

SCHEDULE OF CONDITION

XXXXX
Northampton
Northamptonshire
NN1 XXX

XXX

FOR
Mr X

Prepared by:
[XXXXXX](#)
INDEPENDENT CHARTERED SURVEYORS

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Introduction and Instruction

We have been instructed to inspect and prepare a Schedule of Condition for XXX, Northampton, Northamptonshire NN1 XXX

We inspected the property on XXX

Information Summary

Address: XXXX, Northampton, Northamptonshire NN1 XXX.

Prospective Tenant: XXXX

Covenants: We have not seen a copy of the lease and we have therefore assumed the property will have a Full Repairing and Insuring lease (FRI), 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 prior to signing of the lease or legal commitment to the lease.

Yield Up Covenant: As a general comment under the terms of most leases there is a Yield Up Covenant requiring repair, redecoration, reinstatement and statutory regulations on termination of the Lease.

From our inspection we can advise that work has not taken place and as such the building you are considering leasing is below the standard set out within most typical FRI leases.

Photographs: We typically take approximately 600 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.

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REPORT FORMAT

To help you understand our report we utilise various terms such as:-

Key to terms used:

Description

This identifies the location of the item and the material/s it is made from.

Condition

This identifies the condition and anticipated future life.

Listed Buildings

This is a listed building and as such there are responsibilities and liabilities over and above that within the lease.

Action Required

We have used an Action Required column throughout the report which identifies and clarifies repairs required and will sometimes give a performance specification i.e. requiring an area of roof to be water tight leaving the how part to the landlord/landlord's surveyor/landlord's builder. This section assumes that materials and workmanship will meet British Standards and Codes of Practice or their equivalent.

Dated defined

Where the term dated is used, we are advising that we do not believe that regular maintenance has been carried out or cyclical maintenance for example three/five year redecoration as per typical clauses within a Full Repairing and Insuring (FRI) lease has not been carried out.

We recommend legal advice and input whenever a Schedule of Condition is appended to the lease

We recommend that a solicitor is employed to ensure the Schedule of Condition that we have prepared is legally attached to the lease and legally binding with the landlord.

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EXTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

Contents:

Front Elevation
Left Elevation
Rear Elevation
Right Elevation
Outside Areas

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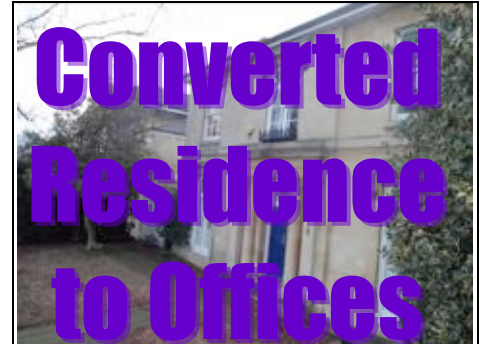
Front External Elevation



Front view



Front view








Front view

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Front right side chimney Right side rendered chimney with four chimney pots</p>  <p>Front left side chimney Rendered, with brick top and chimney pots</p>	 <p>Newly rendered in an inappropriate cement mortar Repairs visible</p>  <p>Repairs to render visible. Hairline cracking.</p> 	<p>Repair, prepare and redecorate</p>  <p>Repair, prepare and redecorate</p>

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<p>Rear right chimney</p> <p>Rear right rendered chimney with brick top and some chimney pots</p> 	<p>Render deteriorating Horizontal cracking</p> 	<p>Repair, prepare and redecorate</p> 
<p>Roofs:</p> <p>Main roof:</p> <p>Shallow pitched clad with slates. Lead cappings to the ridges</p>	<p>Average Few broken slates.</p> 	<p>Joint high level inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.</p>
<p>Gutters and Downpipes:</p> <p>Metal ogee gutters</p> <p>All gutters and downpipes viewed from ground level.</p>	<p>Vegetation growth in gutter</p> 	<p>Clear vegetation from gutters.</p> <p>Ensure all gutters are watertight and falling towards the downpipe and clear.</p> <p>Repair downpipes and secure as necessary, ensure downpipes are clean and clear.</p>



<p>Fascias and Soffits:</p> <p>Painted timber</p>	<p>Dated</p> 	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Coursed stonework with quoins with ledge details (inherent design defects)</p> <p>Ionic columns around entrance</p>  <p>Render to side extension</p>  <p>Air vents to cellar</p> 	<p>General damage. Ledge details catching water, allowing dampness into building</p> <p>DIY quality repairs to base of columns</p>  <p>Cracking to right side</p>   <p>Acting as gutters</p> 	<p>Professionally repair stonework</p> <p>Exclude from lease</p> <p>Or</p> <p>Professionally repair stonework.</p> <p>Exclude cracking and movement from lease.</p> <p>Existing landlord to make an insurance claim and to advise of how it is proceeding.</p> <p>Protect air vents</p> 

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<p>External Detailing:</p> <p>Windows:</p> <p>Style sliding sash windows</p>  <p>Doors:</p> <p>Two French doors, Grill in front of right side French doors</p> 	<p>Flaking paint and bare timber visible.</p>  <p>Deteriorating</p> 	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>
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Left External Elevation





Fascias and soffits deteriorating





Left view
Aerial view – 360 photo



Modern plaster to left side

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys:		See front elevation
Roofs: Shallow pitched clad with slates.		See front elevation
Gutters and Downpipes: Cast iron ogee gutters  All gutters and downpipes viewed from ground level.	Vegetation sitting in gutters. Rusting cast iron. Leaking – looks to be long term due to the rusting and paint flaking. 	Exclude from lease Or Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear.



