

JOB REFERENCE: X X X X X

SCHEDULE OF CONDITION
Retail Unit and
Private Living Accommodation
XXX
Chingford
London. XXX

XXXX



FOR

Mr X

Prepared by:

XXXXX

INDEPENDENT CHARTERED SURVEYORS

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SCHEDULE OF CONDITION

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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 XXXX.

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:	XXXX Chingford, London. E4 XXX
Prospective Tenant/Owner:	Mr X
Covenants: Repairing Covenant, Redecorating Covenant, Reinstatement and Statutory Regulation Covenant Yield Up Clause:	<p>We have not had information as to whether this is a freehold or leasehold tenure.</p> <p>We assume this is a leasehold tenure and 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.</p>
Photographs:	<p>We typically take approximately 300 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.</p>
Orientation:	<p>All directions are taken as if viewing the property from the front.</p>
Weather:	<p>At the time of the survey the weather was dry and sunny. The weather did not hamper our survey.</p>

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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.

Contents:

Front Elevation
Rear Elevation
Right Hand Elevation
Roof
Outside Areas

Asbestos Warning:

We believe that we have found asbestos - We are not asbestos surveyors.

In this age of property it was very common to use asbestos. Most leases require an asbestos report. We have not carried out an asbestos test or report but we would recommend one is carried out.

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FRONT EXTERNAL ELEVATION





DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys: Two red brick chimneys to right hand side</p>  	<p>Spalling</p>	<p>Repair</p>
<p>Roofs: Main Roof: Hipped, pitched, tiled (without sarking felt)</p>  <p>Front Flat Roof:</p> 	<p>Slipped and damaged tiles</p> <p>Movement visible at the junction of the adjoining building.</p> <p>Leak to left hand side possibly leaking elsewhere</p>	<p>Re-roof with adding a protective underlayer and immediately re-sit, re-bed any tiles and make watertight.</p> <p>Make watertight.</p>

<p>Gutters and Downpipes:</p> <p>Mixture of cast iron and plastic</p>	<p>Cast iron – rusting</p> 	<p>Repair cast iron gutters and downpipes and use a rust stop agent.</p> <p>Ensure all gutters are watertight and falling towards the downpipe.</p> <p>Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Fascias and Soffits:</p> <p>Painted timber</p>	<p>Redecorate/repair</p> 	<p>Prepare, repair and redecorate.</p>
<p>Walls:</p> <p>Predominately painted render</p>		<p>Prepare, repair and redecorate.</p>

<p>External Detailing:</p> <p>Windows: Plastic bay window at first floor level</p> <p>Shop Front Window: Fixed window</p> <p>Shop Entrance Door: Right hand side</p> <p>Private Living Accommodation Entrance Door: Timber door, left hand side</p>	<p>Marked</p>   <p>repairs to door</p>  <p>handle push pull plate</p>  <p>Marked</p>	<p>Clean</p> <p>Prepare, repair and redecorate.</p> <p>Prepare, repair and redecorate.</p> <p>Prepare, repair and redecorate.</p>
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REAR ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>London stock brick</p> 		<p>Check flashing and ensure watertight.</p>
<p>Roofs:</p> <p>Main Roof: Hipped, pitched, tiled (without sarking felt)</p> <p>Flat Roof: Mineral felt with limited falls</p>	<p>Slipped and damaged tiles</p> <p>Felt is not bonded in many areas and we noted there is minimum fall.</p> 	<p>As front elevation.</p> <p>Check and confirm the roof window is watertight</p>

External Detailing:		
Windows: First floor: Timber	Rotten, knife test carried out.	Prepare, repair and redecorate.
Ground floor: Metal single glazed	Paintwork deteriorating, metal visible.	Prepare, repair and redecorate.
Doors: Painted.	Deteriorating	Prepare, repair and redecorate.

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RIGHT HAND EXTERNAL ELEVATION





DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: See front elevation		
Roofs: Hipped, pitched, tiled (without sarking felt) limited view		See front elevation
Gutters and Downpipes: Mixture of cast iron and plastic	Cast iron - rusting	Repair cast iron gutters and downpipes and use a rust stop agent. Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.

