

# SCHEDULE OF CONDITION

**Apartment X Bathrooms and Bedrooms (no reception rooms, etc),  
Corridors, Stairs and Lift Lobbies to Apartment X**

**XXXX**

**XXX**

**London**

**NW8 XXX**

**Date**



**FOR**

**Mrs X**

Prepared by:

**XXXX**

INDEPENDENT CHARTERED SURVEYORS



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## **Introduction and Instruction**

We have been instructed to inspect and prepare a Schedule of Condition for Apartment X Bathrooms and Bedrooms (no reception rooms, etc) and Corridors, Stairs and Lift Lobbies to Apartment X of X, X, London, NW8 XXX in relation to work being carried out at Apartment X.

We inspected the property on XXX

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 builder. This section may also specify materials, British Standards and Codes of Practice or their equivalent.

#### **Dated defined**

Where we use either the term dated or not to FRI Standards we believe the property is not as per typical Full Repairing and Insuring (FRI) lease standards.

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Corridors, Stairs and Lift Lobbies to Apartment X  
London, NW8 XXX

## INTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

### **Contents:**

Ground Floor Entrance and Lift Lobby Area  
Fifth Floor Lift Lobby Area  
Stairs  
Access corridor to Apartment X

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## Ground Floor Entrance and Lift Lobby Area



Entrance



Lift lobby



Lift lobby

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted	Average	Repair, prepare and redecorate.
<b>Walls:</b> Painted        Marble	Marked   Average	Repair, prepare and redecorate.        Deep clean
<b>Floors:</b> Carpet	Average 	Deep clean

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London, NW8 XXX

Reconstituted stone in marble 		
<b>Detailing:</b>  <b>Doors:</b>  Timber  <b>Fire exit signs</b>	Minor marks	Repair, prepare and redecorate
<b>Services:</b>  Flush fitting ceiling lights  Lift   Team of builders taking materials down in the lift at the time of our inspection. 	Padding protection to lift walls   Builders moving materials in lift 	See Services Section

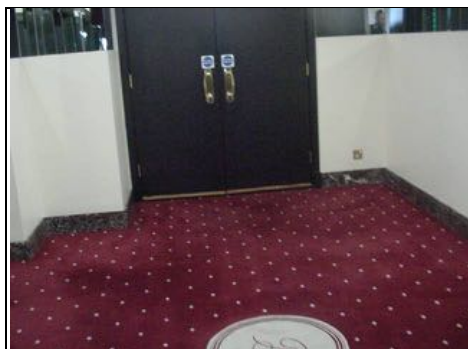
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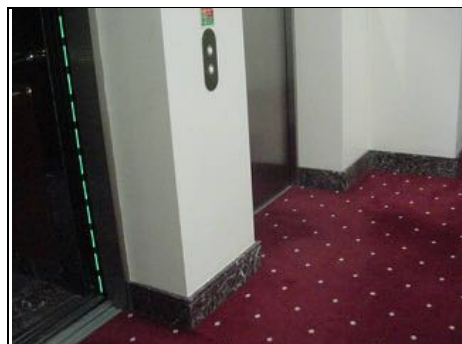




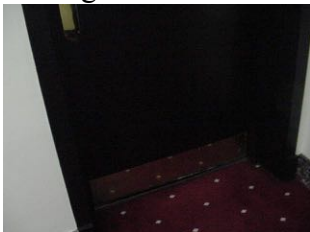
## **Fifth Floor Lift Lobby Area**



Lobby area



Lifts

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Painted	Average	Repair, prepare and redecorate
<b>Walls:</b> Painted	Dated	Repair, prepare and redecorate
<b>Floors:</b> Carpet	Average	Clean
<b>Detailing:</b> <b>Doors:</b> Mahogany stained timber	Average 	Repair, prepare and redecorate
<b>Services:</b>		See Services Section