Fascias and Soffits: Painted timber	Weathered and deteriorating. Looks to be an area that has been replaced. 	Repair, prepare and redecorate
Walls: Cement based render and plaster Brickwork to lower area	Inappropriate cement mortar for this age, type and style of property.  Deteriorating	As this is a listed building we recommend removing cement mortar and replacing with lime based breathable render Ad hoc repointing

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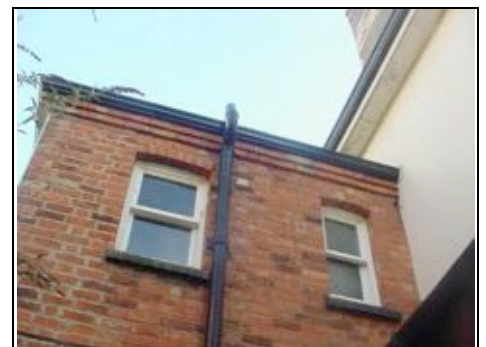
Rear External Elevation





Rear right chimney
Aerial view – 360 photo



Rear view
Aerial view – 360 photo




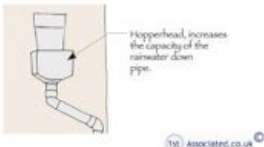

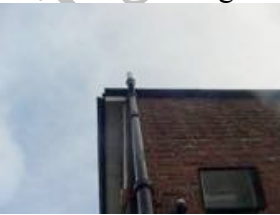



Wall repairs






DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys:		See front elevation
Roofs: Main roof Shallow pitched slate roof with lead ridges, partly vented Hidden valley gutter	Some slipped slates and damaged  Water sitting in valley 	See front elevation We recommend landlord makes hatches to access roof.

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<p>Single storey pitched roof</p> <p>Clad with lead</p> 	<p>Average</p> 	<p>Joint high level inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.</p>
<p>Hopper Head, Gutters and Downpipes:</p> <p>Half round and ogee cast iron gutters and plastic downpipes</p>  <p>Hopper head</p>  <p>All gutters and downpipes viewed from ground level.</p>	<p>Vegetation sitting in gutters. Rusting cast iron. Leaking – looks to be long term due to the rusting and paint flaking.</p>  <p>Awkward detail with rainwater pipe running length of rear left</p> 	<p>Exclude from lease</p> <p>Or</p> <p>Repairs to gutters and downpipes as soon as possible and secure as necessary.</p> <p>Ensure all gutters and downpipes are watertight and falling towards the downpipe and clear.</p>
<p>Soil and vent pipes</p> <p>Two cast iron soil and vent pipes; one to middle right and one to rear right</p> 		<p>Repair, prepare and redecorate</p>



<p>Fascias and Soffits:</p> <p>Painted timber</p>	<p>Weathered and deteriorating</p>	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Flemish bond brickwork</p>  <p>Chemical damp proof course injected</p> <p>Metal diagonal grills protecting the light well to the cellar windows</p>	<p>Inappropriately repointed in cement mortar causing dampness internally. Pattern staining Moss to lower parts of wall</p> <p>Some rebuilding to rear right kitchen area</p>  <p>Cracking rear corner</p>  <p>Incorrect for this age, type and style of property.</p>  <p>Rusting</p> 	<p>Ad hoc repointing in lime mortar</p> <p>Exclude from Lease</p> <p>And/or</p> <p>Landlord to put in an insurance claim for the cracking / movement.</p> <p>Repair</p>



<p>External Detailing:</p> <p>Windows:</p> <p>Sliding sash and casement windows with leaded lights</p>  <p>Altered window</p>  <p>Doors:</p> <p>Timber glazed entrance door</p>	<p>Poor condition, deteriorating with bare timber visible in some areas and wet rot.</p>   <p>Cracking</p> <p>Dated</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>
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Right External Elevation




Close up box gutter
Aerial view – 360 photo



Right view
Aerial view – 360 photo

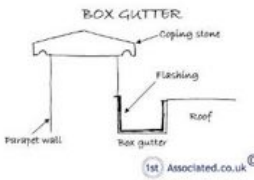





Rusting cast iron hopper head


DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys:		See front elevation
Roofs: Main roof Pitched, clad with slates		See front elevation
Right side single storey flat roof Covered with asphalt (assumed)	Leaking Repairs visible 	Joint high level inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.

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<p>Box gutter</p> 	<p>Debris visible and water sitting in it. Leaking, causing dampness into the building</p> 	<p>Joint high level inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.</p>
<p>Gutters and Downpipes:</p> <p>Cast iron hopper head Ogee cast iron gutter</p>  <p>All gutters and downpipes viewed from ground level.</p>	<p>Rusting and long outstanding leak, leading to growth of vegetation in top of adjoining wall</p> 	<p>Exclude from lease And/or</p> <p>Ensure all gutters are watertight and falling towards the downpipe and clear.</p> <p>Repair downpipes and secure as necessary, ensure downpipes are clean and clear.</p>



Fascias and Soffits: Painted timber	 Deteriorating	 Repair, prepare and redecorate
Walls: Newly rendered in inappropriate cement mortar Flemish bond brickwork to base	 Inappropriate cement mortar that will trap dampness in the property. Area of render not painted to rear 	 Replace cement render with lime based render that is breathable and more appropriate for this age, type and style of building.

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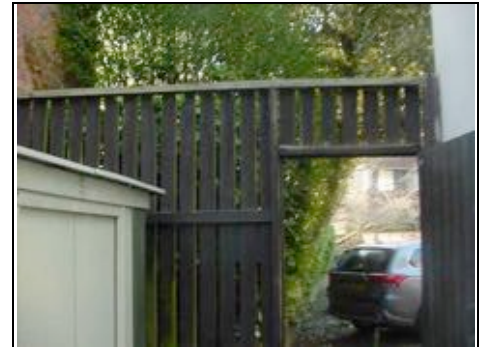
Outside Areas






Rear entrance and car parking



Front garden



Fence to left side



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>FRONT:</p> <p>Gate</p> <p>Trees; some mature</p> <p>Front garden Paving stones</p> 	<p>Rusting</p> <p>Close to perimeter wall</p>  <p>Uneven</p> <p>Waste material, rubbish and general debris.</p> 	<p>Repair, prepare and redecorate</p> <p>Arboriculturalist report (not a tree surgeon) to confirm what work is required and maintain trees.</p> <p>Level and make safe</p> <p>Remove</p>

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<p>Boundary wall Painted, part stucco rendered</p> 	<p>General deterioration and cracking. The capping stone does not appear to have a large enough drip detail and some capping stones missing.</p> 	<p>Repair, prepare and redecorate</p>
<p>LEFT SIDE:</p> <p>Shared garden wall</p> <p>Two cross walls, going side to side: Cross wall no. X to left front Painted</p>  <p>Cross wall no. X to rear left Part brickwork, part vertical timbers with open slats and smoking unit.</p>  <p>Ledge and brace gate</p>	<p>Deteriorating</p> <p>Deteriorating Vegetation growth</p>  <p>Moss covered and rotting. Rusting smoking unit.</p>  <p>Deteriorating</p> 	<p>Ad hoc repairs and repointing</p> <p>Repair, prepare and redecorate and remove vegetation.</p>  <p>Repair/replace</p>  <p>Repair, prepare and redecorate</p>