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<p>Walls: Painted render</p> <p>Stretcher Bond brickwork Airbricks</p>	<p>Vertical crack to right hand side running the length of the single storey extension</p>  <p>Dampness visible to the front at high level from a leaking roof.</p> 	<p>Prepare, repair and redecorate.</p>
<p>External Detailing: Windows: One plastic window</p>		<p>Clean</p>

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<u>OUTSIDE AREAS</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Courtyard Concrete	Cracked	Repair
Rear Garden 		
Alleyway to rear 	Limited access to this area.	
Fencing 	Benefit from redecoration	Prepare, repair and redecorate

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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

Front of House area:

1 Retail trading area

Back of House area:

2 Serving counter

3 Preparation area

4 Fridge/Freezer area

5 Toilets (rear)

6 Rear Access corridor/Staff room

Office areas:

7 Middle office

8 Rear office

First Floor

9 Entrance hallway

10 Bedroom One (front left hand side)

11 Bedroom Two (front right hand side)

12 Shower room (rear)

13 Kitchen (rear)

14 Lounge (middle)

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RETAIL TRADING AREA

Ground Floor

Front of House

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Shop Trading Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended ceiling with exposed grid	Average	
Walls: False walls/dry lined	Average, may be hiding latent defects such as damp and asbestos	Reports to be provided.
Floors: Tiled	Average	Deep clean
Detailing: Windows: Glazed shop front window Doors: Painted	Average Marked	Clean Clean

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Back of House

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Counter area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended ceiling with exposed grid	Average	
Walls: False walls/dry lined	Average, may be hiding latent defects such as damp and asbestos	Reports to be provided.
Floors: Small tiles	Average	Deep clean

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Preparation Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended ceiling with exposed grid	Average	
Walls: False walls/dry lined	Average, may be hiding latent defects such as damp and asbestos	Reports to be provided.
Floors: Small tiles	Average	Deep clean

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Fridge/Freezer Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plasterboard	Average	
Walls: False walls/dry lined	Average, may be hiding latent defects such as damp and asbestos	Reports to be provided.
Floors: Small tiles	Average 	Deep clean

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Staff Toilets



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Average	
Walls: Tiles	Dampness found Possibly Rising Damp or condensation 	Deep clean Stop dampness
Floors: Small tiles	Average	Deep clean
Sanitary Ware: WC and wash hand basin	Average	Deep clean
Detailing: Windows: Metal single glazed with bars	Average Bars not straight Broken pain of glass	Benefit from painting. Bars re-straighten. Replace glass

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Access Corridor/Staff Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	
Walls: Painted	Average Staircase not lined	Line to make fire resistant
Floors: Small floor tiles	Average	Deep clean



Services:

Electrics and Gas meter are located under the stairs. Appropriate testing required.



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Rear Office One



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended ceiling with exposed grid	One broken ceiling tile	Replace
Walls: False walls/dry lined	Average, may be hiding latent defects such as damp and asbestos	Reports to be provided.
Floors: Laminate	Marked Internal manhole	Clean/replace Unable to open to inspect. Closed tv camera report required.
Detailing: Windows: Barred metal single glazed	Require redecoration and bars	Prepare, repair and redecorate

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Office Two
(middle)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Suspended ceiling with exposed grid	Average	Clean/replace
Walls: False walls/dry lined	Average, may be hiding latent defects such as damp and asbestos	Reports to be provided.
Floors: Laminate	Marked	Clean/replace
Detailing: Windows: One small window	Marked	Clean

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FIRST FLOOR

PRIVATE LIVING ACCOMMODATION

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Entrance Hallway



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Suspended ceiling tiles with exposed grid</p>	<p>Dampness coming in from the flat roof above</p>	<p>Make watertight</p>
<p>Walls:</p> <p>Painted with Artex/Asbestos paint</p>	<p>Rising damp to bottom left hand side wall</p> <div style="text-align: center;">  </div>	<p>Asbestos Report required Dampness Report required</p>
<p>Floors:</p> <p>Carpet</p>	<p>Marked</p>	<p>Clean/replace</p>

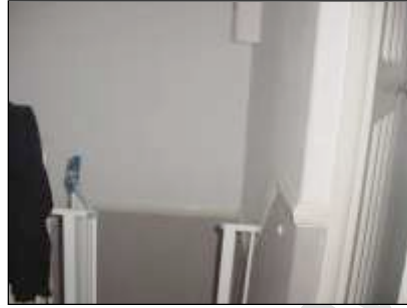
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Landing currently used as an office



