

SCHEDULE OF CONDITION EXTERNAL

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXX,

XXXXXXXXXXXXXXXXXX,

Hampshire,

XXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

FOR

XXXXXXXXXXXXXXXXXXXX

Prepared by:

XXXXXXXXXXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS



CONTENTS

SCHEDULE OF CONDITION

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Introduction and Instruction

We have been instructed to inspect and prepare a Schedule of Condition for XXXXXXXXXXX, XXXXXXXX, XXXXXXXX, XXXXXXXXXXX, Hampshire, XXXX XXX.

We inspected the property on XXXXXXX XXXX.

Information Summary

Address:	XXXXXXXXXX XXXXXX, XXXXXXXX , Hampshire, XXXX XXX
Prospective Tenant:	XXXXXXXXXXXXXXXXXXXX
Covenants:	<p>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.</p> <p>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.</p>
Yield Up Covenant:	<p>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.</p> <p>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.</p>
Photographs:	<p>We typically take approximately 1400 photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report.</p>

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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:

Roofs
Front Left and Right Elevations
Front Central Elevation
Left Elevation
Rear Left and Right Elevations
Rear Central Elevation
Right Elevation
Outside Areas






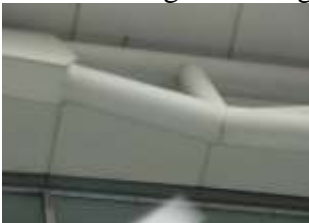



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Left and Right Domed Roofs

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>DOMED ROOFS:</p>   	<p>Deterioration to edge of vaulted roof</p>  <p>Domed roof leaking into property</p>	<p>Exclude from lease</p> <p>And / or</p> <p>Landlord to fully repair and leave watertight.</p> <p>And / or</p> <p>Joint 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>Domed roof canopy: Tubular painted metal canopy under roof canopy at high level</p> 	<p>Minor rusting to rear right</p>  <p>Deterioration to rear left</p> 	<p>Exclude from lease</p> <p>And / or</p> <p>Landlord to fully repair and leave watertight.</p> <p>And / or</p> <p>Joint 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>






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<p>Close up</p>  	<p>Rusting rear left</p>  <p>Rusting rear left</p> 	
<p>Box gutter:</p> 	<p>Pattern staining to box gutter</p>  <p>Moss on box gutter and small flat roof</p>  <p>Water coming out of box gutter to rear central area</p> 	<p>Exclude from lease</p> <p>And / or</p> <p>Landlord to fully repair and leave watertight.</p> <p>And / or</p> <p>Joint high level inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.</p>

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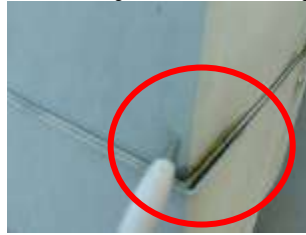
<p>SINGLE PLY ROOFS:</p>  	<p>Leaks into property</p>  <p>Ponding to right flat roof</p> <p>Ponding</p>  <p>Rucking</p>  <p>No access walkways</p>	<p>Exclude from lease</p> <p>And / or</p> <p>Landlord to fully repair and leave watertight.</p> <p>And / or</p> <p>Joint inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.</p>
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Downpipe with water damage to metal backing



Moss to joints of downpipe



Leaking downpipe to rear central area, allowing water into restaurant area



Water and moss



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Front Left and Right Elevations




Front left



Front left



Front right

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Domed roof Single ply roof Inverted roof		See Roof Section
Roof Drainage, Hopperheads and Downpipes:		See Roof Section
Walls Structure: Metal and concrete	Not visible	
Walls: High level render	Parapet wall /coping discharging onto render 	Make coping stones watertight, clean, repair, prepare and redecorate.

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Pre-finished metal panels

Forming:
Fascias
Vents
Backing to hopperheads and
downpipes

Deteriorating, marked and
moss/lichen impregnated in
some areas

Blistering of paintwork



Clean, repair, prepare and
redecorate.