<p>Paving stones</p>	<p>Uneven</p>  <p>General stored items, waste items and rubbish</p> 	<p>Level and make safe</p> <p>Remove</p>
<p>REAR</p> <p>Car park Shingle with brick paving to the centre</p> <p>Metal gate</p>  <p>Wall around car park Right wall:</p>  <p>Tree by right wall</p>	<p>Moss coverage</p>  <p>Some rust</p>  <p>Vegetation growth</p>  <p>Close to right wall</p>	<p>Cut back vegetation and clear moss</p> <p>Repair, prepare and redecorate</p> <p>Remove vegetation and rebuild/repair.</p> <p>Arboriculturalist to advise</p>



<p>Rear wall Brickwork</p>	<p>Deterioration and old tarring visible and spalling brickwork and holes</p>	<p>Clean and repair/rebuild</p>
		
<p>Tree by rear wall</p>		<p>Arboriculturalist report</p>
<p>Modern metal gated entry</p>	<p>Rusting</p> 	<p>Repair, prepare and redecorate</p>
<p>Planters to right side</p>	<p>Some damaged</p> 	<p>Repair</p>
<p>Brick outbuilding with single pitched slate roof, gutter and downpipe</p>	<p>End cap of gutter missing Ivy growth</p>	<p>Add end cap Remove vegetation and make good brickwork</p>
<p>Hedge to left side</p>	 	<p>Needs maintaining Level and make safe</p>



INTERNAL

All directions given as you face the property.

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GROUND FLOOR

Contents:

Front entrance lobby
Central corridor and staircase
Left side through office
Front right office
Front middle office
Front middle office
Rear middle office
Rear right kitchen
Rear right toilet
Rear entrance lobby

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Front Entrance Lobby



Door



Front entrance lobby



Leaded lights



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Woodchip wallpaper Decorative mouldings	Dated	Repair, prepare and redecorate
Walls: Woodchip wallpaper Embossed wallpaper Double dado rail	Dated	Repair, prepare and redecorate
Floors: Carpet tiles	Some wear	Deep clean or replace

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<p>Detailing:</p> <p>Windows:</p> <p>Leaded light windows to sides and top</p>  <p>Doors:</p> <p>Large panel entrance door, with light above</p>	<p>Dated and dirty</p>  <p>Dated</p>	<p>Clean, repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Lighting</p>		<p>See Services Section</p>

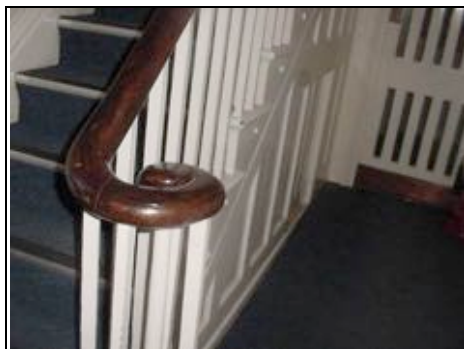
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Central Corridor and Staircase



Staircase



Corridor and stairs



Decorative ceiling rose

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Woodchip paper</p> <p>Decorative ceiling rose</p>	<p>Dated</p> <p>Hairline cracking</p>	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Woodchip paper</p> <p>Painted timber dado rail</p>	<p>Marked and dated</p>	<p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Carpet tiles</p> <p>Large skirting boards</p>	<p>Worn</p> <p>Dated</p>	<p>Deep clean or replace</p> <p>Repair, prepare and redecorate</p>

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<p>Detailing: Doors: Door with GWPP</p> <p>Staircase: Carpet with nosings</p> <p>Balustrades and handrail</p>	<p>Dated</p>  <p>Worn</p>  <p>Marked and dated</p>	<p>Clean, repair, prepare and redecorate</p> <p>Deep clean or replace</p> <p>Repair, prepare and redecorate</p>
<p>Detailing: Access down to cellar</p>	<p>Cracked glass</p>	<p>Repair, prepare and redecorate</p>
<p>Services: Lighting Fire alarm unit Two fire extinguishers</p>  <p>Electric heater</p>		<p>See Services Section</p>



Left Side Through Office




Electric fire in front of fireplace




Front left through office



Rear left through office

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Woodchip paper Decorative mouldings</p>	Dated	Repair, prepare and redecorate
<p>Walls:</p> <p>Panelled walling</p>  <p>Fireplace, with electric heater in front of it.</p> <p>One built in cupboard to front left corner.</p>	Marked and dated	<p>Repair, prepare and redecorate</p> <p>Remove stored items</p>
<p>Floors:</p> <p>Carpet</p>	Wear patterns	Deep clean or replace



<p>Detailing:</p> <p>Windows:</p> <p>Casement window to rear</p> <p>Doors:</p> <p>French doors with shutters</p>	<p>Dated with deterioration to timber framework and condensation to glazing</p> <p>Dated, deterioration and condensation</p> 	<p>Clean, repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Lighting, Category 2 style</p> <p>Electric heater</p>		<p>See Services Section</p> <p>Check suitable for your purposes.</p>

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Front Right Office



Entrance door



Front right office

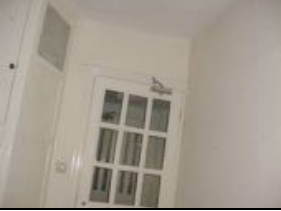


Category 2 style lighting

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Woodchip paper</p>	Dated	Repair, prepare and redecorate
<p>Walls:</p> <p>Woodchip paper</p> <p>Built in cupboards</p> <p>Fireplace - vented</p>	Dated Dampness visible Blown plaster	Repair, prepare and redecorate
<p>Floors:</p> <p>Carpet</p>	Worn	Deep clean or replace
<p>Detailing:</p> <p>Windows:</p> <p>Victorian sliding sash window</p>	Dated	Repair, prepare and redecorate

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<p>Doors:</p> <p>Painted with GWPP vision panels</p> 	<p>Dated</p>	<p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Lighting, Category 2 style</p> <p>1970's Fuseboard to front</p> <p>Electric heater</p>		<p>See Services Section</p> <p>IET test and report</p>

