Room Three (rear left)

Access Corridor with office area

Kitchenette

Wash area with access to a W.C.

Rear lobby that is shared with the private living accommodation on the first, second and third floors.

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Introduction

The Schedule of Condition offers a detailed description of the condition of the property at the time of our inspection on xxxxxxxxxxxx.

We have not carried out any formal or informal investigations with any local authorities or other statutory bodies with regard to issues relating to this property. We can happily carry this out but you do need to instruct us in writing to do so.

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

Information Summary

Address:

xxxxxxxxxxxxxxxxxx

Prospective Tenant:

xxxxxxxxxxxxxxxxxx

Covenants:

**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 lease – 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 250 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.

xxxxxxxxxxxxxxxxxx

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ELEVATIONS

All directions given as you face the property.

The property has been viewed from ground level.

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

Your Legal Advisor needs to check and confirm whether the property is within a Conservation Area or not.

Contents:

Front Elevation

Rear Elevation

Outside Areas

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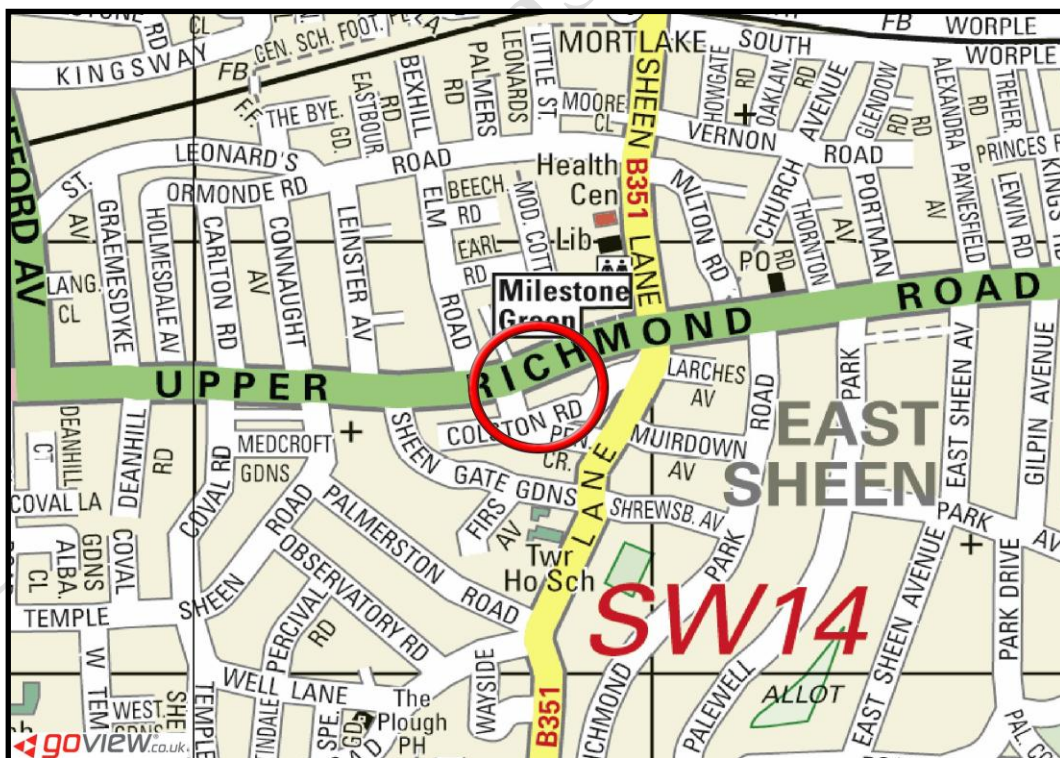
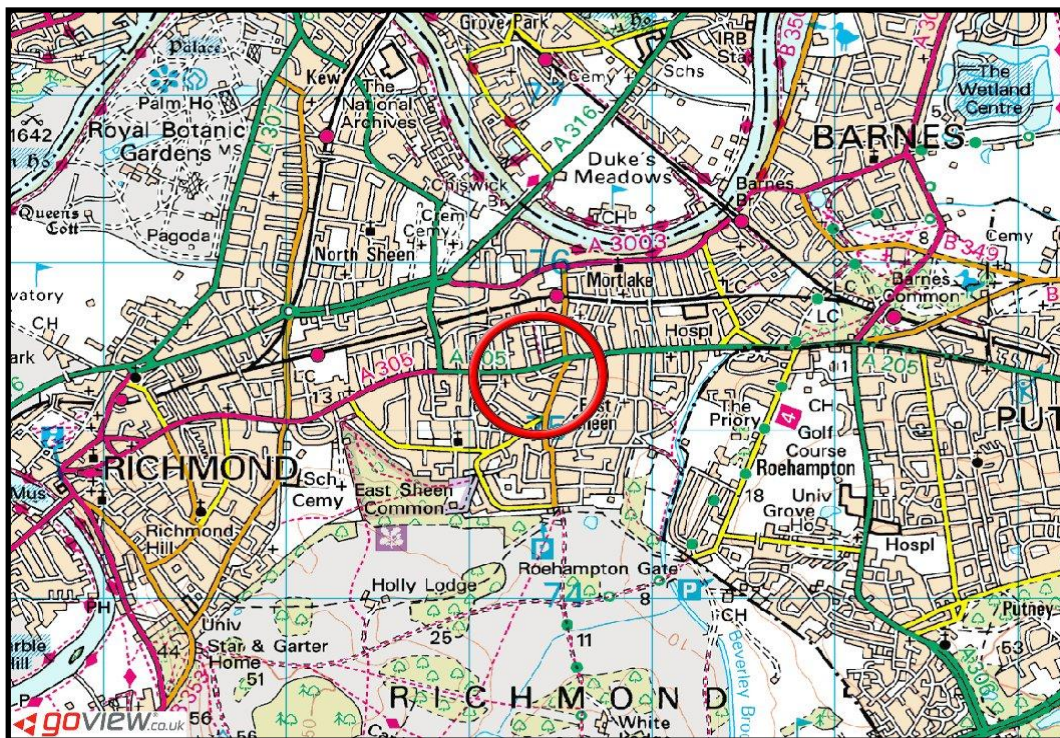
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Location Plans