Coping at top of rain cladding

Allowing water to run down



Make coping stones
watertight, clean, repair,
prepare and redecorate.

Rain cladding



Marked and moss/lichen
impregnated for example to
left







Clean




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<p>Glazed curtain walling</p>	<p>Dirt on windows and joints open in some areas</p>  <p>Marked</p>  <p>Some of the mullions and transoms have come away</p> 	<p>Clean</p>
<p>Glazed curtain walling sills</p>	<p>Moss to sill at base</p>  <p>Deterioration to base</p> 	<p>Clean</p>

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External Detailing: Sunshades: 	Moss	Clean
Doors: Metal frame		Clean

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Front Central Elevation





Front central left



Central access area



Front central right

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs: Domed roof Single ply roof Inverted roof</p> <p>Glazed Entrance Canopy:</p> 	<p>Dirty</p> 	<p>See Roof Section</p> <p>Clean</p>
<p>Roof Drainage, Hopperheads and Downpipes:</p>		<p>See Roof Section</p>
<p>Walls Structure:</p> <p>Metal and concrete</p>	<p>Not visible</p>	

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Walls:

Pre-finished metal panels

Forming:

Fascias

Vents

Backing to hopperheads and downpipes



Coping at top of rain cladding

Moss impregnated



Make coping stones watertight, clean, repair, prepare and redecorate.



Rain cladding



Marked and moss/lichen impregnated







Clean

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<p>Stretcher bond brickwork with parapet walls</p>	<p>Pattern staining</p>  <p>Close up of pattern staining</p>  <p>Moss at top of coping</p> 	<p>Resolve overflow causing pattern staining. Clean brickwork.</p>
<p>Glazed curtain walling</p>	<p>Dirty and marked</p>	<p>Clean</p>
<p>Glazed curtain walling sills</p>	<p>Dirty and marked</p>	<p>Clean</p>
<p>External Detailing: Doors:</p> <p>Double sliding entrance door</p> 	<p>Dirty and marked</p>	<p>Clean</p>

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Left Elevation




Left elevation



Left view



Disabled access

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Domed roof Single ply roof Inverted roof		See Roof Section
Roof Drainage, Hopperheads and Downpipes:		See Roof Section
Walls Structure: Metal and concrete	Not visible	
Walls: High level render: Metal coping	Pattern staining 	Make copings watertight Clean render

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Pre-finished metal panels

Forming:

Fascias

Vents

Backing to hopperheads and downpipes



Rain cladding:



Deterioration at joints

Vents and metal cladding

Discoloured to backing behind downpipes



Moss impregnated rain cladding adjacent to the trees



Pattern staining

Marked and damaged units

Deep clean.
Check and ensure they are secure.

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<p>Glazed curtain walling: Glazed curtain walling in profile</p> 	 <p>Mastic deterioration to base particularly in door area</p> 	<p>Re-mastic</p>
<p>Sill detail to glazed curtain walling:</p>  <p>Blockwork</p> 	<p>Glass marked and dirty</p> <p>Dirty</p>	<p>Clean</p> <p>Clean</p>
<p>External Detailing:</p> <p>Doors:</p> <p>Single door</p>	<p>Marked and dirty</p>	<p>Clean.</p>

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Rear Left and Right Elevations



Rear left







Rear right



Rear right


DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Domed roof Single ply roof Inverted roof		See Roof Section
Roof Drainage, Hopperheads and Downpipes:		See Roof Section
Walls Structure: Metal and concrete	Not visible	
Walls: Pre-finished metal panels Forming: Fascias Vents Backing to hopperheads and downpipes		

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<p>Rain cladding</p>	<p>Moss impregnated</p>  <p>Moss</p> 	<p>Clean</p>
<p>Glazed curtain walling</p>	<p>Glass marked and dirty</p> <p>Trim of glazed curtain walling has come away</p> 	<p>Clean</p>
<p>Sill detail</p>	<p>Rust</p> 	
<p>Stretcher bond brickwork Area of stretcher bond brickwork with vertical mastic joints and weep holes</p> <p>Coping stone at top</p>	<p>Some weepholes pushed in</p> <p>Moss to base of brickwork</p> <p>Some of the brickwork has been damaged</p> <p>Mortar marks on brickwork face</p>	