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Front Middle Office



French doors



Front middle office



Electric heater in fireplace

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Woodchip paper Decorative moulding</p>	<p>Dated</p> 	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Painted</p>  <p>Fireplace, with electric fire in front</p> <p>Serving hatch</p>	<p>Dry rot - painted over</p>  <p>Marked</p> 	<p>Exclude all dry rot from lease</p> <p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>

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<p>Large skirtings</p>	<p>Marked and chipped</p> 	<p>Repair, prepare and redecorate</p>
<p>Floors: Carpet</p>	<p>Worn</p> 	<p>Deep clean or replace</p>
<p>Detailing: Windows: Box bay window with leaded lights</p> <p>Doors: Painted panel door</p> <p>French doors to front, with shutters</p>	<p>Dated</p> <p>Average</p>  <p>Average</p>	<p>Clean, repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services: Two fluorescent lights Electric fire</p>		<p>See Services Section</p>



Rear Middle Office



Window



Rear middle office



Carpet

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Picture rail</p> <p>Woodchip paper</p>	Dated	Repair, prepare and redecorate
<p>Walls:</p> <p>Painted</p> <p>Fireplace, with electric heater in front</p>	<p style="text-align: center;">Dampness visible at low level</p> <p style="text-align: center;">Marked</p>	<p style="text-align: center;">Resolve dampness</p> <p style="text-align: center;">Repair, prepare and redecorate</p> <p style="text-align: center;">Clean</p>
<p>Floors:</p> <p>Carpet</p>	Below average	Replace

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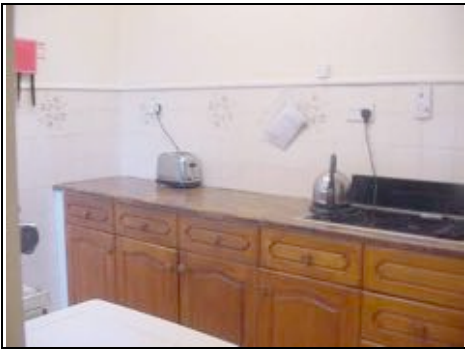


<p>Detailing:</p> <p>Windows:</p> <p>Casement</p> <p>Doors:</p> <p>Painted panel</p>	<p>Dated</p> <p>Average</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>One fluorescent light</p> <p>Electric fire</p>		<p>See Services Section</p>

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Rear Right Kitchen




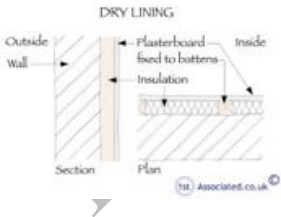

Kitchen units








Kitchen



Tiles off wall

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling:</p> <p>Woodchip paper</p>	<p>Partly re-plastered indicating there has been a leak.</p> 	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Painted Dry lining to right side</p> 	<p>Dampness coming through despite dry lining. Hairline cracking.</p> 	<p>Resolve dampness (see other comments throughout the report) Repair, prepare and redecorate.</p>



<p>Wall tiles</p>	<p>Tiles coming away</p> 	<p>Repair and deep clean or replace</p> 
<p>Floors: Solid, assumed concrete Vinyl floor tiles</p>	<p>Tiling coming up</p> 	<p>Repair and deep clean or replace</p>
<p>Detailing: Windows:</p> <p>Modern picture window with opening lights to the top</p> <p>Doors:</p> <p>Painted</p>	<p>Dated and deteriorating Condensation to sill</p>  <p>Dated</p>	<p>Repair, prepare and redecorate. Add good quality large humidity controlled extract fan</p> <p>Repair, prepare and redecorate</p>
<p>Kitchenette:</p> <p>Stainless steel sink and drainer</p> <p>Kitchen units: Domestic quality</p>	<p>Dated kitchen units</p>	<p>The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.</p>
<p>Services:</p> <p>One fluorescent light Electrics</p>	<p>Diffuser missing Earth test satisfactory</p> 	<p>See Services Section</p> <p>Add diffuser</p>



Rear Right Unisex Toilet



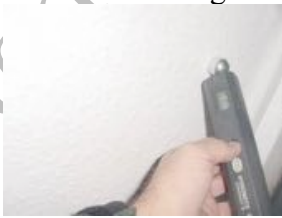
Hairline cracking



WC




Wash hand basin

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling:</p> <p>Woodchip paper</p>	Dated	Repair, prepare and redecorate
<p>Walls:</p> <p>Woodchip paper</p>	<p>Dampness visible</p> <p>Hairline cracking</p> 	<p>Resolve dampness</p> <p>Repair, prepare and redecorate.</p> <p>Landlord to place insurance claim regarding cracking</p>
<p>Floors:</p> <p>Safety style flooring</p>	Average	Deep clean or replace

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<p>Sanitary Ware:</p> <p>One WC</p> <p>One vanity unit</p>	<p>Dated. Water cistern was noisy at the time of our inspection.</p> <p>Dated</p>	<p>Deep clean</p> <p>Deep clean</p>
<p>Detailing:</p> <p>Windows:</p> <p>Timber window</p> <p>Doors:</p> <p>Veneer entrance door with door closer</p> <p>Painted panel WC door with push plate</p>	<p>Dated</p> <p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Two bulkhead style lights</p> <p>Hot water heater: Heatrae Sanai Hot Flow 10</p> 		<p>See Services Section.</p>



Rear Entrance and Lobby Area



Rear entrance



Rear entrance and lobby area



Leaded light above porch


DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Woodchip paper</p>	Dated	Repair, prepare and redecorate
<p>Walls:</p> <p>Woodchip paper</p> <p>Dado rail</p>	Dated	Repair, prepare and redecorate
<p>Floors:</p> <p>Carpet</p>	Worn	Deep clean or replace

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<p>Detailing:</p> <p>Windows:</p> <p>Leaded light</p> <p>Doors:</p> <p>Doors with GWPP</p> <p>Fully glazed door</p>	<p>Dirty</p> <p>Dated</p> <p>Dated with paint chips around door</p>	<p>Clean, repair, prepare and redecorate</p> <p>Clean, repair, prepare and redecorate</p> <p>Clean, repair, prepare and redecorate</p>
<p>Services:</p> <p>One fluorescent light</p> <p>1960's fuseboard</p>  <p>Fire alarm</p>		<p>See Services Section</p> <p>IET test and report</p>

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BASEMENT

Contents:

