

SCHEDULE OF CONDITION

XXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXX

Wandsworth

XXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXX

FOR

XXXXXXXXXXXXXXXXXXXXX

Prepared by:

XXXXXXXXXXXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS



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SCHEDULE OF CONDITION

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Introduction and Instruction

We have been instructed to inspect and prepare a Schedule of Condition for
XXXXXXXXXXXXXXXXXXXXXXXXXXXX Wandsworth XXXXXXXXXXXX.

We inspected the property on XXXXXXXXXXXXXXXX.

Information Summary

Address: XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXX, Wandsworth,
XXXXXXXXXXXX

Prospective Tenant: XXXXXXXXXXXXXXXX

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: 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 250 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.

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

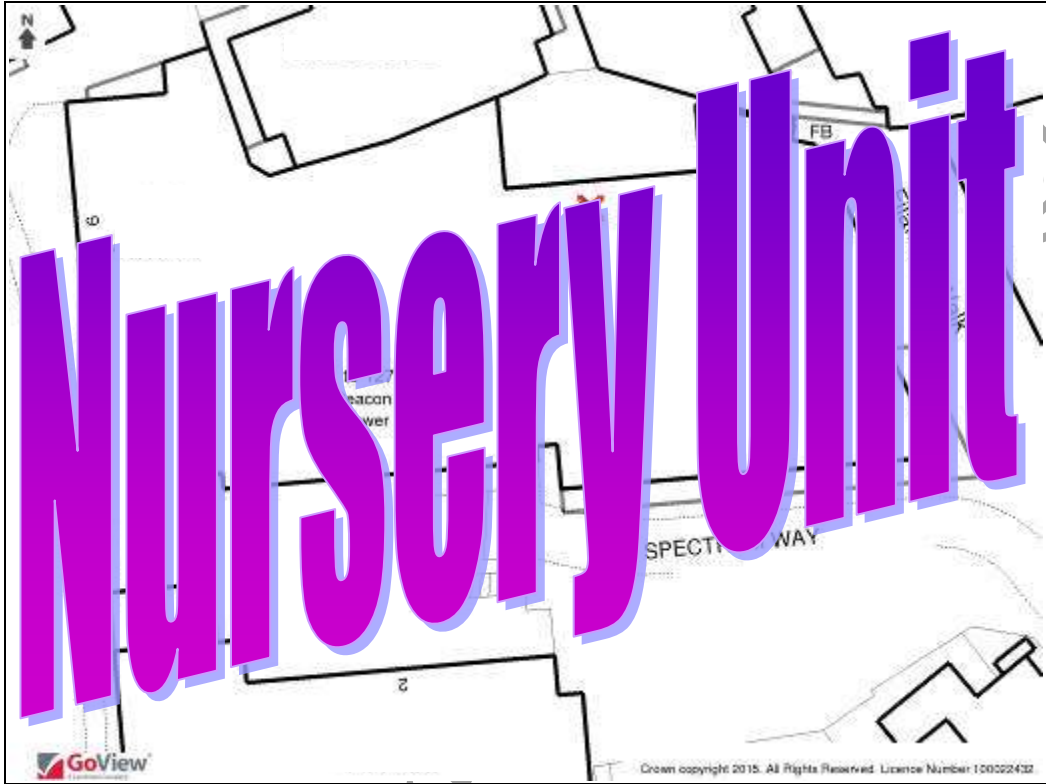
We recommend that a solicitor is employed to ensure the Schedule of Condition that we have prepared is legally attached to the lease and legally binding with the landlord.

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Location Plans



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EXTERNAL

All directions given as you face the property from within the courtyard area.

The property has been viewed from ground level.

Contents:

Courtyard One:

Front Side
Left Side
Right Side
Rear Side
Garden Area

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Courtyard One Front Side



Front wall

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Rain cladding panelling</p>  	<p>Marked and puckered</p>  <p>Difference in joint thickness</p>  <p>Poor detailing to rain cladding metal return</p> 	<p>Clean</p>

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<p>Double Door Left: Aluminium glazed double doors with pair and a half of hinges</p> 	<p>Damage to base of doors going into room one</p> 	<p>Replace</p>
<p>Running gully to left door</p> 	<p>Rusting to gully</p> 	<p>Replace</p>
<p>Double Door Right: Aluminium glazed double doors with pair and a half of hinges</p> 	<p>Rusting No difference between inside and outside at threshold to right door</p> 	<p>Replace</p>
<p>Aluminium double glazed shutter windows</p> 	<p>Spots of rust appearing</p> 	<p>Replace</p>
<p>Rusting</p> 	<p>Pattern staining</p> 	<p>Replace</p>



