JOB REFERENCE: XXXX

SCHEDULE OF CONDITION

Warehouse
XXXX
XXXX
High Wycombe,
Buckinghamshire. HP12 XXX

XXXX

FOR

XXXX

Prepared by:
XXXX
INDEPENDENT CHARTERED SURVEYORS

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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

Information Summary

Address:	XXXXX High Wycombe, Bucks. HP12 XXX
Prospective Tenant:	XXXXX
Covenants: Repairing Covenant, Redecorating Covenant, Reinstatement Covenant, Statutory Regulation Covenant, Yield Up Covenant:	We have not seen a copy of the lease and we have therefore assumed the property has 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 immediately.
Photographs:	We typically take approximately 400 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. A further 80 photographs were taken on XXXX on a second revisit.
Orientation:	All directions are taken as if viewing the property from the front.
Weather:	At the time of the survey the weather was dull, overcast and windy. The weather did not hamper our survey.
Key to terms used: Dated	Where the term dated is used, we do not believe the cyclical three/five year redecoration as per a standard Full Repairing and Insuring (FRI) lease requirements has taken place.

As a general comment under the terms of a typical yield up clause there is a repair, redecoration, reinstate and statutory regulate on termination of the Lease. We can see that these have not taken place in this instance by the previous tenant or the landlord and as such the building that has been taken over is below the standard requirements.

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ELEVATIONS

All directions given as you face the property.

The property has been viewed from ground level.

Contents:

Front Elevation
Left Elevation
Rear Elevation
Outside Areas

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FRONT EXTERNAL ELEVATION

Front left side

Front middle

Front right side

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Asbestos Shallow pitched	Limited view of shallow asbestos roof. Moss was noted which normally means the roof is deteriorating. Front left hand corner of roof	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. Asbestos report and testing.

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Gutters and Downpipes: Concrete gutters Cast iron and plastic downpipes Leaking gutters causing dampness to concrete portal frame	Our view of the gutters was limited. Leaking causing deterioration to concrete gutters and building below, lintels and concrete frame of building. Spalling and deterioration to concrete gutters	Joint high level inspection of the guttering 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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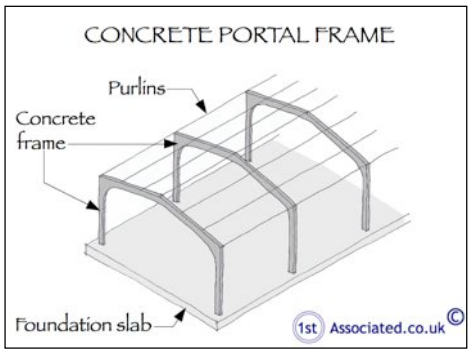
Walls Structure: Portal concrete frame  	Some areas of portal frame are saturated from leaking gutters and roof Saturated areas Deterioration to concrete frame	Resolve leaks from gutters and downpipes and make watertight. Repair concrete portal frame as necessary.

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Walls: Stretcher bond brickwork **Bay One:** Stretcher bond brickwork Incorporates roller shutter door Hopperhead and downpipe on right hand side Saturated brickwork	Exposed concrete lintel Left side marking on brickwork Gap to the concrete frame and brickwork to left and right side Spalling to right side Leaking gutters and hopperhead causing saturation of brickwork below Saturated bricks Impact damage and deterioration around turn of canopy doors. Closed circuit TV camera	Resolve leaks from gutters and downpipes and make watertight. Re-pointing and repairs to brickwork required once gutters and downpipes are watertight. Monitor

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Bay Two: Stretcher bond brickwork Incorporates roller shutter door Flue right hand side 	Leaking gutters and hopperhead causing saturation of brickwork below Exposed concrete lintel High level movement around roller shutter doors Plants growing out from brickwork Spalling and deteriorating brickwork and concrete portal frame. Waterlogged brickwork Old sign positions Impact damage and deterioration around turn of canopy doors.	Resolve leaks from gutters and downpipes and make watertight. Re-pointing and repairs to brickwork required once gutters and downpipes are watertight.