Stairs and corridor
Front left area
Front right area
Rear left area
Middle right area
Rear right area

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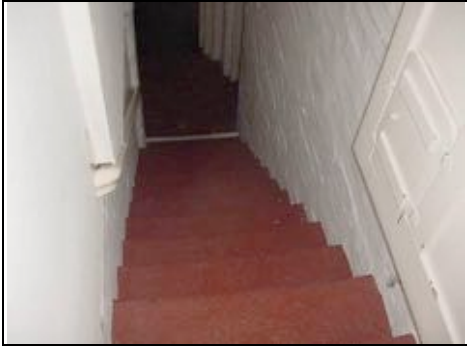
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Staircase and Corridor





Steps down to basement



Door to cellar



Briquettes

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Part boarded and part painted brick barrel vaulted ceiling</p>	Average	Repair, prepare and redecorate
<p>Walls:</p> <p>Painted brick</p> 	<p>High levels of dampness Spalling brickwork</p> 	<p>Resolve dampness Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Briquettes</p>	Average	Deep clean



Detailing: Doors: Painted timber panel entrance door with numerous stickers and warning signs Staircase: Concrete	Dated Average	Repair, prepare and redecorate Deep clean
Services: Fluorescent light	No diffuser	See Services Section Add diffuser

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Front Left Area




Electric heater



Front left area



Air vent

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted brick barrel vaulted</p>	Average	Repair, prepare and redecorate
<p>Walls:</p> <p>Painted brick</p>	<p>High levels of dampness Spalling brickwork</p> 	<p>Resolve dampness Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Briquettes</p>	Average	Deep clean

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Detailing: Windows: Window	 Blocked up	
Services: Two fluorescent lights Extract fan	 One not working Dated	See Services Section Replace

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Front Right Area



Door




Front right area



Quarry tiles

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted brick barren vaulted</p>	Average	Repair, prepare and redecorate
<p>Walls:</p> <p>Painted brick</p> 	<p>High levels of dampness Spalling brickwork</p> 	<p>Resolve dampness. Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Modern quarry tiles</p>	<p>Some debris</p> 	<p>Deep clean. Remove debris.</p>



<p>Detailing:</p> <p>Windows:</p> <p>Window</p> <p>Doors:</p> <p>Ledge door</p>	<p>Blocked up</p> <p>Average</p>	<p>Repair, redecorate, prepare and</p>
<p>Services:</p> <p>Lighting</p> <p>Electric heater</p> <p>Surface mounted electrics</p> <p>Fire extinguisher</p>	<p>Being used as a door stop</p> 	<p>See Services Section</p>

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Rear Left Area



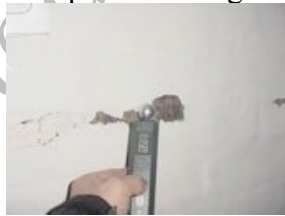
Vaulted ceiling




Rear left area



Looking to front

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted brick barrel vaulted</p>	Average	Repair, prepare and redecorate
<p>Walls:</p> <p>Painted</p> <p>Chimney breast to left side</p> <p>Two pin boards</p>	<p>Dampness coming in</p> 	<p>Resolve dampness</p> <p>Repair, prepare and redecorate</p> <p>Assume previous tenants fixtures and fittings – to be removed by landlord or others.</p>
<p>Floors:</p> <p>Carpet tiles</p>	<p>Worn</p> <p>Waste and storage material</p>	<p>Deep clean or replace</p> <p>Remove</p>



Detailing: Windows: Window to rear	Cracked and dated 	Clean, repair, prepare and redecorate
Doors: Painted panel	Average	Repair, prepare and redecorate
Services: One fluorescent light Electric fire		See Services Section

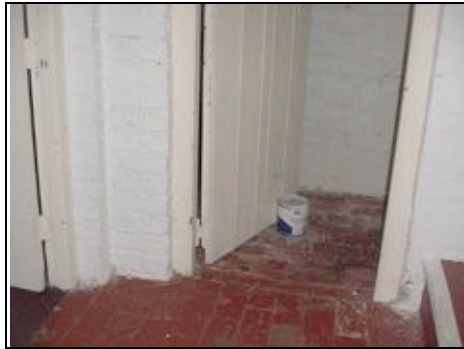
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Middle Right Area





Briquettes



Middle right area




Glazed ceiling light to unknown area

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted brick barrel vaulted</p> <p>Glazed ceiling light to unknown area</p>	Average	Repair, prepare and redecorate
<p>Walls:</p> <p>Painted brick</p>	<p>High levels of dampness</p> <p>Painted over</p> 	<p>Resolve dampness</p> <p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Briquettes</p>	<p>Movement in floor</p> 	<p>Deep clean</p> <p>Landlord to make insurance claim regarding movement in the floor.</p>

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<p>Detailing: Doors:</p> <p>Timber door</p>	<p>Dated</p>	<p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>One fluorescent light</p> <p>Electric fire</p> <p>Pipework; possibly lead</p>	<p>Rusting</p> 	<p>See Services Section</p>

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Rear Right Area







Painted brick walls



Rear right area



Electric heater

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted brick barrel vaulted</p>	<p>Average</p> 	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Painted brick</p>  <p>Openings to unknown areas</p> 	<p>Dampness coming through Black mould</p> 	<p>Resolve dampness Repair, prepare and redecorate</p>

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<p>Floors:</p> <p>Briquettes</p>	<p>Marked. We believe the deterioration relates to water damage.</p> 	<p>Deep clean</p>
<p>Detailing:</p> <p>Doors:</p> <p>Ledge door</p>	<p>Dated</p> 	<p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>One fluorescent light</p>		<p>See Services Section</p>

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FIRST FLOOR

Contents:

Stairs and middle corridor
Front left through office
Rear left through office
Front middle board room
Rear middle office
Front right office
Rear right office
Rear right ladies toilet

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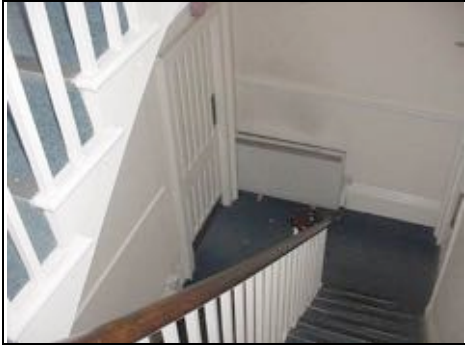
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Staircase and Middle Corridor