Rust spots



Rust spots



Cut metal around window
which will rust






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Courtyard One Left Side



Left side

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Rain cladding: Small area of wall clad with rain cladding and double door</p> 	<p>General marking and pucker</p> 	<p>Deep clean</p>
	<p>Old fixing points</p> 	<p>Make good</p>
<p>Metal double door with pre-finish and pair and a half of hinges and small metal sill</p>	<p>Pattern staining</p>	



Fencing: Wooden fence with vertical slats 		Re-stain
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Courtyard One Rear Side




Rear fence

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Rear fencing: Wooden fence with vertical slats to perimeter</p> 	<p>Mortar splashes</p> 	<p>Clean and re-stain</p>
<p>Rear brickwork Small area of stretcher bond brickwork wall in yellow brick with cement mortar</p>  	<p>Ground at high level, likely to be dampness</p>  <p>Mortar splatters on brickwork</p> 	<p>Clean</p>

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Large double doors with glazing panel	One of joints not pointed 	Clean
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Courtyard One Right Wall

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Brickwork: Stretcher bond brickwork wall in yellow brick with cement mortar</p> <p>Poor sill detail</p> 	<p>No visible damp proof course but there are plastic weep holes at base</p>  <p>Discoloration to base of brickwork</p>   <p>Damp meter reading of 80-90</p> 	



<p>Windows: Two large windows</p>	<p>Various marks of making good to the windows</p>  <p>Marks to windows</p> 	<p>Clean</p>
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Courtyard One Garden Area



Courtyard One Left



Courtyard One Right

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>High plant bed:</p> <p>High plant bed with reconstituted stones surrounding</p> 	<p>Reconstituted stones marked and mud marks and mortar splashes</p>  <p>Marked</p>  <p>Dry jointed, variation in dry joint thickness of between 1mm and 10mm</p> 	<p>Clean</p>


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<p>Narrow joint</p> 	<p>Large joint</p> 	
<p>Three low plant beds: Three low plant beds with reconstituted stone edges</p> 	<p>Stones marked</p>  <p>Dry jointed, variation in dry joint thickness of between 1mm and 10mm</p>	<p>Clean</p>
<p>Pathway: Granite type wide pathway and patio area</p>   <p>Three grills with high bolts</p>	<p>Permanent stains to paving particularly near the rain cladding side of the courtyard</p>  <p>Trip hazard</p> 	<p>Deep clean</p> <p>Make good</p>



Grassed area:	Areas of cable conduit exposed	Safely seal
		

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INTERNAL

All directions given as you face the property.

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FIRST FLOOR

CRECHE FACILITIES

Contents:

- Open Plan Right Room
- Open Plan Left Room
- Room One - Left
- Room Two - Middle
- Room Three - Right

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Open Plan Room Right





Courtyard elevation







Dividing partitions between left and right room



Columns to open plan room right

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Concrete painted white</p>	<p>Shuttering joints visible</p> 	<p>Make good and redecorate</p>
<p>Walls:</p> <p>Painted white dry lined walls to external walls, solid on internal walls</p>	<p>Marked at low level, damage to base of wall near windows</p>  <p>Marked</p>	<p>Repair, prepare and redecorate</p>



<p>Two columns painted white</p>	 <p>Gap between wall and concrete floor</p> <p>Marked</p>	<p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Finished concrete floor</p> <p>Left door</p> <p>Junction of internal and external</p>	<p>Minor marks and dirt</p> <p>Crack in concrete floor near where right and left room meet</p>  <p>Screed added where it joins the left room and exit door.</p>  <p>Similar ground levels will be susceptible to dampness and rainwater coming in</p> 	<p>Clean</p> <p>Make good</p> <p>Add fall</p>



Detailing:		
Windows:	Dirty	Clean
Doors:		
Double aluminium entrance doors	Dirty	Clean
Internal timber door	Average	Clean
Services:		See Services Section
Two air conditioning ducts fixed at high level		
Copper pipe above exit door		

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Open Plan Room Left





External elevation



Internal elevation



Open plan room left

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Concrete painted white</p>	Shuttering joints visible	Make good and redecorate
<p>Walls:</p> <p>Painted white dry lined walls to external walls, solid on internal walls</p>	<p>Marked at base</p> <p>Damage to plaster finish to base near door to left</p> 	<p>Repair, prepare and redecorate</p> <p>Make good</p>
<p>Floors:</p> <p>Finished concrete floor</p> <p>Concrete floor near where right and left room meet</p>	<p>Minor marks and dirt</p> <p>Crack</p> 	<p>Clean</p> <p>Make good</p>

