

SCHEDULE OF CONDITION

A Shop Unit In Woking Surrey



FOR

Mr G

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

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Address: A Shop
Woking
Surrey

Prospective Tenant: Mr G

**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.

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

Ground floor level only
- residential properties first floor above

**Shop Unit
in a Shopping
Parade**

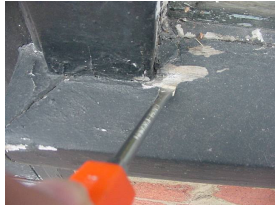
DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Asphalt balcony to residential property	Leaking - visible signs to ceiling tiles and ceiling internally.	Repair and make watertight
Gutters and Downpipes: None, assumed internal, falls backwards		
Walls: Stretcher bond brickwork to base up to window cill Vertical black tiling to sides	Marked Marked	Clean, repair, prepare and make good. Clean
Fascias and Soffits: JK Hair Design sign		Remove sign

External Joinery:

Timber single glazed window

Timber door with two vision panels and side panel with letter box

Roller shutter door



Flaking paint to window cill



Top of window



Door


Marked doors and windows marked and chipped and signs of paint flaking and associated deterioration





Repair, prepare and redecorate

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REAR ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p> <p>Balcony/walkway - asphalt covered</p> <p>Flat roof over rear toilets</p>	<p>Leaking/condensation – visible to ceiling tiles and ceiling internally. Partly damaged Some deterioration to asphalt and asphalt flashings</p> <p>Leaking/condensation</p>	<p>Repair and make watertight</p>
<p>Gutters and Downpipes:</p> <p>Plastic</p>	<p>Missing gutters</p> <div style="text-align: center;">  <p>Missing guttering</p> </div>	<p>Add gutters, repair and secure as necessary, ensure downpipes are clear. Ensure all gutters are watertight and falling towards the downpipe.</p>
<p>Walls:</p> <p>Stretcher Bond brickwork</p> <p>Concrete lintels</p>	<p>Weathered pointing</p> <p>Paint flaking</p>	<p>Some ad hoc repointing required particularly at base</p> <p>Repair, prepare and redecorate</p>

<p>External Joinery:</p> <p>Metal single glazed windows</p> <p>Extract fans within the windows</p> <p>Two flush doors; one to outside toilet area one leading inside to staff room and shop</p>	<p>Rusting</p> <p>One window is boarded up to outside toilet area</p> <p>Not in use</p>  <p>Broken fans</p> <p>Marked</p>	<p>Repair, prepare and redecorate</p> <p>Remove board and replace window</p> <p>Replace</p> <p>Repair, prepare and redecorate and associated ironmongery repairs</p>
<p>Outside Area:</p> <p>Concrete path and rear yard with access to separate WC/storage building</p>  <p>Vegetation growing around walls</p>	<p>Vegetation growing on it and fly tipping</p> <p>Damage to boundary wall</p>  <p>Damage and sprayed paint to boundary wall</p>	 <p>Rubbish from flats above</p>

INTERNAL

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

TRADING AREA

Ground Floor

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Reception and Waiting Area
(divided by open metal grid to Salon)



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Rectangular suspended ceiling tiles with exposed grid Fluorescent lights</p>	<p>Stained</p>  <p>Stained ceiling tiles</p>	<p>Repair, prepare and redecorate</p> <p>Most importantly, the cause of the leak needs to be found and resolved.</p>
<p>Walls:</p> <p>Painted</p>	<p>Average/dated</p>	<p>Repair, prepare and redecorate.</p>
<p>Floors:</p> <p>Patterned tiled</p>	<p>Ingrained dirt to joints</p>	<p>Clean</p>


<p>Joinery:</p> <p>Timber single glazed windows</p> <p>Timber Door</p>	<p>Door chipped and flaking paint and condensation to front window</p>  <p>Condensation to front window</p>	<p>Repair, prepare and redecorate.</p>
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Salon

(seven work areas and three wash hand basins)



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Rectangular suspended ceiling tiles with exposed grid Fluorescent lights</p>	<p>Dampness and condensation problems</p> <div style="text-align: center;">  <p>Dampness and condensation problems in ceiling</p> </div>	<p>Make watertight and vent better to resolve dampness and condensation problems</p>
<p>Walls:</p> <p>Painted</p>	<p>Dated</p>	<p>Repair, prepare and redecorate</p>




<p>Floors:</p> <p>Patterned tiled</p>	<p>Ingrained dirt to joints, dated and worn under work area</p>  <p>Worn where tiles meet concrete</p>	<p>Clean and/or repair/replace</p>
<p>Services: See Services section</p>		

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BACK OF HOUSE

Corridor and kitchen to rear right hand side



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Rectangular suspended ceiling system with exposed grid</p>  <p>Dampness coming in through ceiling (left hand side of corridor)</p>	<p>Dampness and condensation causing problems. Fifty per cent of ceiling tiles have been replaced over the years, we assume relating to leaks etc.</p>  <p>Ceiling tile coming down due to dampness and leaking roof above</p>	<p>Stop leaks and condensation. We believe these are from the Landlord owned property above</p>  <p>Mould above ceiling</p>
<p>Walls:</p> <p>Painted textured Wall Unit Floor Unit</p>	<p>Marked Dated and marked Dated and marked</p>	<p>Repair, prepare and redecorate</p>