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Bay Three: New Stretcher bond brickwork above the doors and old brickwork below. Aluminium flue right side Incorporates roller shutter door 	 Water saturation Efflorescence Hole created into a vent with two bricks Spalling brickwork left side with stepped cracking Hairline cracking to brickwork Impact damage and deterioration around return of roller shutter doors.	Resolve leaks from gutters and downpipes and make watertight. Re-pointing and repairs to brickwork required once gutters and downpipes are watertight.

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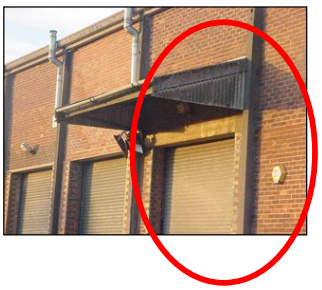
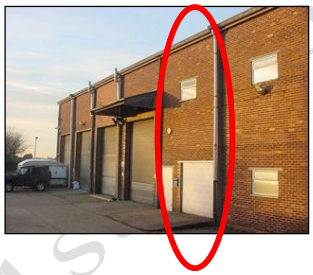
Bay Four: Stretcher bond brickwork Incorporates roller shutter door and projecting asbestos roof/canopy 	Exposed concrete lintel Marked and damaged to either side of door Impact damage and deterioration around return brickwork adjacent to roller shutter doors. Asbestos canopy deteriorating	Resolve leaks from gutters and downpipes and make watertight. Re-pointing and repairs to brickwork required once gutters and downpipes are watertight. Asbestos test and report
Bay Five: Stretcher bond brickwork One first floor window One Door One blocked up garage size door  Right hand side hopperhead and downpipe – cast iron and plastic One letterbox	Spalling brickwork particularly left side and plant growth Left side concrete pier saturated Damp staining to brickwork from leaking gutters Predominately replaced in plastic	Resolve leaks from gutters and downpipes and make watertight. Re-pointing and repairs to brickwork required once gutters and downpipes are watertight.

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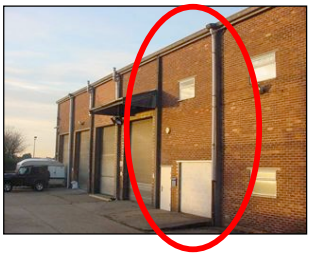
Bay Six: Stretcher bond brickwork Two windows one at first floor and one at ground floor level 	Concrete lintels exposed Cracking around lintel Moss at base of brickwork	Resolve leaks from gutters and downpipes and make watertight. Re-pointing and repairs to brickwork required once gutters and downpipes are watertight.
Bay Seven: Stretcher bond brickwork Part of the adjoining property within the boundary of this property. 	Concrete lintels exposed Staining visible under concrete gutters and deterioration to concrete portal frame Hole drilled at the base approximately 150mm diameter Impact damage Moss to base left side	Resolve leaks from gutters and downpipes and make watertight. Re-pointing and repairs to brickwork and make good holes required once gutters and downpipes are watertight.

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External Detailing: **Doors:** **High level roller shutter doors to Bay One:** Doors not tested	Concrete deteriorating Rusting visible	
High level roller shutter doors to Bay Two: Doors not tested	Marked and damage to base particularly to right side. Impact damage around door and cracking through brickwork. Rusting visible	
High level roller shutter doors to Bay Three: Doors not tested	Concrete deteriorating Rusting visible	
High level roller shutter doors to Bay Four: Doors not tested	Concrete deteriorating Rusting visible	

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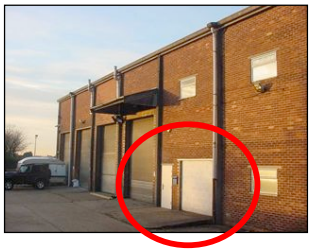
Bay Five: **Doors:** Metal Painted white  **Window:** First floor window 	Some rusting and impact damage Old Garage style door opening blocked up and painted Deteriorating particularly to the right side 	Repair, prepare and redecorate
Bay Six: **Window:** One First Floor window One low level Ground floor window **Door:** Metal	In need of repair and redecoration 	Repair, prepare and redecorate

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Signage: Bay One: No entry sign Bay Two: Old sign Bay Three: No signage Bay Four: Old sign Bay Five: Metal post box Bay Six: No signage Bay Seven: No signage	 Weathered Weathered Weathered	Replace if necessary

