

SCHEDULE OF CONDITION

XXXXXXXXXXXXXXXXXXXX,
XXXXXXXXXXXXXXXXXXXX,
XXXXXXXXXXXXXXXXXXXXXXXXXXXX,
XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXX

FOR

XXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Prepared by:

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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. We inspected the property on xxxxxxxxxxxxxxxx.

Information Summary

Address:

xxxxxxxxxxxxxxxxxxxxxxxxxxxx

Prospective Tenant:

xxxxxxxxxxxxxxxxxxxxxxxxxxxx

Covenants:

We have not seen a copy of the lease.

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 350 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.

The property has been viewed from ground level.

Contents:

Roof
Front Elevation
Left Elevation
Rear Left Elevation
Rear Right Elevation
Outbuilding
Outside Areas

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Front External Elevation



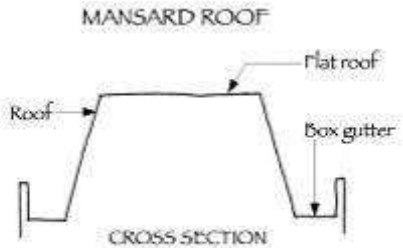



First and top floor view










Front elevation



Shopfront

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p> <p>Main roof: Hidden mansard roof with slate covering and lead sides</p> <p style="text-align: center;">MANSARD ROOF</p>  <p>Front of mansard</p>  <p>Limited view of roofs from ground level</p>	<p>Water getting in front right corner</p>  	<p>Upper areas are normally shared liability. If that is the case here then 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>



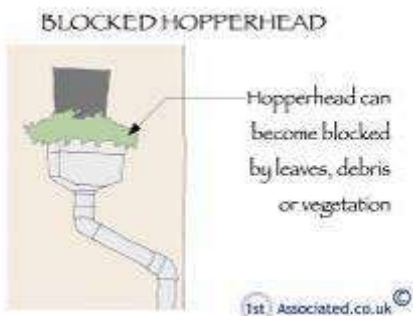

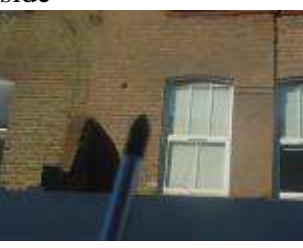
<p>Low level flat roofs:</p> <p>Metal covered</p>	<p>Leak to flat roof possibly from box gutter</p> 	<p>Repair required to make watertight.</p> <p>See Main Roof if shared liability.</p>
	<p>Small perimeter guttering</p> 	
<p>High level Dutch parapet wall</p> 	<p>Weathering</p> 	<p>Make good deteriorating brickwork.</p>
<p>Two brick parapet walls to front</p> 	<p>Deterioration to right parapet wall</p> 	<p>Replace all spalling brickwork and leave watertight.</p>
<p>Left parapet</p> 	<p>Flashband repair on front wall</p> <p>Middle parapet wall</p> <p>Spalling brickwork allowing dampness into property</p>	

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<p>Gutters and Downpipes:</p> <p>Hopperhead</p>  <p>Blocked hopperhead</p> <p>Hopperhead can become blocked by leaves, debris or vegetation</p> <p>We viewed the gutters from ground level.</p>	<p>Plastic hopperhead</p> 	<p>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. See Main Roof.</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>Walls:</p> <p>First and second floor: Flemish bond brickwork</p>	<p>Wrongly repointed in cement mortar</p> <p>Brickwork to left side has colourwash</p> <p>Hole where extract fan was</p> <p>Movement around plastic sliding sash windows on right side</p> 	<p>Ad hoc repair to deteriorating cement mortar. Replace with appropriate mortar.</p> <p>Make good extract hole.</p> <p>Exclude movement from lease.</p>



<p>Ground floor/shop:</p> <p>Marble cladding with timber windows</p> 	<p>Damage to marble to right</p> 	
<p>External Detailing:</p> <p>Fascia:</p> <p>Timber fascia hiding flat roof</p>	<p>Dated</p> 	<p>Repair, redecorate. prepare and</p>
<p>Windows:</p> <p>First floor:</p> <p>Left side:</p> <p>Timber single glazed sliding sash windows</p> 	<p>Dated</p>	<p>Repair, redecorate. prepare and</p>
<p>Right side:</p> <p>Plastic sliding sash windows with trickle vents</p> 	<p>Dated</p>	<p>Clean</p>