Floors: Tiled	Ingrained dirt to joints	Clean
Joinery: Windows	Marked	Repair, prepare and redecorate.
Kitchen Equipment: Stainless steel sink and drainer Hot water heater (not tested) The kitchen equipment has not been inspected.		
Services: See Services section		

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Wash Room Area
(at end of kitchen)




DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Partly textured paint and partly an area which has been re-coated</p>	<p>Possible roof leaks Textured ceiling may have an element of asbestos</p>	<p>Repair, prepare and redecorate (make sure roof above is watertight)</p>
<p>Walls:</p> <p>Textured paint</p>	<p>Marked and dated</p>	<p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Tiled</p>	<p>Ingrained dirt to joints</p>	<p>Clean</p>
<p>Sanitary Ware:</p> <p>Small hand basin</p>	<p>Dirty</p>	<p>Clean</p>
<p>Internal Joinery:</p> <p>Metal window with opaque glass</p>	<p>Metal corroding and window cill paintwork lifting due to condensation</p>	<p>Repair, prepare and redecorate, using a rust stop agent or equivalent</p>




Toilet Facilities

There are no toilets for the less able/disabled.

Internal Toilet (to right hand side)

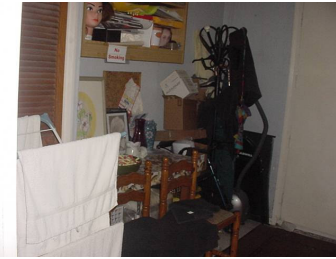




DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Concrete	Marked – possible roof leaks  Ceiling	Repair, prepare and redecorate (make sure roof above is watertight)
Walls: Painted and partly textured	Marked around light switch area.	Repair, prepare and redecorate



<p>Floors:</p> <p>Tiled</p>	<p>Ingrained dirt</p>	<p>Clean</p>
<p>Sanitary Ware:</p> <p>WC– low level flushing system and wash hand basin</p>	<p>Marked</p>	<p>Clean</p>
<p>Joinery:</p> <p>Metal window with opaque glass</p>  <p>Condensation to window cill</p> <p>Door</p>	<p>Metal corroding and window cill paintwork lifting due to condensation</p>  <p>Rusting to window cills</p> <p>Marked</p>	<p>Repair, prepare and redecorate, using a rust stop agent or equivalent</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Electrics</p>	<p>Light switch cable and light cable are exposed</p> <p>Electrics not up to Institute of Electrical Engineers (IEE) standards</p>  <p>Poor wiring – not to IEE standards</p>	<p>Added to conduit and make sure up to Institute of Electrical Engineers (IEE) standards</p>

Staffroom

Rear left hand side, with access to rear courtyard



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Suspended ceiling tiles</p> <div style="text-align: center;">  <p>Mould visible</p> </div>	<p>Approximately one third have been replaced</p> <p>Mould found above suspended ceiling tiles</p> <div style="text-align: center;">  <p>Mould above suspended ceiling tiles</p> </div>	<p>Indicates that roof is leaking/ condensation problems / resident problems above</p> <p>Landlord to make watertight and vent appropriately</p>
<p>Walls:</p> <p>Textured paint</p>	<p>Dated</p>	<p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Tiles</p>	<p>Ingrained dirt</p>	<p>Deep clean</p>

<p>Sanitary Ware:</p> <p>Wash hand basin</p>	<p>Flaking paint below wash hand basin. Disconnected: no hot and cold water supply and no drainage.</p>  <p>Externally sink in staffroom not connected to drains</p>	<p>???????</p>
<p>Joinery:</p> <p>Flush door with metal plate external door</p>	<p>Marked</p>	<p>Repair, prepare and redecorate</p>
<p>Services: See Services section</p> <p>Two fire extinguishers</p> <p>Fire alarm</p> <p>Electrics in small cupboard – 1960's fuseboard</p>  <p>Replace fuseboard</p>		

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Outside WC
(used as a store room)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Artex	Marked	Repair, prepare and redecorate.
Walls: Painted	Dated and dampness coming in	Repair, prepare and redecorate.
Floors: Tiles	Cracked tiles and ingrained dirt	Deep clean
Sanitary Ware: WC and wash hand basin	Not checked due to items stored around it	Check in working order Clean
Joinery: Metal windows	Deteriorating	Repair, prepare and redecorate
Flush painted door	Marked	Repair, prepare and redecorate
Services: See Services section		
Bakelite finish electric fittings – dated – check to current Institute of Electrical Engineers (IEE) standards		

OTHER MATTERS

SERVICES

Electrics

The electrics were located in the staff room and are from the 1960's and in need of replacement.

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

Heating

We were advised that the background heaters were the only heaters that they were aware were working. These were located in the kitchen and the toilet.



Background heater

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 office sector. There are many areas where energy efficiency and heat loss could be improved and reduced in this particular 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 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 XXX Ltd following a visit. This report does not constitute a Structural Survey (now known as a Building Survey).

Signature Document in Relation to A Shop, Woking, Surrey

Schedule of Condition

This signature document represents page 24 and 25 of a 25 page Schedule of Condition relating to:

A Shop, Woking, Surrey

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:

A Shop, Woking, Surrey

As inspected

By

XXX Chartered Surveyors

Signed: Dated:

For and on Behalf of XXX Chartered Surveyors

Lessee

Mr G 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 G

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.