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LEFT EXTERNAL ELEVATION

Broken asbestos to roof

Left Gable

Service duct

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Asbestos Shallow pitched	Limited view of shallow asbestos roof. Moss was noted which normally means the roof is deteriorating.	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. Asbestos report and testing.
Walls Structure: Portal concrete frame		
Walls: Stretcher bond brickwork		

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External Detailing: **Windows:** Georgian wire polished plate windows 	Glass cracked and broken 	Repair, prepare and redecorate. It may be more economical to replace.
Adjacent store/services building: **Single storey building** 		
Block built	Signs of efflorescence and water damage	
Flat felt roof	Roof in need of replacement	Replace
Timber boxed section above	Make watertight	Replace
Fire Exit Door: 		

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REAR EXTERNAL ELEVATION

Rear view

Rear close up of brickwork

Rear ivy covering

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Asbestos Shallow pitched	Limited view of shallow asbestos roof. Moss was noted which normally means the roof is deteriorating.	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. Asbestos report and testing.

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Gutters and Downpipes: Concrete Plastic and cast iron downpipes	Our view was limited. Leaking causing deterioration to brickwork below, lintels and concrete frame of building. Plastic downpipe broken to the bottom metre.	Joint high level inspection of gutters and downpipes 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.
Walls Structure: Portal concrete frame	Saturated from leaking gutters.	Make gutters and building watertight.

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Walls: **Bay One:** Stretcher bond brickwork Attached Single storey building 	Overflowing/leaking box guttering and repaired downpipe Concrete gutters are leaking Stretcher bond brickwork and concrete lintel within wall Deterioration to concrete frame Small brick structure single storey extension approximately 2m high with a felt moss covered roof in dilapidated condition. Brickwork: graffiti covered	Resolve leaks from gutters and downpipes and make watertight. Re-point brickwork. New roof and repair brickwork.

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Bay Two: 	Concrete gutters are leaking Gaps between the tiles Flue and hopperhead to right side Considerable dampness and brickwork spalling Moss to the base Concrete frame is wet One fire exit to rear	Resolve leaks from gutters and downpipes and make watertight. Re-point brickwork.

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Bay Three: 	 Concrete gutters are leaking Heavy staining to guttering Considerable dampness and brickwork spalling. Moss covered areas. Missing tile Ivy to one side Staircase Metal fire exit	Resolve leaks from gutters and downpipes and make watertight. Re-point brickwork.
Bay Four: 	Concrete gutters are leaking Concrete frame is wet	Resolve leaks from gutters and downpipes and make watertight. Re-point brickwork.

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Bay Five:	Concrete gutters are leaking Stretcher bond brickwork Ivy covering the area Concrete portal frame damp Moss to base	Resolve leaks from gutters and downpipes and make watertight. Re-point brickwork.
Bay Six:	First floor fire exit door Exposed concrete lintel over fire exit door Flemish bond brickwork Ivy covered Metal fire exit straight run with two landings requires redecoration, rust visible.	Resolve leaks from gutters and downpipes and make watertight. Re-point brickwork.

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External Detailing: **Windows:**		
Bay One:	High level single glazed windows in metal frames. Open joints 	Repair, prepare and redecorate
Bay Two:	High level single glazed windows in metal frames. Open joints	Repair, prepare and redecorate
Bay Three:	High level single glazed windows in metal frames Window sill with some tiles missing and open joints.	Repair, prepare and redecorate
Bay Four:	High level single glazed windows in metal frames. Open joints. Part ivy covered.	Remove ivy. Repair, prepare and redecorate
Bay Five: Fire exit	High level single glazed windows in metal frames Windows covered with ivy	Remove ivy. Repair, prepare and redecorate

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OUTSIDE AREAS

Shared entrance driveway

Entrance gates

Entrance area

DESCRIPTION	CONDITION	ACTION REQUIRED
Shared concrete driveway	Deteriorating in need of repair particularly to start of shared entrance area Ponding Plants growing between concrete construction joints	
Entrance Gates Metal		

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Shared roadway 	Ponding Surface deterioration Plants growing between concrete construction joints	We were advised there is a shared roadway within the compound which is not defined.

