

# SCHEDULE OF CONDITION

XXX

XXX

Hall XXX

and

Hall XXX

XXXX

Welwyn Garden City,  
Hertfordshire.

AL7 XXX

XXX

INSTRUCTED BY  
IN ASSOCIATION WITH  
XXXX

XXXXXXXX

Prepared by:

**XXXX**

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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XXXX

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**XXX**

## **SUMMARY OF INFORMATION**

<b>Address:</b>	XXX Welwyn Garden City, Hertfordshire. AL7 XXX
<b>Occupied by:</b>	The XXXX
<b>Photographs:</b>	We typically take approximately 50 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.
<b>Written information:</b>	
<b>Orientation:</b>	All directions are taken as if viewing the property from the front.
<b>Purpose of Schedule of Condition:</b>	The Schedule of Condition offers a description of the condition of the property on XXX between 3.45pm and 5.30pm.

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## **INTRODUCTION**

We have been instructed by XXX to provide an independent opinion following a visual inspection accompanied by the security guard of the provision of the firebreak works that has been carried out within theXXXX Welwyn Garden City, Hertfordshire. AL7 XXX

Our visual inspection was carried out on XXX

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

## **SYNOPSIS**

## **SITUATION AND DESCRIPTION**

XXX carried out firebreak work on XXXX and have asked us to comment on the reinstatement of the firebreak which is located beneath the raised floor. XXX accompanied us during the course of our inspection with various security guards.

We visited the XXX between 3.45pm and 5.30pm on XXX during which time we carried out a visual inspection on the four areas identified to us, these are set out within the Schedule of Condition.

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## **HALL SEVEN**

**(Access via double entry security doors)**

## **GROUND FLOOR**

All directions given as you face the hall from the front security doors.

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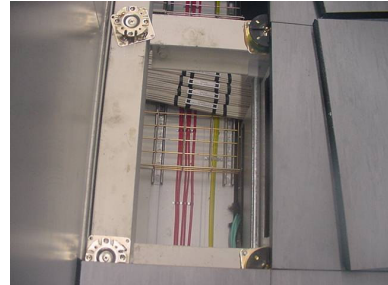
**CABINET ROW XXX**  
**(Adjacent to double entry security doors, front right hand corner)**



Two floor panels lifted



Firebreak



Firebreak

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Floors:</b> Two floor panels lifted		
<b>Firebreaks:</b> Firebreak present visually inspected		

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**CABINET ROW XXX**  
**(Adjacent to Cabinet Row XXX, front left hand side,**  
**second set of security doors without an air lock)**



Three floor panels lifted



Firebreak



Firebreak



Conduit at high level

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Floors:</b> Three floor panels lifted		
<b>Firebreaks:</b> Firebreak present visually inspected		
<b>High Level Conduit</b> Added around firebreak (yellow in photograph)		

# HALL EIGHT

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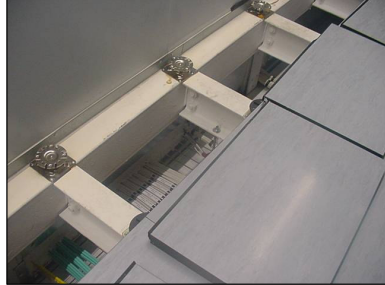
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XXX



**CABINET ROW XXX**  
**(Adjacent to double entry security doors, front left hand side)**



Floor panels lifted

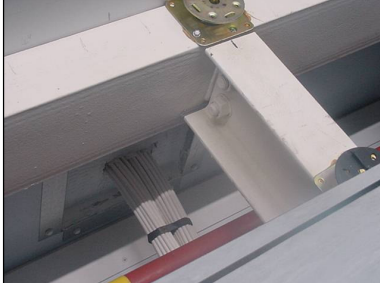


Firebreak

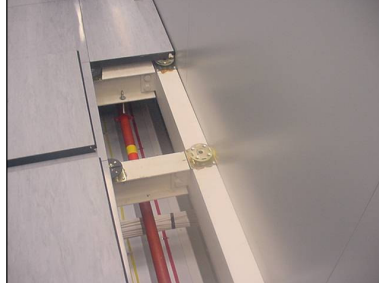
<b>DESCRIPTION</b>	<b>CONDITION</b>	<b>ACTION REQUIRED</b>
<b>Floors:</b> Floor panels lifted		
<b>Firebreaks:</b> Firebreak present visually inspected		

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**CABINET ROW XXX**  
**(Adjacent to double entry security doors, right hand side)**



Firebreak



Two floor panels lifted



High Level trunking barrier



Low level firebreak

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Floors:</b> Tiles	Two raised floor tiles removed	
<b>Firebreaks:</b> Firebreak present visually inspected		
<b>High Level Conduit</b> High level trunking barrier around conduit		

## **OTHER MATTERS**

From discussions with XXX we are advised that the following materials were used to reinstate the firebreaks:-

- 1.0) Rockwool Ablative CTD BATT (INT)
- 2.0) Speedline Sealants (white fire and acoustic mastic)

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# APPENDICES

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XXX

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

The firebreaks were visually inspected in isolation of the premises as a whole. The viewing of the firebreaks does not necessarily mean that the area is safe from fire a visual inspection of the entire area is required. In the areas viewed they produced completion of the existing wall after fire rating of this wall.

We are advised XXX requested drawings of the areas, unfortunately these were not provided in digital format and we have therefore not been able to include these in the Appendices of this Report

**XXXX**

Independent Chartered Surveyors

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**XXX**

**Signature Document in Relation to**

**XXX**  
**XXX Welwyn Garden City,**  
**Hertfordshire. AL7 XXX**

**Schedule of Condition**

This signature document represents page 14 of a 14 page Schedule of Condition relating to:

XXX  
XXX Welwyn Garden City,  
Hertfordshire. AL7 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  
XXX Welwyn Garden City,  
Hertfordshire. AL7 XXX

As inspected on XXX

By

GEM Associates Limited, Chartered Surveyors

Signed: ..... Dated: XXX

XXX  
For and on Behalf of XXX