<p>Shopfront: Painted timber</p>	<p>Dated</p> 	<p>Repair, prepare and redecorate</p>
<p>Doors: Glazed door to left corner</p>  <p>Signage: New signage proposed</p>	<p>Dated</p>	<p>Clean</p> <p>Planning permission to be obtained</p>

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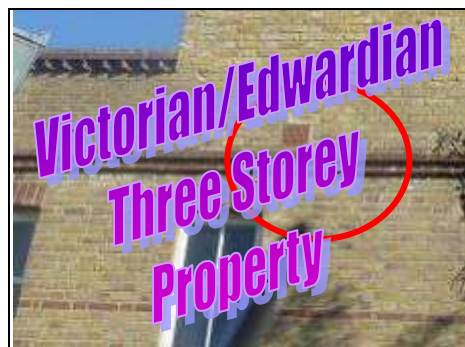
Left External Elevation xxxxxxxxxxxxxxxxxxxx



Left view at first and second floor level



Left view



Cracking to brickwork

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Gable		Shared liability. See Front elevation.
Gutters and Downpipes: Plastic	Hopperhead  Awkward downpipe detail  Poor detailing to downpipe causing dampness	Shared liability. See Front elevation. Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear. Resolve dampness



<p>Walls: Decorative brickwork at roof level forming a coping</p> <p>Flemish bond brickwork Note: different brickwork gable end of building</p> <p>Structural repairs</p>  <p>Vertical cracking through brick and brick joints.</p> 	<p>Spalling to red decorative brickwork</p>  <p>Wrongly repointed in cement mortar</p> <p>Stitching in of bricks, structural repair</p>  <p>Close up of cracks through bricks</p>   <p>Cracking around side of white door</p>	<p>Repair brickwork. Exclude from lease</p> <p>Ad hoc repointing in appropriate mortar.</p> <p>Landlord to place an insurance claim.</p> <p>Landlord to place an insurance claim.</p>
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External Detailing: Doors: Red door no. xx giving access we assume to upper floor White door fire exit from restaurant	Dated Dated	Repair, prepare and redecorate. Replace with appropriate fire door ironmongery
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Rear Left External Elevation (Render)



Diagonal and horizontal cracking



Rear left






DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: High level roofs not visible		Shared liability. See front elevation.
Flat roofs: High level flat roof Storey and a half flat roof	Not visible DIY repair with plastic bag, Bricks holding roof covering in place  No flashing 	Shared liability. See front elevation. Re-roof with a warm roof and replace decking

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Single storey flat roof Asphalt	Roof leaking and flashing needs replacing 	Re-roof and replace flashing
Gutters and Downpipes: Plastic	Guttering damaged and overflowing  Gutter unattached and needs to be sealed 	Replace gutters and downpipes. Seal unattached gutter. Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear.
Plastic soil and vent pipe	Soil and vent pipe should discharge at higher level 	Amend soil and vent pipe to discharge at higher level
Walls: High level: Render	Movement with diagonal and horizontal cracks 	Landlord to make insurance claim.



		
External Detailing: Fascias and soffits: Timber	<p>Rot</p>  <p>Scaffold board fascia</p> 	<p>Replace once guttering problems have been resolved.</p> <p>Replace</p>
Windows:	<p>Boarded up window</p> 	<p>Replace. Repair prepare and redecorate surround.</p>
Doors:	<p>Dated</p> <p>Rear door no longer a fire door so ironmongery needs to be changed to show this so people are not mis-led</p> 	<p>Repair, prepare and redecorate.</p> <p>Add appropriate ironmongery.</p>



Services: Water tank	Door open 	Repair, prepare and redecorate. Secure door.
Other: Dividing fence	Fence not secure 	Secure fencing Right of way and ownership should be established

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Rear Right External Elevation (Brickwork)



High level flat roof finished in mineral felt



Rear right

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Hidden high level roof Polycarbonate canopy	Canopy over rear right entrance, brickwork sitting over top, this area looks to flood 	Shared liability. See front elevation Clear brickwork debris from top of canopy and clean and support.
Gutters and Downpipes: Plastic	Leaking	Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear.



Soil and vent pipe:	Leaks 	Resolve leaks
Walls: Flemish bond brickwork with colourwash	Weathered areas of brickwork 	Ad hoc repointing
External Detailing: Windows: Plastic double glazed windows Timber windows Doors: Flush door	Dated Dated Dated	Clean Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: Large extract system from kitchen  Drain in courtyard	No rodding eyes noted Manhole cover damaged	Check and confirm that it has rodding eyes to clear it. Replace.