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	<p>Screed added where it joins the right room and where there is an exit door.</p> 	
<p>Detailing:</p> <p>Windows:</p>  <p>Doors:</p> <p>Internal timber door</p>	<p>Dirty</p> <p>Average</p>	<p>Clean</p> <p>Clean</p>
<p>Services:</p> <p>Two air conditioning runs of ductwork</p> <p>Cabling above timber door to left</p> 		<p>See Services Section</p> <p>Assume to be finished</p>



Room One - Left



External elevation



Room One door elevation




Room One showing exposed pipes

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Concrete painted white</p>	<p>Shuttering joints visible</p> <p>Damage</p> 	<p>Make good and redecorate</p>
<p>Walls:</p> <p>Painted</p>	<p>Marked</p>  <p>Fixtures and fitting adjacent to the door</p>	<p>Repair, prepare and redecorate</p> <p>Remove</p>



<p>Floors:</p> <p>Finished concrete floor</p> <p>Internal door area</p>	<p>Minor marks and dirt</p> <p>Cracking adjacent to internal door side</p> 	<p>Clean</p> <p>Make good</p>
<p>Detailing:</p> <p>Windows:</p> <p>Shutter windows (internal shutter and vents to outside)</p>  <p>Doors:</p> <p>Double exit doors to perimeter wall (adjacent to rusting running gully)</p>  <p>Door entry system</p> <p>Internal timber door to corridor</p>	<p>Average</p> <p>Mastic discoloured on shutter windows</p>  <p>Average</p>  <p>Average</p>	<p>Clean and make good mastic</p> <p>Clean</p> <p>Clean</p>



<p>Services:</p> <p>Air conditioning units to ceiling</p> <p>Four ceiling lights</p> <p>Service ductwork conduit running around perimeter at skirting level</p>  <p>One internal radiator</p>		<p>See Services Section</p> <p>Box in exposed pipework and add radiator cover</p>
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Room Two - Middle





Room Two



Room Two

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Concrete painted white	Shuttering joints visible	Make good and redecorate
Walls: Painted	Minor marks Hairline cracks adjacent to column  Fixtures and fitting adjacent to the door	Repair, prepare and redecorate
Floors: Finished concrete floor	Minor marks and dirt Crack in floor adjacent to internal door	Clean



	<p>Crack in floor to left side</p> 	
<p>Detailing:</p> <p>Windows:</p> <p>Shutter windows (internal shutter and vents to outside)</p> <p>Doors:</p> <p>Internal timber door</p> <p>Door entry system</p>	<p>Dirty, moulding marked</p> <p>Average</p>	<p>Clean</p> <p>Clean</p>
<p>Services:</p> <p>Two air conditioning service ducts</p> <p>Four ceiling lights</p> <p>Service ductwork conduit running around perimeter at skirting level</p> <p>Two radiators on internal walls</p>	<p>Exposed pipework</p> 	<p>See Services Section</p> <p>Box in exposed pipework and add radiator cover</p>



Room Three - Right



Two doors to Room Three



Room Three



Room Three

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Concrete painted white	Shuttering joints visible Marked	Make good and redecorate
Walls: Painted	Minor marks	Repair, prepare and redecorate
Floors: Finished concrete floor	Minor marks and dirt	Clean
Detailing: Windows: One shutter window (internal shutter and vents to outside) Window	Average Average	Clean Clean

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<p>Doors:</p> <p>Two internal timber doors</p> <p>Door entry system adjacent to left door</p>	<p>Average</p>	<p>Clean</p>
<p>Services:</p> <p>Two air conditioning units and ductwork</p> <p>Eight ceiling lights</p> <p>Two internal radiators</p> <p>Service ductwork conduit running around perimeter at skirting level</p>		<p>See Services Section</p> <p>Box in exposed pipework and add radiator cover</p>

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SHARED FACILITIES

Contents:

Toilets for the Less Able/Disabled
Ladies Toilets
Gents Toilets
Link Corridor One
Link Corridor Two

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Toilet Facilities

Toilets for the Less Able/Disabled




Disabled toilets



Toilets for less able/disabled

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted One vent	Average	
Walls: Two painted walls Two partly tiled walls	Average Dirty	Being cleaned at time of survey
Floors: Tiled	Dirty	Being cleaned at time of survey
Sanitary Ware: WC Wash hand basin Handrail, etc for disabled	Dirty	Being cleaned at time of survey



<p>Detailing: Doors:</p> <p>Painted timber entrance double door</p> <p>One door locked</p> 	<p>Average</p>	<p>Being cleaned at time of survey</p>
<p>Services:</p> <p>Two ceiling lights</p>		<p>See Services Section.</p>

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Ladies Toilets



Door to Ladies toilets



Ladies toilets

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted One vent	Average	
Walls: Two painted walls Two partly tiled walls	Average Average	Being cleaned at time of survey
Floors: Tiled	Dirty	Being cleaned at time of survey
Sanitary Ware: WC Wash hand basins	Dirty	Being cleaned at time of survey



Detailing: Doors: Painted	 Average	 Being cleaned at time of survey
Services:		See Services Section.