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Location Plans



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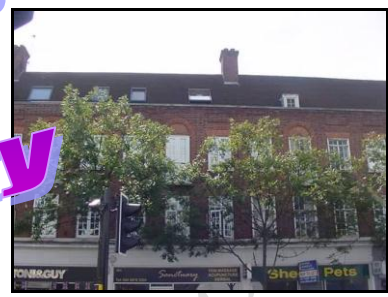
FRONT EXTERNAL ELEVATION






Shop Front



Shop Front



Upper flats

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Brick Chimney (right) Brick Chimney (left)	 Left and right Chimneys	Their ownership to be confirmed by your Legal Advisor. Are there are any responsibilities, believed to be the right hand chimney.
Roofs: Mansard Roof with roof lights  Mansard roof Brick Parapet wall 	Repairs have been carried out to the brickwork on parapet wall. Also visible is some minor movement to the roof on the left hand side.	

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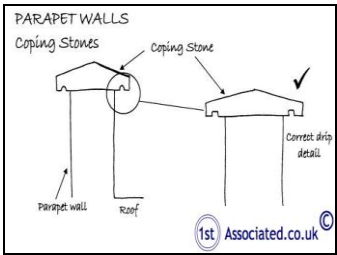
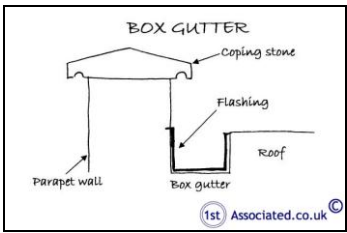




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<p style="text-align: center;">Parapet wall</p>  <p style="text-align: center;">Box gutter onto a Mansard Roof</p> 	 <p>Grass and plants growing out of parapet wall.</p> <p>It seems to be leaking due to the plants growing in it.</p>	<p>Possibly a failed box gutter detail. This is likely to be cost associated with repairing and making watertight. As this is high level work this could be expensive.</p> <p>The box gutter needs to be checked to ensure it is watertight.</p> <p>This may need a coping stone cover</p>
<p>Walls:</p> <p>Flemish bond brickwork at high level above the shop front</p> <p>Rendered plinth with lead detailing</p>	 <p>Flemish Bond brick work</p>  <p>Rendered plinth</p>	<p>General cleaning required</p> <p>Repair, prepare and redecorate.</p>
<p>External Detailing:</p> <p>Windows: Plastic double glazed at high level</p>		<p>Clean</p>