Other: Step into courtyard Fire safety	 This area is a fire hazard/rodent attracting area, unhygienic and also not secure	
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Outbuilding - External



Corrugated iron roof store



Cracking to outbuilding



DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Corrugated iron roof 	Leaking Cement and flashband repairs to the flashings 	Resolve leaks Repair flashings
Gutters and Downpipes: None		Add gutters and downpipes and soakaway
Walls: Mixture of single brickwork and render	Single brick wall which is integrally unstable against corrugated iron food store 	

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	Diagonal crack to render and DIY quality rendering	
Front: Render	Rubbish around wall 	Remove rubbish Resolve dampness problems
Left: Brickwork	Efflorescence and cracking	Monitor. Landlord to make insurance claim.
Rear: Render	Vertical crack 	Monitor. Landlord to make insurance claim.
Right: Render	Cracking	Monitor. Landlord to make insurance claim.
External Detailing: Doors: Door to right giving access to further yard		Replace



Outbuilding Internal



Outbuilding



Outbuilding






Outbuilding

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Corrugated iron		
Walls: Internal partition: Divided with partition into two, one side storing food and other side is bin store	Partition damaged 	Repair, prepare and redecorate and make appropriate for food storage.
Floors: Concrete	Uneven	Screed and floor paint.
Detailing: Doors:	No doors	Add doors
Services:		See Services Section
Other:	Rat droppings	Resolve rodent issues



Outside Areas

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Small concrete strip outside front to corner of building</p> 		<p>Speak to local authority to establish ownership</p>
<p>Rear courtyard</p> 		<p>Speak to landlord to establish ownership</p>

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INTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

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GROUND FLOOR

FRONT OF HOUSE

Contents:

Front of house

Restaurant
Bar Servery
Access corridor
Ladies Toilets
Toilets for the Disabled/Less Able
Gents Toilets One
Gents Toilets Two

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Restaurant



Entrance lobby



Restaurant central





Restaurant

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Plasterboard and coving 	Water staining for example to front right Dated and marked	Resolve dampness Repair, prepare and redecorate.
Walls: Painted	Dated Cracking to front left pier  Cracking goes down to ground level	Repair, prepare and redecorate. Exclude from lease



		
Floors: Laminate covered 	Worn particularly high traffic areas For example the entrance and where chairs and tables are sitting	Repair or replace.
Detailing: Windows: Single glazed windows to front in painted timber frame Doors: Glazed doors to left corner Fire Escape:	Dated Dated	Repair, prepare and redecorate Clean Clearly mark fire exits



<p>Services:</p> <p>Two large air comfort cooling system</p>  <p>Inset lights</p> 		<p>See Services Section</p> <p>Test and service report required.</p> <p>Ensure lighting appropriate for area</p>
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Bar/Servery Area



Bar area with dumb waiter



Bar/servery area



Bar/Servery area


DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Plasterboard	Dated	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Floor tiles	Ingrained dirt 	Deep clean or Replace with safety floor
Detailing: Bar Servery: Reconstituted stone top		Deep clean

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<p>Painted wood front panelling</p> 	<p>Minor marks and dated</p>	<p>Repair, prepare and redecorate.</p>
<p>Back Bar: Glass shelves and timber</p> 		<p>Clean</p>
<p>Services:</p>		<p>See Services Section</p>

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Access corridor to toilets and kitchen (fire exit)



Corridor to toilets



Corridor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plasterboard Painted architrave	Dated Repair to ceiling (rear flat roof has problems) 	Repair, prepare and redecorate
Walls: Painted	Dated	Repair, prepare and redecorate
Floors: Safety floor Step	Dated	Deep clean
Detailing: Doors: Timber	Dated	Repair, prepare and redecorate

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Fire Escape:		Sign appropriately for fire exit. Fire safety advice required.
Services:		See Services Section Ensure appropriate lighting for the area and emergency lighting.

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Toilet Facilities

Ladies Toilets





Vanity unit





Ladies toilets



Cracks to tiles

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dampness and dated. 	Resolve dampness. Repair, prepare and redecorate.
Walls: Tiled	Dated and marked Cracked tiles Old access panel Dampness to tiles to lower part of walls. 	Deep clean. Replace cracked tiles and/or re-tile. Resolve dampness and re-tile.