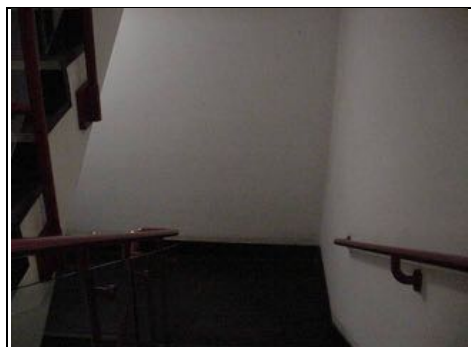
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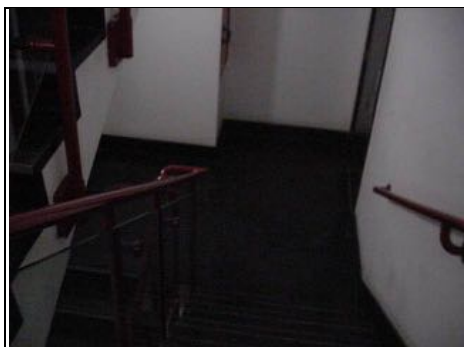




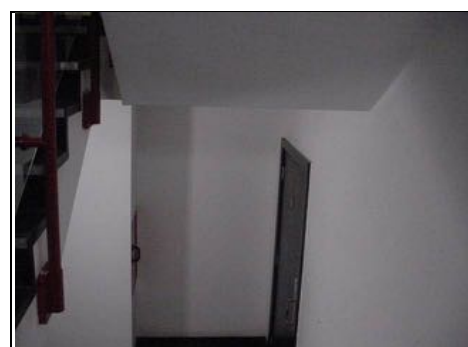
## Stairs





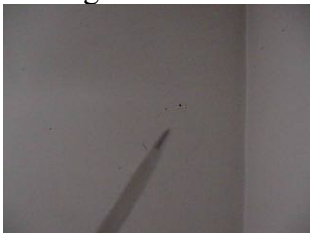
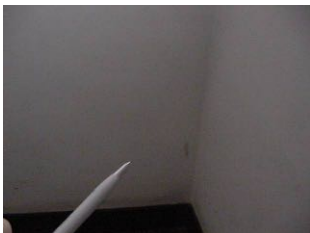
Fifth floor to fourth floor



Fourth floor landing



Stairs fourth to third floor

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted	Average	Repair, prepare and redecorate.
<b>Walls:</b> <b>Fifth floor to fourth floor:</b> Painted Old fixing points from old fire signs  Marked 	Old fixing holes on half landing  Particularly marked at low level 	Repair, prepare and redecorate.

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Corridors, Stairs and Lift Lobbies to Apartment X  
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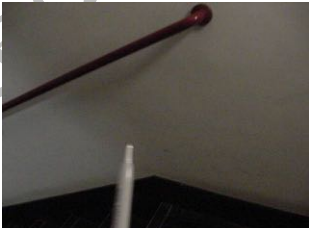
<p>Marked</p> 	<p>Marked under handrail</p> 	
<p><b>Fourth to third floor:</b></p> <p>Painted</p> <p>Old fixing points</p>  <p>Fixing points above light switch</p> 	<p>Marked</p>  <p>Old fixing points on half landing</p>  <p>Marked below handrail</p> 	<p>Repair, prepare and redecorate.</p>

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<p><b>Third floor to second floor:</b></p> <p>Painted</p>	<p>Marked on half landing</p>  <p>Marked around light socket</p> 	<p>Repair, prepare and redecorate.</p>
<p><b>Second floor to first floor:</b></p>  <p>Painted</p>	<p>Marked</p>  <p>Marked below handrail</p> 	<p>Repair, prepare and redecorate.</p>

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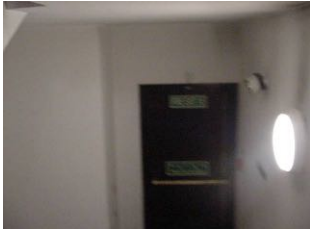
<p><b>First Floor to Ground Floor:</b></p> <p>Painted</p>   <p>Half landing</p> 	<p>Marked on landing</p>  <p>Marked on wall at half landing</p>  <p>Marked underneath handrail</p> 	<p>Repair, prepare and redecorate.</p>
<p><b>Ground floor:</b></p> 	<p>Marked near fire exit</p> 	<p>Repair, prepare and redecorate.</p>
<p><b>Floors:</b></p> <p>Plastic</p>	<p>Marked</p>	<p>Deep clean</p>