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<p>Shop Front Window: Aluminium frame</p>  <p>Shop Entrance Door: Aluminium</p>  <p>Signage:</p> <p>Sign above the window</p> <p>Light Box</p>	 <p>Frames have in-grained dirt</p>  <p>Door frame is marked and dirty</p>  <p>Mastic is dis-coloured</p>  <p>Light box</p>	<p>Clean and remove marks. Touch up white frame as necessary.</p> <p>Clean tiles</p> <p>Clean and remove marks. Touch up white frame as necessary.</p> <p>Clean or replace mastic</p> <p>The signage will need to be removed</p> <p>Light box will need to be removed.</p>
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REAR ELEVATION




DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Brick chimney right hand side (as viewed from the rear)</p>	 <p>Right hand chimney</p>	
<p>Roofs:</p> <p>Main Roof – shallow pitched slate</p> <p><u>Low level roofs</u></p> <p>Flat Asphalt Roof with old style roof window (higher level)</p>  <p>Old style glazed roof light</p>	 <p>Poor state of repair with cracking and crazing (all directions given as you face the front of the property). Also deterioration to the asphalt flashing</p>	<p>Exclude from the lease or new asphaltting required.</p> <p>Repairs to make watertight</p>

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Walls: Flemish Bond brickwork with red soldier course above windows		Clean Bricks
External Detailing: Windows: Plastic double glazed at high level to residential accommodation Metal crittal single glazed to the W.C. area.	 <p>These are rusting</p>	Clean Repair, prepare and redecorate

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OUTSIDE AREAS



Rear Courtyard area



Shared entrance to rear of shop and flats

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Front pavement:</p> <p>The property sits directly onto the front pavement. There are trees and street furniture in the form of bike stands in front of the property.</p>	<p>We assume this is public space</p>  <p style="text-align: center;">Tree to front of shop</p>	<p>Your Legal Advisor to check and confirm.</p> <p>Your Legal Advisor to check and confirm responsibility, if any, for the tree to the front of the property.</p>
<p>Rear Courtyard area:</p> <p>Concreted over with a fall towards the property (we believe this is the main cause of the dampness).</p>	<p>This is overgrown</p> <p>The fence has been cut down</p> <p>We noted a motorbike had been parked by a resident in this area.</p>	<p>Clear area including plants and rubbish</p> <p>Reinstate the fence</p> <p>Advise the residents that they do not have rights to park in the area.</p>

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<p>Air conditioning unit</p> 	<p>Not checked</p>	<p>Service engineer to check and supply test certificate</p>
<p>Shared entrance to rear for shop and flats:</p> <p>Gravel base with timber fence leading to access door and shared lobby (shop to the side and residential straight ahead).</p> <p>We have not checked if this area is lit</p>	<p>Shared access</p>	<p>Your Legal Advisor to check and confirm if you have rights of access and your responsibilities with regard to redecoration and repair</p>

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INTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

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

Contents

Ground Floor

1. Front Reception
2. Treatment Room One (left)
3. Treatment Room Two (right)
4. Treatment Room Three (rear right)
5. Access Corridor with office area
6. Kitchenette
7. Wash area with access to a W.C.
8. Rear lobby that is shared with the private living accommodation on the first, second and third floors.

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RETAIL TRADING AREA

Ground Floor

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Front reception room



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Above the suspended ceilings</p>  <p>Original high ceiling</p> <p>Suspended ceiling with exposed grid with a void of approximately half a metre</p>  <p>Suspended Ceiling</p>	 <p>Original old architrave painted brown</p> <p>Holes (old fixing points?)</p>  <p>Damaged tiles</p>	<p>Replace damaged tiles</p>

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<p>Walls:</p> <p>Dry-lined walls and metal studwork where it can be seen</p>  <p>Dry lining</p> <p>Painted at the bottom. Wallpaper to the top and a dado rail.</p>	<p>Could be hiding dampness in the property.</p> <p>Dated</p>  <p>Painted bottom and wallpaper top</p>	<p>Most Full Repairing and Insuring leases have a redecoration clause on completion of the lease</p> <p>Repair, prepare, redecorate</p>
<p>Floors:</p> <p>Amtico wood style flooring</p>		<p>Deep clean and/or replace</p>
<p>Detailing:</p> <p>Windows: Single glazed in a painted aluminium frame</p> <p>Doors: Central door with fixed windows either side</p>	 <p>Marks and paint on the frames.</p> <p>Marked</p>	<p>Clean</p> <p>Clean</p>
<p>Services:</p> <p>Heater above the entrance door</p> <p>Category Two Lights</p> <p>Security cameras</p>		