	High damp meter reading 	
Floors: Safety floor	Dated	Deep clean or replace.
Detailing: Doors: Painted flush doors	Rot in door frame to cubicle one 	Resolve dampness. Repair, prepare and redecorate
Sanitary Ware: Two WC Double vanity unit	Dated Dated	Deep clean/replace Deep clean/replace Add lock to cupboard
Services: Extract fans in two w.c.	Dirty	See Services Section Clean and service



Toilets for the Disabled/Less Able



Disabled toilets



Hole in corner

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: Tiled in various tiles	Dated. Hole in wall where something has been removed	Replace damaged tiles and/or re-tile
Floors: Safety style floor	Dated	Deep clean
Detailing: Doors: Flush door	Ironmongery dated	Replace ironmongery Repair, prepare and redecorate



Sanitary Ware:		
WC	Dated	Deep clean
Vanity unit	Dated	Deep clean, add lock.
Disabled handrails, etc	Dated	Secure and deep clean
Services:		See Services Section
Extract fan		Clean and overhaul
Lighting		Ensure lighting appropriate for the area.

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Gents Toilets One



Gents toilets one w.c.



Tiled



Extract

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Resolve leak Repair, prepare and redecorate
Walls: Tiled	Dated	Deep clean and/or replace
Floors: Safety style floor	Dated	Deep clean
Detailing: Doors: Painted flush doors	Dated	Repair, prepare and redecorate



Sanitary Ware: WC Wash hand basin/vanity unit	Dated. Signs of leaks to side of toilet Dated	Deep clean Deep clean and add lock.
Services: Extract fan		See Services Section Clean and overhaul

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Gents Toilets Two (small)



No toilet roll holder



Gents toilets



Tiled


DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Resolve dampness Repair, prepare and redecorate
Walls: Tiled	Dated Damaged tiles	Replace damaged tiles and/or re-tile
Floors: Safety style floor	Dated	Deep clean
Detailing: Doors: Painted flush doors	Dated	Repair, prepare and redecorate
Sanitary Ware: WC	Dated.	Deep clean
Wash hand basin	Dated	Deep clean

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<p>Services:</p> <p>Extract fan</p>  <p>Conduit running around safety floor</p>		<p>See Services Section</p> <p>Clean and overhaul</p> <p>Investigate conduit and remove/relocate</p>
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BASEMENT

BACK OF HOUSE

Contents:

Catering Kitchen Font Left
Store Room Front Right
Link Corridor
Walk in Fridge Area Rear Left
Stairs Rear Left
Store Rear Middle

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Catering Kitchen Front Left




Kitchen




Kitchen



Kitchen

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated and grease stained	Deep clean. Repair, prepare and redecorate.
Walls: Stainless steel	Dated and grease stained	Deep clean.
Floors: Quarry tiles  Steps with metal cladding	Dirty Damaged gulley to right 	Deep clean and/or Replace with safety floor



Equipment: Stainless steel sink and drainer Stainless steel kitchen units:	The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.	Deep clean
Services: Four ceiling lights with luminaires Dumb waiter to left Extractor Wiring 	Not tested	See Services Section Ensure lighting appropriate for the area Service and test. Clean. service and test Service and test.



Store Room Front Right





Store room front right



Store room front right



Ductwork

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted Dampness 	Dampness visible Heavily marked, paint and plaster coming off walls Dampness hidden by timber 	Resolve dampness Repair, prepare and redecorate.
	High damp meter readings of 90 plus	



	 <p>Lateral damp</p> 	
<p>Floors:</p> <p>Quarry tiles</p> 	<p>Areas of damage and generally ingrained dirt</p> 	<p>Deep clean and/or Replace with safety floor</p>
<p>Steps to area</p> <p>Detailing: Shelving:</p> <p>Timber supported by metal shelving system</p> 	<p>Dated</p> 	<p>Clean/replace</p>



<p>gas supply</p> 		<p>Service records required.</p>
<p>boiler</p>  <p>extract system to rear of property</p> 	<p>Unvented</p>	<p>Gas safety certificate required.</p> <p>Service records of last time cleaned, etc required.</p>

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Link corridor



Damage and deterioration to floor tiles





Link corridor



Hole in wall adjacent to ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Various heights	Stained and greasy Areas to ceiling opened up	Deep clean. Repair, prepare and redecorate.
Walls: Tiled	Dated and marked Hole in wall adjacent to ceiling Cracked tiles	Deep clean. Repair/re-tile, make good holes
Floors: Quarry tiles Steps	Marked and deteriorating	Deep clean. Repair or replace with safety floor
Detailing: Doors: Locked door to end on right side Shelving: Metal shelving system, formica covered	No access Dated	Repair, prepare and redecorate Deep clean or replace



<p>Services:</p> <p>Lights</p>	<p>No diffusers</p>  <p>Damaged light</p> 	<p>See Services Section</p> <p>Replace with appropriate lights</p>
<p>Other:</p> <p>Rodent traps noted</p>		<p>Discussions with Health Environmental required</p>

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Walk in Fridge Area Rear Left



Fridges



Middle



Right side

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Marked	Repair, prepare and redecorate.
Walls: Tiled	Marked and cracked	Deep clean and re-tile .
Floors: Quarry tile	Marked	Deep clean/repair or Replace with safety floor
Services: Light	Diffuser missing	See Services Section Replace. Ensure lighting appropriate for area.