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INTERNAL

GROUND FLOOR

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 note that this was not carried out by the previous tenant/landlord.

Contents

Internal Roof
Front Internal Elevation
Left Hand Gable Internal Elevation
Rear Internal Elevation
Right Hand Gable Internal Elevation
Office
Room under the stairs

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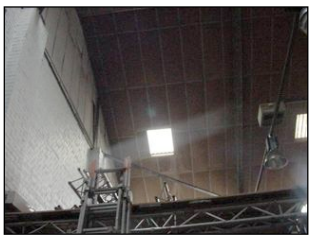
Internal Roof

Roof light moss covered

Looking up at roof

Undercladding

DESCRIPTION	CONDITION	ACTION REQUIRED
Underside of roof: Ceiling panels/undercladding to underside of the shallow pitched asbestos roof	Panels generally showing signs of leaks around roof windows and to the perimeter of building	Make roof watertight. Repair/replace undercladding.
Bay One:	 Ceiling panel at front water leak around  Ceiling panel at rear water leak around	Make roof watertight. Repair/replace undercladding. Clean roof lights

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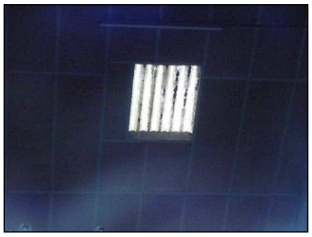
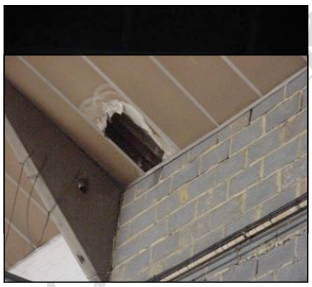
Bay Two:	Leaks to ceiling panels at front Leaks to ceiling panels at rear Undercladding in average condition except where water damaged.	Make roof watertight. Repair/replace undercladding. Clean roof lights
Bay Three:  	Signs of roof leaks around the GRP roof light area Front to rear moss covering to GRP and gaps indicating the roof leaks  Hole in roof to the front Undercladding missing	Make roof watertight. Repair/replace undercladding. Clean roof lights

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Bay Four:	 Front view Undercladding to ceiling GRP roof lights moss covered	Make roof watertight. Repair/replace undercladding. Clean roof lights

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Front Internal Elevation

Bay One

Bay Two

Bay Three

Bay Four

DESCRIPTION	CONDITION	ACTION REQUIRED
Walls Cladding:		
Walls: **Bay One:** Painted brickwork	 Crack to front left hand corner	Repair, prepare and redecorate.
Bay Two: Painted brickwork	Two heaters ITT Reznor	Repair, prepare and redecorate.
Bay Three: Blockwork at high level	Assume rebuilt likely cause saturation of brickwork previously	Repair, prepare and redecorate.
Bay Four: Painted brickwork		Repair, prepare and redecorate.

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Left Hand Gable Internal Elevation

Limited view due to equipment

Left hand gable view

Left hand corner cracking

Left hand gable

View of left hand gable

Fire exit door

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DESCRIPTION	CONDITION	ACTION REQUIRED
Walls Cladding: Cladding panels 	Some panels displaced, generally dirty Some panels water damaged Painting incomplete and messy Messy paintwork to pipework and service conduits area Service pipework rusting and painted over	Repair, prepare and redecorate.
Walls: Painted Flemish bond brickwork		

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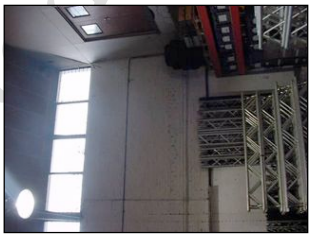
Rear Internal Elevation

Rear Bays One and Two

DESCRIPTION	CONDITION	ACTION REQUIRED
Walls Cladding: Cladding panels	Some panels displaced, generally dirty	Repair, prepare and redecorate.
Walls: Painted Flemish bond brickwork **Bay 1:**	Dirty and marked  Re-pointing required. Gap between brickwork and concrete frame Heater ITT Reznor	Re-point. Repair, prepare and redecorate.