Staircase



Corridor and steps to right side



Middle corridor

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Woodchip paper</p>	<p>Dated Hairline cracking</p> 	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Painted</p> <p>Large skirting boards</p>	<p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Carpet tiles</p>	<p>Worn</p> <p>Debris and waste items</p> 	<p>Deep clean or replace</p> <p>To be removed</p>

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<p>Detailing:</p> <p>Windows:</p> <p>Sliding sash windows with margins to the front and security bars to the rear</p> <p>Doors:</p> <p>Painted panel</p> <p>Staircase:</p> <p>Handrail</p>	<p>Dated and deteriorating</p>  <p>Damaged externally</p>  <p>Marked and dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Lighting</p> <p>Computer Server</p>		<p>See Services Section</p>



Front Left Through Office



Sliding sash window




Left through office to front



Electric heater in front of fireplace

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>	Dated	Repair, prepare and redecorate
<p>Walls:</p> <p>Picture rail with modern plaster above it</p> <p>Woodchip paper</p> <p>Fireplace with electric heater in front</p> <p>Shelving</p> <p>Cupboard</p> <p>Painted skirtings</p>	<p>Dated</p> <p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p> <p>Assume previous tenants fixtures and fittings; to be removed</p> <p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Carpet</p>	<p>Worn.</p> <p>Deflection</p>	Deep clean or replace



<p>Detailing:</p> <p>Windows:</p> <p>Double sliding sash windows</p> <p>Doors:</p> <p>Painted flush door, panel to front,</p>	<p>Dated Damage to door internally.</p> <p>Dated Door closer missing</p> 	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Two fluorescent lights</p>		<p>See Services Section</p>

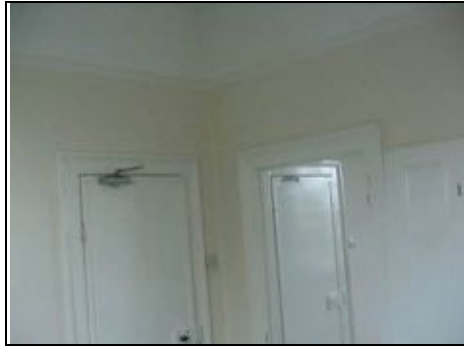
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Rear Left Through Office





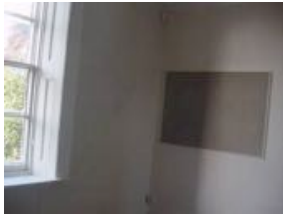
Entrance door



Rear left through office



Electric heater in front of fireplace

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:		
Woodchip paper	Dated	Repair, prepare and redecorate
Walls:		
Picture rail with modern plaster above it	Dated	Repair, prepare and redecorate
Painted woodchip paper	Marked and dated	Repair, prepare and redecorate
Fireplace		Repair, prepare and redecorate
Cupboard		
Pin board		Assume previous tenants fixtures and fittings; to be removed Repair, prepare and redecorate

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<p>Painted skirtings</p>	<p>Marked</p> 	<p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Carpet</p>	<p>Worn</p> 	<p>Deep clean or replace</p>
<p>Detailing:</p> <p>Windows:</p> <p>Double sliding sash windows</p>  <p>Doors:</p> <p>Painted flush door, panel to front, with door closers</p> 	<p>Deterioration and condensation</p>  <p>Heavily marked. Door come off between front and rear office.</p> 	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>One fluorescent light</p> <p>Surface mounted wiring</p>		<p>See Services Section</p>



Front Middle Board Room



Entrance door
– marked as Board Room



Front middle board room



Picture rail and ceiling


DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>	Dated	Repair, prepare and redecorate
<p>Walls:</p> <p>Picture rail with painted area above</p> <p>Woodchip paper</p> <p>Fireplace with electric fire to the front</p>	Dated	Repair, prepare and redecorate
	Asbestos do not disturb sticker	Asbestos report required.
<p>Floors:</p> <p>Carpet</p>	Worn Deflection	Deep clean or replace

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<p>Detailing:</p> <p>Windows:</p> <p>Sliding sash windows</p> <p>Doors:</p> <p>Marked as Board Room Painted, panel externally, flush internally with door closer</p>	<p>Cracked glass Signs of black mould Bare timber visible externally</p>  <p>Marked</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Two fluorescent lights</p> <p>Electric heater</p> <p>Surface mounted wiring</p>		<p>See Services Section</p>

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Rear Middle Office



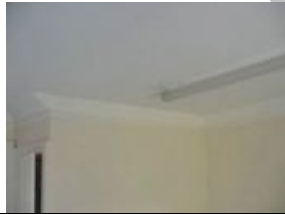

Sliding sash window



Rear middle office



Electric fire in front of fireplace

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Woodchip paper</p>	<p>Dated</p> 	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Picture rail with painted area above</p> <p>Woodchip paper</p> <p>Fireplace, hidden by electric heater</p> <p>Painted skirting</p>	<p>Dampness visible</p> <p>Dated</p> <p>Dated</p> 	<p>Resolve dampness. Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate</p>



<p>Cupboard under stairs, with shelving and coat hooks</p> 	<p>Hairline cracking in cupboard ceiling Pattern staining where shelves, etc removed</p> 	<p>Repair, prepare and redecorate</p>
<p>Floors: Carpet</p>	<p>Holes</p>	<p>Replace</p>
<p>Detailing: Windows: Sliding sash window</p> <p>Doors: Painted; panel to front, flush to rear, with door closer</p>	<p>Dated</p>  <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services: Lighting Electric heaters</p>		<p>See Services Section</p>