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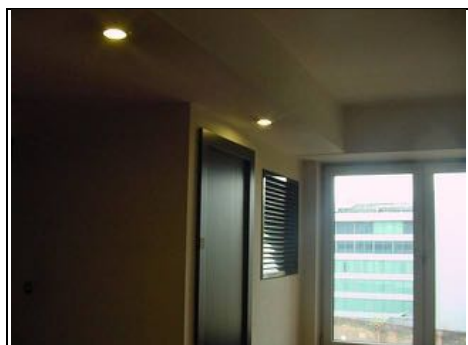
<b>Detailing:</b>  <b>Doors:</b>  Timber  <b>Ground Floor Fire exit:</b>  	Dated    Dated	Repair, prepare and redecorate    Repair, prepare and redecorate
<b>Staircase:</b>  Painted handrail	Dated	Repair, prepare and redecorate
<b>Services:</b>		See Services Section

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## Access corridor to Apartment X



Access corridor



Access corridor



Brass ironmongery

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted	Average, minor marks 	Repair, prepare and redecorate.
<b>Walls:</b> Painted	Average/dated Minor marks 	Repair, prepare and redecorate.
<b>Floors:</b> Carpet	Average	Clean


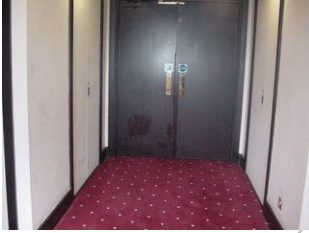


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<p><b>Detailing:</b></p> <p><b>Windows:</b></p> <p><b>Doors:</b></p> <p>Mahogany stained timber</p> <p><b>Double fire doors:</b></p> <p>Mahogany stained timber Brass ironmongery</p> <p>Marked</p> 	<p>Average</p> <p>Minor marks</p> <p>Marked, repaired and painted</p>  <p>Close up</p> 	<p>Clean</p> <p>Repair, prepare and redecorate</p>
<p><b>Skirtings:</b></p> <p>Mahogany stained timber</p>	<p>Minor marks</p> 	
<p><b>Services:</b></p>		<p>See Services Section</p>

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## **APARTMENT X**

The apartment was occupied at the time of our inspection therefore there were various fixtures and fittings which limited our view.

### **Contents:**

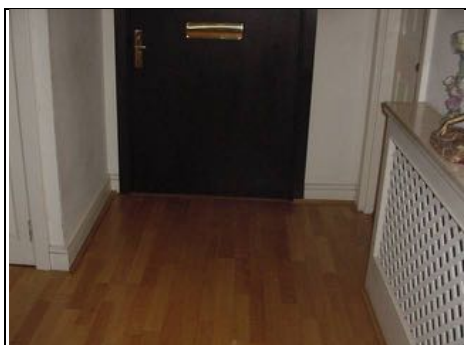
Entrance Hallway Area  
Entrance Hall Cloakroom  
En-suite Shower Room to Bedroom One  
Bathroom  
En-suite Shower Room to Bedroom Three  
Bedroom One  
Bedroom Two  
Bedroom Three

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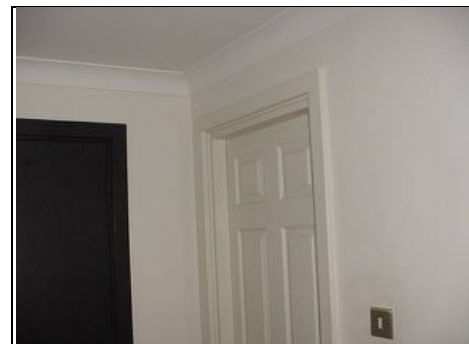
## **Entrance Hallway Area**