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Bay 2:	Painted walls to front and rear Painted brickwork Old heater ITT Reznor Old electric box	Clean. Repair, prepare and redecorate.
Bay 3:	Blockwork internally poorly pointed and in need of re-pointing Walls require redecoration	Clean. Repair, prepare and redecorate.
Bay 4:	Pointing deteriorated High level windows dated and dirty. 	Clean. Repair, prepare and redecorate.

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Detailing: High level windows	 Dirty	Clean. Repair, prepare and redecorate.
Services: ITT Reznor Heaters	Not working	

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Right Hand Gable Internal Elevation

Right hand gable

Closer view of right hand gable

DESCRIPTION	CONDITION	ACTION REQUIRED
Walls Cladding: Clad at high level	 Panelling damaged General dirt and marked	Repair, prepare and redecorate
Walls: Concrete portal frame Painted	 Painted	Repair, prepare and redecorate
Detailing: Double doors: Two vision panels	No ironmongery in need of securing	New ironmongery

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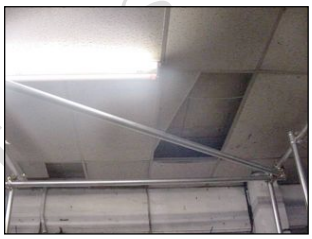
BAY FIVE
(Ground floor level only)

Front wall

Bay Five

Suspended ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Suspended rectangular ceiling tile system with exposed grid 	Signs of water penetration Pattern staining to the base indicating gutters are leaking Displaced and deteriorated tiles	Make watertight. Replace/repair suspended ceiling.
Light fittings:	Florescence tubes missing and luminaries missing	

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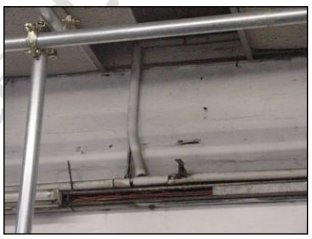
Walls: **Rear wall:** Painted brickwork	Marked. Some pointing missing	Re-point. Repair, prepare and redecorate.
Front wall: Painted brickwork	Spalling and high damp meter readings Timber bearer plate visible to the front indicating that there was one a partition	Repair, prepare and redecorate.
Rendered wall:	Marked	
Left hand wall: Painted white	 Dampness	Resolve dampness. Repair, prepare and redecorate.
Services: Pipes	 Not boxed in.	Box in service pipes

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BAY SIX
(Ground floor level only)
(viewed to the rear)

Bay Six looking to rear

Bay Six stairs

Bay Six store under stairs

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Suspended rectangular ceiling tile system with exposed grid Central fan: Lights:	Panels missing to front right side, dirty and damaged	Repair and replace
Walls: Painted brickwork	Dampness coming through on right hand corner	Make watertight. Repair, prepare and redecorate.

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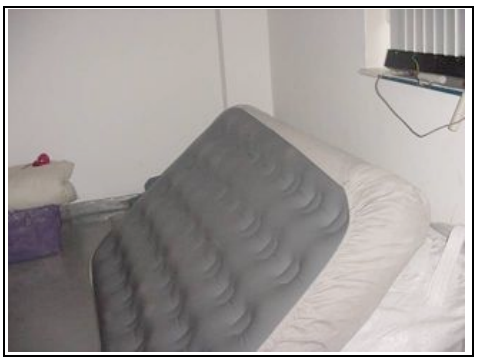
Front Office Bay Six

Entrance door


Office

Ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Fibreboard ceiling assumed tongue and groove	Marked	Repair, prepare and redecorate.
Walls: Painted	Marked	Repair, prepare and redecorate.
Floor: Polyvinyl floor that has been painted over		Clean

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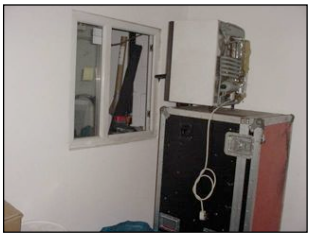
Detailing: **Window:** Plastic internal window	 Casement missing	Clean
Metal window		Clean
One timber door with vision panel	Ironmongery missing	New ironmongery