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Access into the roof	Dated	Prepare, repair and redecorate.
Walls: Painted with Artex/Asbestos paint	Marked	Asbestos Report required
Floors: Carpet	Marked	Clean/replace

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Bedroom One
(front left hand side)

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Prepare, repair and redecorate.
Walls: Painted	Marked	Prepare, repair and redecorate.
Floors: Carpet	Marked	Clean/replace
Detailing: Windows: Plastic double glazed	Marked	Clean

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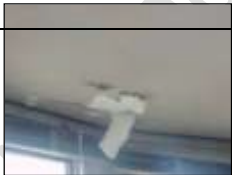
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Bedroom Two
(front right hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated Flaking paintwork 	Check if bay window roof is leaking and make watertight if found to be leaking. Prepare, repair and redecorate.
Walls: Painted	Marked	Prepare, repair and redecorate.
Floors: Carpet	Marked	Clean/replace
Detailing: Windows: Plastic double glazed	Marked, leak to Bay window at the front of the property.	Make watertight. Clean
Built in Cupboard: running the length of right hand side wall	Could be hiding dampness, this is the area where the crack in the building is present	

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Lounge (middle)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Prepare, repair and redecorate.
Walls: Painted	Marked	Prepare, repair and redecorate.
Floors: Carpet	Marked	Clean/replace
Detailing: Windows: Timber	Deteriorating	Prepare, repair and redecorate.
Lighting: Older style 1970s ceiling lights		Replace

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Shower room



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Prepare, repair and redecorate.
Walls: Painted and tiles Tiles	Dampness and mould visible Dirty 	Remove mould Prepare, repair and redecorate. Deep clean
Floors: Carpet	Marked	Replace
Sanitary ware: WC, wash hand basin and shower	Marked	Deep clean
Detailing: Windows: Timber	Deteriorating	Prepare, repair and redecorate.


Services:		
Extract Fan:	Dated	Overhaul/replaced

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Kitchen
(rear)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	Repair, prepare and redecorate
Walls: Painted	Average	Repair, prepare and redecorate
Floors: Vinyl	Average	Clean and/or replace
Detailing: Windows: Doors: No door	Black mould from condensation No door 	Remove mould. Repair windows, prepare and redecorate Replace door
Kitchen Equipment: The domestic equipment has not been inspected. Advised area cold		

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OTHER MATTERS

SERVICES

Electrics

The electrics were located under the stairs.

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

Heating

The property has a wall mounted Potterton profile boiler located on the first floor in the kitchen.

ACTION REQUIRED: Gas Safe certificate required.

The vendor advised that the Kitchen is very cold

Air Cooling Units

The property has air cooling units

ACTION REQUIRED: Ensure regularly cleaned and serviced.

Extract Vent

The extract vent in the commercial preparation kitchen discharges above the entrance door.

ACTION REQUIRED: Ensure regularly cleaned and serviced.

Extract Fan

There is no extract fan in the first floor private living accommodation kitchen which is a humidity generating area.

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ACTION REQUIRED: Add humidity controlled extract fan.

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

Asbestos has been noted in a property of this age there is 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

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covered by Health and Safety legislation and you are recommended to

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seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

We are not asbestos surveyors.

Security

We recommend improving security to rear entrance door and add a video entry system to the front door.

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

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**Signature Document in Relation to
XXXX, Chingford, London. E4 XXX**

Schedule of Condition

This signature document represents page 38 and 37 of a 38 page Schedule of Condition relating to:

XXXX Chingford, London. E4 XXX

as prepared by

XXXX Independent 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 Chingford, London. E4 XXX

As inspected on XXXX

By

XXXX, Independent Chartered Surveyors

Signed: Dated: XXXXX

For and on Behalf of XXXXX, Independent Chartered Surveyors

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Lessee

Mr 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:
Mr X

Landlords Representative (delete as applicable)

Print Name: for and on behalf of
..... has inspected and read the
Schedule of Condition for an on behalf of
and accepts that it is a true and accurate record.

Signed: Dated:
For and on Behalf of:

I have the authority to sign this document on behalf of the aforementioned
company.

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