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Temporary repair

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare redecorate.
Walls: Tiled	<p>Area where tiles have come off.</p>  <p>False wall undulates</p> <p>Temporary repair with newspaper</p> 	Re-tile.

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Detailing: Fire Exit: Door marked 'private'	No fire exit sign	Add signage
Stairs: Metal tread, tiled to sides	No handrail	Add handrail
Services: Stopcocks Old conduit on wall Fire hydrant sitting on floor	Exposed stopcock 	See Services Section Add access cover.



Store Rear Middle



Piece of cardboard covering hole



Store middle rear



Store middle rear

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted	Dampness  Dampness 	Resolve dampness Repair, prepare and redecorate.



<p>Piece of cardboard covering hole to underneath of toilets</p> 	<p>Behind cardboard in wall looking underneath toilets</p>  <p>Floor of toilet above propped up</p> 	<p>Floor needs to be suitably supported in the toilets area</p>
<p>Floors:</p> <p>Tiled</p>	<p>Dated</p>	<p>Deep clean or replace with safety floor.</p>
<p>Services:</p> <p>Other:</p>	<p>Mice traps</p> 	<p>See Services Section</p> <p>Discussions with Health Environmental required</p>



OTHER MATTERS

SERVICES

This Schedule of Condition 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 were located in the basement front right store.

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.

Lighting

The current lighting is dated. 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.

Space heating

The property has a boiler located in the basement front right store. It requires checking to ensure it has a gas safety certificate. Boiler does not appear to be vented to outside air. There is comfort cooling within restaurant area.

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Fire Safety/Fire Alarms/Emergency Lighting

We believe there are several problems.

ACTION REQUIRED: Specialist advice should be sought.



Fire alarm

Security Alarm

We believe there was an alarm system.

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 or a 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.

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, hard of hearing, as well as ambulant disabled persons – not just those confined to wheelchairs as many people tend to think.

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 users, and the use of higher contrast internal colour schemes to aid those with visual impairments. However, physical changes may not always be necessary; in

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some instances it may be acceptable to implement a staff training and management policy to deal with disabled visitors.

In this case we would comment that there is a disabled toilet.

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. 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) Drainage – closed circuit TV camera report.
- 3) 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.
- 4) Environmental Health certificates and latest reports - we recommend you meet with the Environmental Health Officer before you legally commit to purchase.
- 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) Gas Safe inspection and test report (you need to see heating in working order). Boiler needs to be vented to outside air.
- 7) Flue – service history including cleaning records and replacement of filters.
- 8) Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
- 9) Man-safe system - Ensure there is a full man safe system for maintenance access and that this has been tested.
- 10) Security System test
- 11) 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

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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 xxxxxxxxxxxxxxxx Chartered Surveyors following a visit on xxxxxxxxxxxx. This report does not constitute a Structural Survey (now known as a Building Survey).

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Signature Document in Relation to
xxxxxxxxxxxxxxxxxxxx London Borough of Wandsworth, xxxxxxxxxxxxxxxx

Schedule of Condition

This signature document represents page 61 and 62 of a 62 page Schedule of Condition relating to:

xxxxxxxxxxxxxxxxxxxx, London Borough of Wandsworth, xxxxxxxxxxxx

as prepared by

xxxxxxxxxxxxxxxxxxxx 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:

xxxxxxxxxxxxxxxxxxxx, London Borough of Wandsworth, xxxxxxxxxxxxxxxxxxxx

As inspected on xxxxxxxxxxxxxxxxxxxx

By

xxxxxxxxxxxxxxxxxxxxxxxxxxxx Chartered Surveyors

Signed: Dated: xxxxxxxxxxxxxxxxxxxx

For and on Behalf of xxxxxxxxxxxxxxxxxxxx Chartered Surveyors

——— Marketing by: ———

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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:
xxxxxxxxxxxx

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.