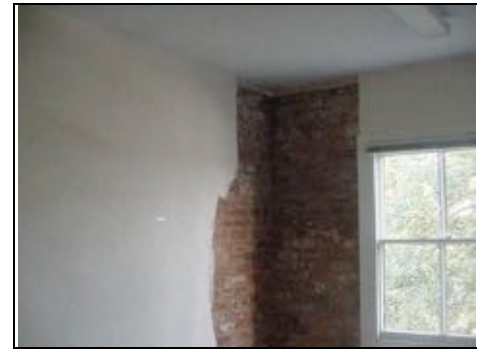
Front Right Office



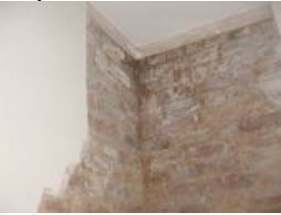

Dampness coming through



Front right office



Exposed brickwork

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Woodchip paper</p>	<p>Dated</p> <p>Hairline cracking</p>	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Painted</p> <p>Exposed brickwork</p>  <p>Fireplace, hidden by electric heater</p> <p>Large skirting board</p>	<p>Dampness coming through</p>  <p>Dated</p>	<p>Resolve dampness</p> <p>Repair, prepare and redecorate.</p> <p>Note our earlier comments about the property being wrongly rendered in a hard/cement based render which means this property cannot breathe and dampness will continue.</p> <p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Carpet</p>	<p>Worn</p> <p>Deflection</p>	<p>Deep clean or replace.</p> <p>Check for rot to joist ends.</p>



<p>Detailing:</p> <p>Windows:</p> <p>Victorian sash window</p> <p>Doors:</p> <p>Painted panel</p>	<p>Average</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>One fluorescent light</p> <p>Electric heaters</p> <p>Surface mounted conduit</p>		<p>See Services Section</p>

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Rear Right Box Office




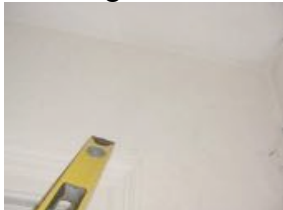
Cracking



Rear right box office


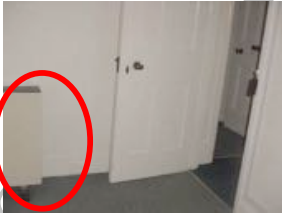


Black mould to corner

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Woodchip paper</p>	Dated	Repair, prepare and redecorate
<p>Walls:</p> <p>Woodchip paper</p> <p>120mm skirting board</p>	<p>Black mould to right corner</p> <p>Dampness coming in</p>  <p>Cracking</p> 	<p>Resolve dampness</p> <p>Repair, prepare and redecorate</p> <p>Landlord to place an insurance claim for the cracking.</p> <p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Carpet</p>	Worn	Deep clean or replace

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<p>Detailing:</p> <p>Windows:</p> <p>Sliding sash window with two panes</p> <p>Doors:</p> <p>Painted panel door</p>	<p>Dated</p> <p>Sash cords broken</p> <p>Dated</p> 	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>One fluorescent light</p> <p>One older style internal storage heater to rear</p>		<p>See Services Section</p>

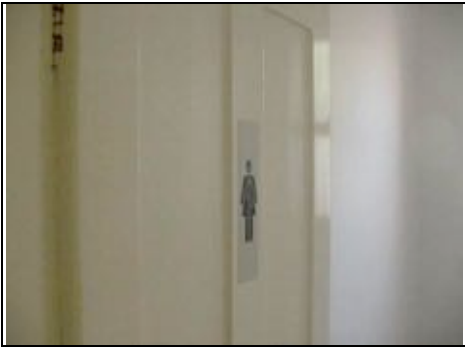
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Rear Right Ladies Toilet



Entrance door



Ladies Toilet




Window

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate
Walls: Painted	Dated Old fixing points	Repair, prepare and redecorate.
Floors: Safety style flooring	Marked and dated	Deep clean or replace
Sanitary Ware: One WC One older style wash hand basin	Average Average	Deep clean Deep clean

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<p>Detailing:</p> <p>Windows:</p> <p>One window</p> <p>Doors:</p> <p>Painted panel</p>	<p>Average</p> <p>Average</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Lighting</p> <p>Piping – possibly lead</p> 		<p>See Services Section.</p> <p>Landlord to provide report to confirm all lead removed from the property.</p>

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SECOND FLOOR

Contents:

Staircase
Front Office
Rear Office

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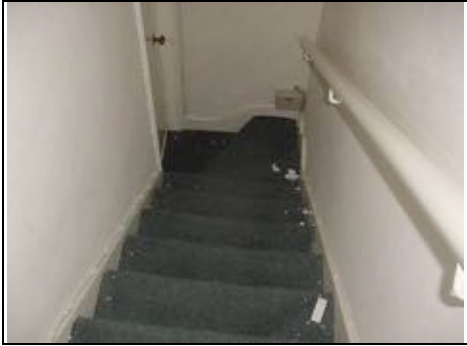
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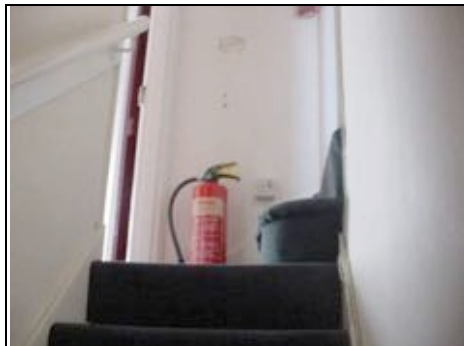
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Staircase and Landing



Looking down stairs



Top of stairs and landing



Loft hatch to roof space

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted vaulted</p> <p>Loft hatch to right side roof space.</p>	<p>Dated Hairline cracking</p> 	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Painted</p>	<p>Dated Hairline cracking</p> 	<p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Carpet</p>	<p>Worn</p> <p>Debris and waste material</p>	<p>Deep clean or replace.</p> <p>To be removed</p>



Detailing:		
Doors: Painted panel door	Dated	Repair, prepare and redecorate
Staircase: Balustrades	Dated	Repair, prepare and redecorate
Services:		See Services Section
Lighting		
One fire extinguisher	Fallen off wall	Re-secure

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Front Office





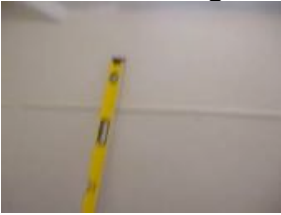

Steps up to front office



Dormer window



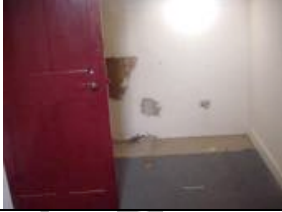


Hairline cracking

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted vaulted</p>	<p>Dated</p> <p>Hairline cracking</p>	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Painted</p> 	<p>Dated, dampness coming through.</p>  <p>Hairline cracking</p>  <p>Patch repairs and areas where plumbing has been removed.</p> 	<p>Resolve dampness</p> <p>Repair, prepare and redecorate</p>