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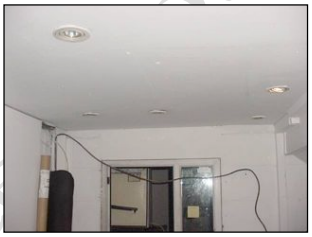
Room under the stairs Bay Six

Entrance door

Storage units

Floor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Average 	Repair, prepare and redecorate.
Walls: Painted	Marked	Repair, prepare and redecorate.
Floor: Thermoplastic tiling		Clean/replace

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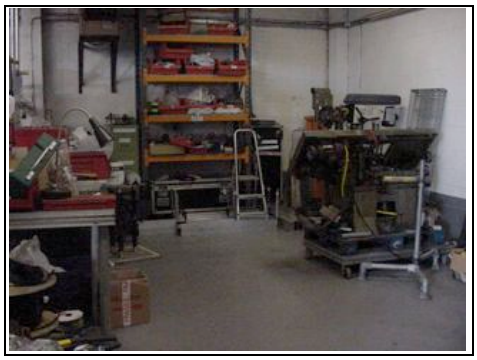
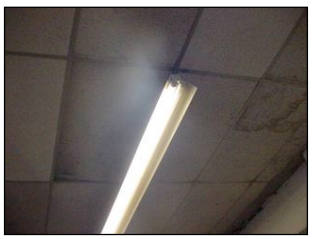
Workshop area Bay Six (rear)



Workshop area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Suspended rectangular ceiling tiles with exposed grid	Deterioration and discolouring Ceiling tiles displaced  Water staining from toilet above indicating leaking pipes/condensation	Replace defective ceiling tiles approx 10%. Repair, prepare and redecorate.

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Walls: Painted	Marked	Repair, prepare and redecorate.

Floors

Floors: Concrete painted grey	 Marked and impact damage	Repair, prepare and redecorate.

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INTERNAL

FIRST FLOOR

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 note that this was not carried out by the previous tenant.

Contents

Stairs
Toilets
Kitchen
Office and print room

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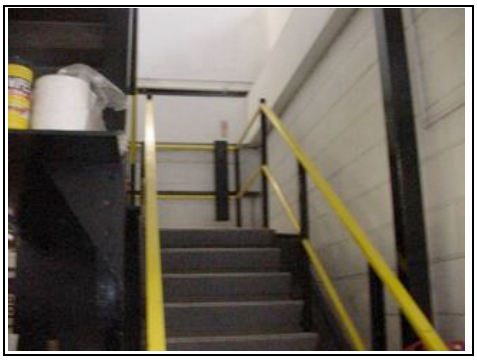
Bay Six
Stairs


Stairs

Stairs area

Close up of stairs

Ceiling tiles around the sides of the stairs

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Marked	Repair, prepare and redecorate.

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Walls: Painted Ceiling tiles around the sides of the stairs	Marked Damaged tile 	Repair, prepare and redecorate. Replace
Stairs: Metal from ground floor to the first floor Painted yellow and black Grey tread to stairs	Some marks to staircase Some wear to treads 	Repair, prepare and redecorate.

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Bay Six
Kitchen
(Front right hand corner)

Kitchen

Kitchen sink

Looking into kitchen

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Rectangular fibreboard suspended ceiling system with exposed grid Two florescent lights	 Dirty and marked Luminaries missing	Repair, prepare and redecorate.

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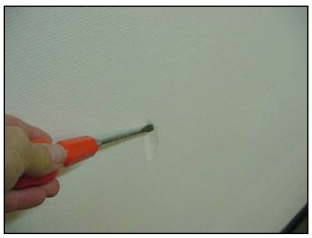
Walls: **Front wall:** Painted brickwork	 Marked	Repair, prepare and redecorate.
Single tile splashback	Damaged and ingrained dirt	Replace tile and deep clean.
Exposed pipes and conduit		
Rear Wall: Painted	Missing panel of paint	Repair, prepare and redecorate.
Vision panels	Some paint marks Left hand side impact damage and marked	Clean
Floors: Thermoplastic tiles	Heavily stained	Deep clean and/or replaced
Kitchen Units: Stainless steel sink and drainer	 Heavily stained and dated	Replace
Detailing: **Window:** One window with tiled windowsill	Ingrained dirt	Deep clean
Services: Electric 1970s/1980s fuseboard to right hand corner	Dated	IEE Test and report carried out by an NICEIC electrician or equivalent

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Male and Female Toilets and shower area

Stainless steel wash trough

Male and Female toilets

Urinals

Toilet

Shower

Shower room

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof: Kitchen unit formed within Bay Six	 Various stored items and rubbish	Clear.
Ceiling: Painted plasterboard	Marked and area paint missing.	Repair, prepare and redecorate.