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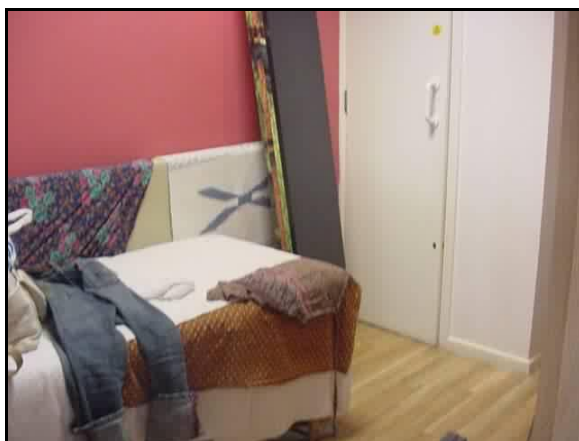
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Treatment Room One (left)



Treatment room with under stairs cupboard

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended Ceiling with exposed grid square tiles	 Ceiling	
Walls: Dry-lined studwork walls Internal partition does not reach the ceiling, with a gap of half a metre Painted	 Partition does not reach the Ceiling General marks to walls	Prepare, repair, redecorate
Floors: Suspended timber floor Amtico wood style flooring		Check this is ventilated. We have not opened up the floor Deep clean and/or replace

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Detailing: Doors: Pressed hollow core door	Marked	Repair, prepare and redecorate
Services: Heating Fuse board under the stairs Category two lights Wash hand basin in the corner	 Heating unit Not tested	This should have an Institute of Electrical Engineers (IEE) test and report Clean
Stairs:  Floorboards in cupboard	Stairs not lined. Asbestos lining removed under the stairs  Floorboards run from back to front of property	Stairs need relining

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Treatment Room Two –right



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended Ceiling with exposed grid square tiles		
Walls: Dry-lined studwork walls Internal partition does not reach the ceiling, with a gap of half a metre Painted	General marks to the walls	Repair, prepare and redecorate
Floors: Amtico wood style flooring	 Safe in the floor	Deep clean and/or replace
Detailing: Doors: Pressed hollow core door	Marked	Repair, prepare, redecorate

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<p>Services:</p> <p>Hand wash basin in the corner</p>  <p>Basin the corner</p>	<p>Not tested</p>	<p>Clean</p>
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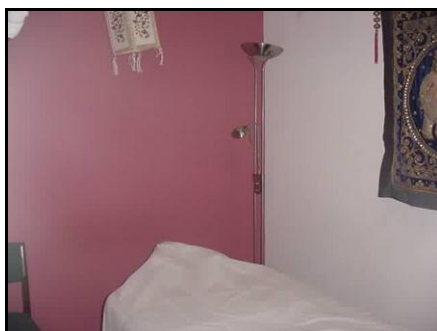
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Treatment Room three (rear right)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended Ceiling with exposed grid square tiles		
Walls: Dry lined studwork Painted	General marks to the walls	Repair, prepare and redecorate
Floors: Carpeted floor		Deep clean and / or replace
Detailing: Doors: Pressed hollow core door	Marked	Repair, prepare and redecorate
Services: Heating  Heater	Not tested	

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<p>Category two light</p>  <p>Wash hand basin in the corner</p> 	<p>Not tested</p>	<p>Clean</p>
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Access corridor with office area



Amtico wood style flooring



Office area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: First half: Square tiled suspended ceiling with exposed grid Second half: Older rectangular ceiling tile with an exposed grid	Some rainwater staining from a roof leak	Replace any damaged ceiling tiles
Walls: Studwork Painted walls	General marks to walls	Repair, prepare, redecorate
Floors: Amtico wood style flooring Polyvinyl floor to the end		Deep clean and/or replace Deep clean and/or replace

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Kitchenette



Ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Suspended ceiling with rectangular tiles and exposed grid</p>  <p>Flat roof with window light visible above the suspended ceiling</p>	 <p>The wiring and plumbing needs organising above the ceiling</p>	<p>Make the flat roof above the ceiling watertight. The roof is cracked and has had previous repairs</p>
<p>Walls:</p> <p>Painted</p>	<p>General marks to walls</p>	<p>Repair, prepare, redecorate</p>
<p>Floors:</p> <p>Tiled Floor</p>		<p>Deep Clean</p>