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<p>Floors:</p> <p>Carpet</p>	<p>Worn</p>	<p>Deep clean or replace</p>
<p>Detailing:</p> <p>Windows:</p> <p>One dormer window, looking out onto a valley gutter</p>  <p>Doors:</p> <p>Claret painted panel door</p>	<p>Black mould and condensation</p>  <p>Dated</p> 	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>One fluorescent light</p>		<p>See Services Section</p>



Rear Office



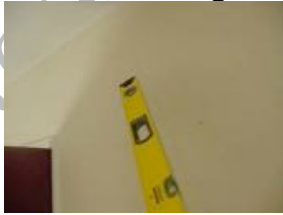


Looking towards window



Rear office






Vaulted ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted vaulted</p>	<p>Dated Hairline cracking</p>	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Painted</p> <p>Vented chimney breast</p> <p>Cupboard</p>	<p>Dated Hairline cracking</p>  <p>Dampness, particularly to chimney area</p>  <p>Dampness visible</p> 	<p>Resolve dampness</p> <p>Repair, prepare and redecorate</p>

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<p>Floors:</p> <p>Carpet</p>	<p>Average</p>	<p>Deep clean or replace</p>
<p>Detailing:</p> <p>Windows:</p> <p>Casement with a margin</p>  <p>Doors:</p> <p>Two claret painted panel doors</p>	<p>Condensation and signs of black mould and deterioration. Timber bare externally</p>  <p>Dated</p> 	<p>Resolve dampness Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Two fluorescent lights</p> <p>Electric heaters</p>		<p>See Services Section</p>



Internal Rear Right Roof



Timber visible to ridge



Mould due to lack of ventilation



Mould to timbers

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roof Access:</p> <p>No access ladder, no light or, floorboards</p>		
<p>Roof Structure:</p> <p>Relatively modern cut timber roof</p> 	<p>Has had repairs</p>	<p>Make watertight and clean</p>
<p>Roof Timbers:</p> 	<p>Covered in moss/mould Dampness visible</p> 	<p>Make watertight and clean</p>
<p>Protective Underlayer:</p> <p>Hessian based felt</p>		



Ventilation: Mushroom vents seen externally.		
Insulation: Over insulated		

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OTHER MATTERS

SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The Landlord/Tenant should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

Electrics

The electrics are: 1960's, located to the rear entrance lobby and 1970's located to ground floor front right office.

ACTION REQUIRED: Institution of Engineering and Technology standards (IET) test and report and any recommendations to be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Lighting

The current lighting is dated in some areas. You need a specialist to check and confirm the lighting is appropriate for how you intend to use the building.

ACTION REQUIRED: The lighting should be appropriate for the use and upgraded as necessary.

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Space heating

The space heating is via electric heaters, located throughout the property. Some are dated and some are in a state of disrepair.

Stopcock location

The stopcocks have not been located or tested; the agent to advise.

Fire Safety/Fire Alarms/Emergency Lighting

Specialist advice should be sought.

Security Alarm

It was noted there was an alarm box to the rear elevation.

ACTION REQUIRED: You need to check with your legal advisor as to the ownership of the alarm system. The important thing with a security alarm is to make sure whether it is a landlord fixture and fitting an past tenant's fixture and fitting and whether it is working and if so whether it is fully maintained and is acceptable to your insurer.

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-letability of a property.

Equalities Act 2010

The Equality Act 2010 legally protects people from discrimination, combining several pieces of earlier legislation, including the Disabilities Discrimination Act 1995 (DDA). The Act requires providers of services and employers to make reasonable provisions for those with disabilities

It should be appreciated that the definition of disability is all encompassing, hence includes those who are partially sighted, heard of hearing, as well as ambulant disabled persons – not just those confined to wheelchairs as many people tend to think.

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In many cases physical changes to the buildings may be required, such as creating level/ramped approaches, the provision of accessible WCs, adjustments to the height of door entry systems for wheelchair uses, and the use of higher contrast internal colour schemes to aid those with visual impairments. However, physical changes may not always be necessary; in some instances it may be acceptable to implement a staff training and management policy to deal with disabled visitors.

ACTION REQUIRED: You should enquire as to the availability of an Access Audit for the property, a report prepared by a specialist examining the various aspects of the building. Whether works are reasonable or otherwise depends on the age and type of the building, and to some extent the nature of your business and the likely visitors. We recommend you commission an Access Audit if one is not available.

Asbestos Register

In a property of this age there may well be some asbestos and we did note asbestos stickers in the property. Asbestos was commonly used post war until it was banned only in the 1990s, 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.

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

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Certificates required to be obtained from landlord/outgoing lessee

Test certificates to be provided on:-

- 1) Asbestos - Up to date asbestos report with samples.
- 2) Chimneys - Certificates confirming chimneys have been swept.
- 3) Drainage – closed circuit TV camera report.
- 4) Electrics – An Institution of Engineering and Technology (IET) standards test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
- 5) Energy Efficiency Certificate
- 6) Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase and any other specialist testing.
- 7) Gas Safe inspection and test report (you need to see heating in working order)
- 8) Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
- 9) Safe Access System - Ensure there is a full safe access system for maintenance access and that this has been tested.
- 10) Security and alarm system to be tested/information provided.
- 11) Any information with regard to the damp proofing work that has been carried out.
- 12) Any proposed planned maintenance that the landlord will be carrying out before the Full Repairing and Insuring lease takes place on the basis of the property condition and Schedule of Condition.

Tests and reports are standard requirements of a Full Repairing and Insuring lease as is redecoration before the end of the lease. We have not been instructed to carry out independent separate services tests.

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LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

This is not a structural survey or a building survey.

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.

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 has been prepared by XXX, 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, Northampton,
Northamptonshire NN1 XXX**

Schedule of Condition

This signature document represents page 88 and 89 of an 89 page Schedule of Condition relating to:

XX, Northampton, Northamptonshire NN1 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:

XXXX, Northampton, Northamptonshire NN1 XXX

As inspected on XXXX

By

XXX, Chartered Surveyors

Signed: Dated: XXX

For and on Behalf of XXXX, Chartered Surveyors

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Lessee

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:
XXXX

Landlords Representative (delete as applicable)

Print Name: for and on behalf of has inspected and read the Schedule of Condition for and 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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