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Gents Toilets



Gents toilets


DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted One vent	Average	
Walls: Two painted walls Two partly tiled walls	Average Average	Being cleaned at time of survey
Floors: Tiled	Average	Being cleaned at time of survey
Sanitary Ware: WC Wash hand basin	Average	Being cleaned at time of survey
Detailing: Doors:	Average	Being cleaned at time of survey
Services:		See Services Section.



Link Corridor One including Toilets



Link Corridor One

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Part suspended ceiling	Average	
Walls: Painted	Dated Marked 	
Floors: Finished concrete floor Timber laminate	Minor marks and dirt Marks to concrete at the third door	Clean
Detailing: Doors: Timber doors to right	Minor marks	Clean

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	<p>Marks to Room One door</p>  <p>Marks to Room Two door</p> 	
<p>Services:</p> <p>Fire alarm equipment</p>		<p>See Services Section</p>

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Link Corridor Two with ramp leading out to Courtyard Two



Ramp to courtyard two



Link corridor two

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Part suspended ceiling</p> <p>Above suspended ceiling is concrete</p>	<p>Section unfinished, pattern staining to concrete and marks around shuttering</p>   <p>Old fixing points</p> <p>Not painted</p> <p>Shuttering joints visible</p>	<p>Finish ceiling</p>

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<p>Walls:</p> <p>Painted</p>	<p>Minor marks</p>  <p>Hairline cracking</p> 	<p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Finished concrete floor</p> <p>Timber laminate with timber skirting</p> <p>Ramp leading to open area with two handrails and metal covering</p>	<p>Minor marks and dirt</p>	<p>Clean</p>
<p>Detailing:</p> <p>Doors:</p> <p>Two doors with timber surrounds</p> <p>Glass door with two pairs of hinges and vision panel above (no. 1 marked on wall adjacent to it)</p> <p>Door not accessed</p>	<p>Average</p>	<p>Clean</p>
<p>Services:</p> <p>Fire alarm equipment</p>		<p>See Services Section</p>



OTHER MATTERS

SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, air conditioning/comfort cooling 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 vendor/seller 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 newly installed.

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

Data cabling/skirtings

There is data cabling skirting for some of the rooms. This needs to be commissioned and certificated it is working.

Lighting

The current lighting is as detailed. You need a specialist to check and confirm the lighting is appropriate for how you intend to use the area.

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

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Space heating

Air conditioning/comfort cooling ductwork system suspended from the ceiling. This needs to be commissioned and certificated it is working.

Fire Safety/Fire Alarms/Emergency Lighting

Specialist advice should be sought with regards to how you intend to use this section of the building and also assurances and certificates from the landlord. This needs to be commissioned and certificated it is working.

Security Alarm

None noted. You need to ensure there is adequate security in the area.

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

In this case we would comment that there is a toilet for the less able/disabled.

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.

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Asbestos Register

Many leases require an asbestos report regardless of whether there is or is not asbestos. Ideally any asbestos should be removed.

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. Electrics – An Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
2. Space heating inspection and test report
3. Asbestos - up to date asbestos report with samples.
4. Drainage – closed circuit TV camera report.
5. Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase.
6. Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
7. Lift report
8. Any other specialist testing.
9. Any proposed work 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 XXXXXXXXXXXXXXX Chartered Surveyors following a visit on XXXXXXXXXXXXXXX. This report does not constitute a Structural Survey (now known as a Building Survey).

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XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXX Wandsworth XXXXXXXXXXXX

Signature Document in Relation to
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXX Wandsworth, XXXXXXXXXXXX

Schedule of Condition

This signature document represents page 48 and 49 of a 49 page Schedule of Condition relating to:

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXX Wandsworth XXXXXXXXXXXX

as prepared by

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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:

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXX Wandsworth XXXXXXXXXXXX

As inspected on XXXXXXXXXXXX

By

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Signed: Dated: XXXXXXXXXXXX

For and on Behalf of XXXXXXXXXXXXXXXXXXXXXXX Chartered Surveyors

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Lessee

XXXXXXXXXXXXXXXXXXXX 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:
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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.