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Walls: Painted Splashback above urinals	Marked	Repair, prepare and redecorate.
Floors: Thermal vinyl floor tiles	 Marked	Deep clean
Sanitary Ware: Metal urinals Shower base Trough hand basin Metal Two sets of hot and cold taps	Dirty	Deep clean
Detailing: **Entrance Door:** Unisex	 Damaged	Replace

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Services: Electric heater		
Extract fan		Replace
Hot water cylinder Factory lagged insulated hot water cylinder		
Water tank on top of the toilets roof 		

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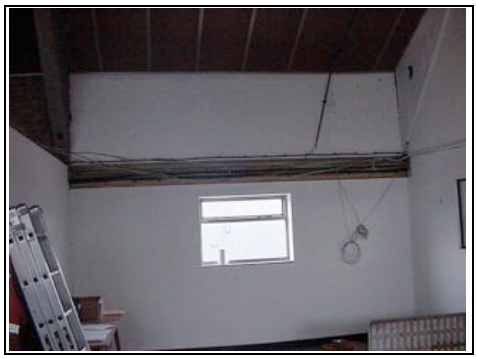
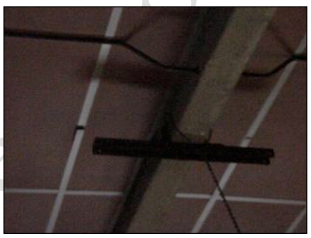
Office Bay Five and Print Room rear Bay Six



Front wall Office area

Office area

Print area

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof: Pitched roof underclad in fibreboard and exposed ceiling grid GRP roof light Front of undercladding	Roof lights moss covered  Rusting metal to centre of room	Clear moss

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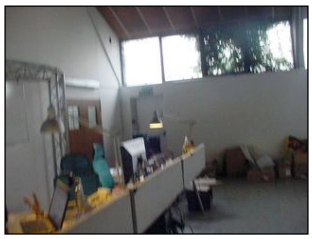
Walls: Front wall: Painted and single window 		Clean window. Repair, prepare and redecorate.
Rear wall: High level run of windows in metal frames 		Clean. Repair, prepare and redecorate.
Left hand wall: Painted	 Part painted	Repair, prepare and redecorate.
Right hand wall: Painted 	Dated	Clean. Repair, prepare and redecorate.

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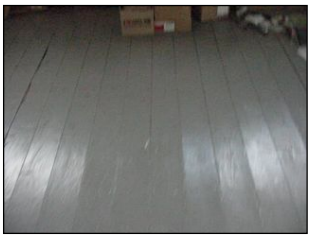
Floors: Timber	 Marked	Sand and re-stain
Services:	Exposed conduit and cables	Box in

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OTHER MATTERS

SERVICES

Electrics

The electrics were located in various locations throughout the property.

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

Space heating

The property has high level wall ITT Reznor heaters.

> **ACTION REQUIRED:** Test certificates to be forwarded by the landlord/last tenant with regard to the heaters being in working order and ideally they should be tested before you legally commit to the lease.

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. In this case no provision was noted.

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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

The property has an asbestos roof and asbestos roof canopy. Asbestos was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

ACTION REQUIRED: An 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.

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:

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.

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
High Wycombe, Bucks. HP12 XXX

Schedule of Condition

This signature document represents page 60 and 61 of a 61 page Schedule of Condition relating to:

XXXX
High Wycombe, Bucks. HP12 XXX

as prepared by

XXXX, 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
High Wycombe, Bucks. HP12 XXX

As inspected on XXXX

By

XXXX, Chartered Surveyors

Signed: ……..…….. Dated: XXXX

For and on Behalf of XXXX, 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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