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<p>External Detailing:</p> <p>Sun shades complete with poles</p>	<p>Moss</p> 	<p>Clean</p>
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Rear Central Elevation




Stretcher bond brickwork



Rear central section



Rear centre

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Domed roof Single ply roof Inverted roof		See Roof Section
Roof Drainage, Hopperheads and Downpipes:		See Roof Section
Walls Structure: Metal and concrete	Not visible	
Walls: Coping stones:	Blackness and water penetration at top of wall  Damp impregnating walls	Exclude from lease And / or Landlord to replace coping stones and make watertight. And / or Joint high level inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.

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Stretcher bond brickwork



Damage to brickwork



Moss



Damp proof membrane



Pattern staining



Damaged bricks



Moss



Damp proof membrane visible in some areas



Trickle vents not flush

Clean

Clean

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Right Elevation






Right elevation



Right view



Right elevation

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Domed roof Single ply roof Inverted roof		See Roof Section
Roof Drainage, Hopperheads and Downpipes:		See Roof Section
Walls Structure: Metal and concrete	Not visible	
Walls: Pre-finished metal panels Forming: Fascias Vents Backing to hopperheads and downpipes 	Deterioration at joint  Some of joints are not closed properly  Pattern staining behind indicating that the box gutters	Clean

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are not catching all the rainwater



Rain cladding

Moss impregnated

Marked and damaged units



Deep clean. Check and ensure they are secure.





Sill detail to base of rain cladding:



Dirty





Clean

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<p>Glazed curtain walling Glazed curtain walling in profile</p>  <p>Sill to glazed curtain walling Sill detail to base of curtain walling and area where downpipes are</p>	<p>Mastic deterioration to base particularly in door area</p> <p>Badly resprayed area or weathering from water leaking from hopperhead</p> <p>Glass marked and dirty</p> <p>Water sitting and moss occurring</p>   <p>Moss on sill</p> 	<p>Re-mastic</p> <p>Clean</p> <p>Clean</p>
<p>External Detailing: Doors: Fire exit door</p>	<p>Dirty</p>	<p>Clean</p>

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Outside Areas

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>FRONT:</p> <p>French drain</p> <p>Stone cobbles</p> <p>Artwork</p> 	<p>Moss covered and pattern staining</p> 	<p>Deep clean</p>
<p>LEFT:</p> <p>Ramped access</p>	<p>Damage and deterioration to stonework</p>  <p>Moss and pattern staining</p> 	<p>Repair damaged and deteriorating areas.</p> <p>Deep clean</p>


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<p>French drain at ground level</p>  <p>Trees and planting</p> <p>Running gulleys set within tarmac</p> 	<p>Areas of abandoned planting</p>  	<p>Regular maintenance required</p>
<p>REAR</p> <p>Concrete cobbles to base</p> <p>French drain at ground level</p> <p>Planting</p> <p>Pavement</p> <p>Running gulleys set within tarmac</p>	<p>Drop/change in levels to some areas to perimeter cobbles, for example the single door</p>  <p>Rusting washers to running gulleys</p>	

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<p>Car Park: Tarmac car park with white lines</p>  <p>Metal bollards</p>  <p>Floor lights</p>	 <p>Ponding</p>  <p>Rust</p>  <p>Dirty</p> 	<p>Add fall to remove ponding</p> <p>Make good or replace.</p> <p>Clean</p>
<p>Bin Store</p>	<p>Open bin store in car park to rear</p> 	<p>Enclose bin store</p>

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Post with signs and lighting	Posts green with moss and algae 	Deep clean
RIGHT: French drain at ground level Planting and pavement Highlighted areas to access doors Running gulleys set within tarmac		

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