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Detailing: Windows: Single glazed opaque into a metal frame Doors: Pressed hollow core	Marked	Clean Repair, prepare and redecorate
Extract Fan Security camera	 Extract fan and security camera	Needs servicing
Kitchen Equipment: Stainless steel sink and drainer The kitchen equipment has not been inspected.		
Services: See Services section We could not see any PAT testing on the electrics		

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Shower Room



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:		
Tiled		Deep Clean
Extract fan		Service and leave in working order
Walls:		
Painted	General marks to walls	Repair, prepare, redecorate Re- mastic
Floors:		
Tiled		Deep Clean
Ceramic shower base		Deep clean
Detailing:		
Doors: Pressed hollow core	Marked	Repair, prepare and redecorate
Shower and Cubicle	Not tested	Deep clean Re-mastic

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Wash area and W.C. - rear right



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Plasterboard with a flat roof above	Staining to the wash hand basin area - indicating the flat roof above is leaking	See the rear external section
Walls: Solid Painted	These are damp  Testing for dampness reading of 93. Typically we would expect between 30 and 60 in this type of wall	Externally the ground level needs to be lowered. Add a French drain Add background heating to this area Redecoration once the work has been completed. There may also be a need to re-plaster.
Floors: Tiles		Deep clean

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Detailing: Windows: Metal single glazed Doors: Pressed hollow core	 Rusting on window frames Marked	Repair, prepare, redecorate Repair, prepare, redecorate
Sanitary Ware: W.C. and wash hand basin		Clean
Services: Conduit on walls 		

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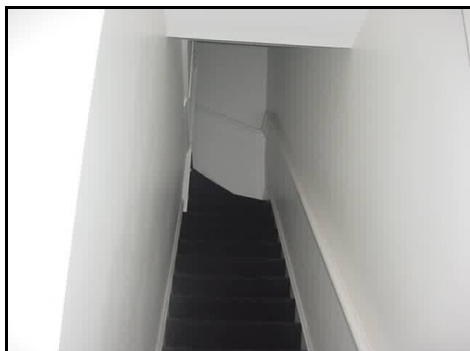
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Rear shared access area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted		Your Legal Advisor to check your responsibility for this area
Walls: Painted		
Floors: Carpet		

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OTHER MATTERS

SERVICES

Electrics

The electrics were located in the cupboard under the stairs.

ACTION REQUIRED: An Institute of Electrical Engineers standards (IEE) test and report carried out by an NICEIC registered and approved electrical contractor or equivalent.

Heating

The property has a heating via electric wall mounted warm/cool air units. These have not been tested.

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/leases.

Reports that should be carried out at the end of a lease

It would be normal for a property to be passed to you with test certificates for all the services. These include;

1. IEE (Institute of Electrical Engineers) test and report for the electrics
2. Gas Safe Report (where applicable).
3. PAT (Portable Appliance Test).
4. Asbestos report.
5. Fire Regulations Report.
6. Environmental Health Report
7. DDA (Disability and Discrimination Act).

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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. In this case we saw nothing that indicated that consideration had been given to the DDA act.

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

A report was carried out in 2004. This should be revised at the end of each lease as a standard document.

Asbestos 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 up-to-date Asbestos Register should be provided by the outgoing tenant/landlord. We spoke to the present tenants who had no knowledge of this.

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.

This is not a structural survey or a building survey.

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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 xxxxxxxxxx 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 xxxxxxxxxxxxxxxxxxxxxxxx

Schedule of Condition

This signature document represents page 35 and page 36 of a 36 page
Schedule of Condition relating to:

xxxxxxxxxxxxxxxxxxxxxx

as prepared by

xxxxxxxxxxxxx, 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:

xxxxxxxxxxxxxxxxxxxxxx

As inspected on xxxxxxxxxxxxx

By

xxxxxxxxxxxxx, Chartered Surveyors

Signed: Dated: xxxxxxxxxxxxx

For and on Behalf of xxxxxxxxxxxxx, Chartered Surveyors

xxxxxxxxxxxxxxxxxx

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Lessee

xxxxxxxxxxxx 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:
xxxxxxxxxxxx

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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