Laminate floor



Entrance



Door to cloakroom

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted	Hairline cracking 	Repair, prepare and redecorate.
<b>Walls:</b> Painted	Average/dated Marked	Repair, prepare and redecorate.
<b>Floors:</b> Laminate	Average	Clean
<b>Detailing:</b> <b>Doors:</b> Entrance door: Mahogany stained timber	Average/dated	Repair, prepare and redecorate

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Cloakroom door: Painted timber	Average/dated	Repair, prepare and redecorate
<b>Services:</b> Flush fitting ceiling lights		See Services Section

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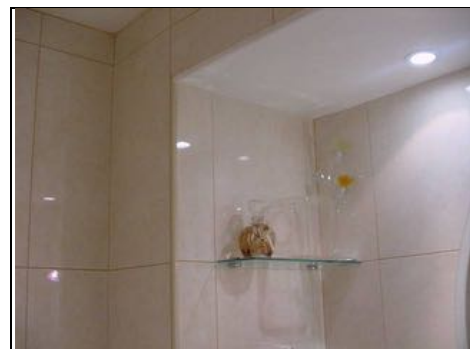
## Entrance Hall Cloakroom



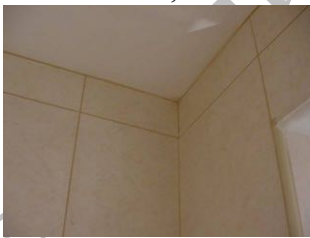

Vanity unit



W.C.



Glass shelves


DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Painted	Minor marks, no cracks 	Repair, prepare and redecorate
<b>Walls:</b> Floor to ceiling large tiles	Average/dated	Deep clean
<b>Floors:</b> Large tiles	Average/dated	Deep clean
<b>Detailing:</b> <b>Doors:</b> Painted panel door	Marked 	Repair, prepare and redecorate

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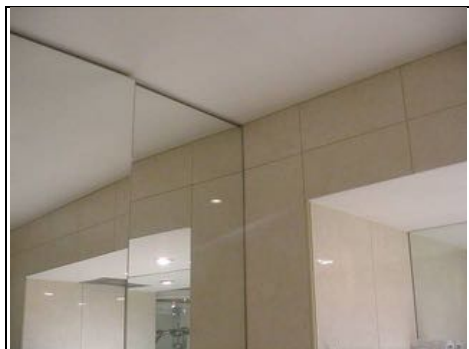
<b>Glass shelves:</b>	Average	Clean
<b>Skirting:</b> Timber	Average/dated	Repair, prepare and redecorate
<b>Sanitary Ware:</b> WC	Average	Deep clean
Wash hand basin/vanity unit	Average	Deep clean
<b>Services:</b> Flush fitting ceiling lights		See Services Section
Extract fan 	Minimal extraction from fan	Clean and overhaul

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## En-suite Shower Room





Mirrored cupboards



W.C.



Vanity unit


DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted	Average/dated	Repair, prepare and redecorate.
<b>Walls:</b> Floor to ceiling large tiles	Old fixing points around radiator/towel rail   Minor signs of black mould	Deep clean

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London, NW8 XXX

		
<b>Floors:</b>  Large tiles	Average 	Deep clean
<b>Detailing:</b>  <b>Doors:</b>  Painted panel door  <b>Skirting:</b>  Timber	Average/dated    Average/dated	Repair, prepare and redecorate    Repair, prepare and redecorate
<b>Sanitary Ware:</b>  WC  Bidet   Wash hand basin/vanity unit	Average  Average    Average	Deep clean  Deep clean    Deep clean

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<p>Self-contained shower unit</p> 	<p>Average</p> 	<p>Deep clean</p>
<p>Towel rail</p> 		<p>Deep clean</p>
<p>Mirrored cupboards</p>	<p>Lined</p> 	<p>Deep clean</p>
<p><b>Services:</b></p> <p>Flush fitting ceiling lights</p> 	<p>Some lights not working</p>	<p>See Services Section</p> <p>Put all ceiling lights in working order</p>

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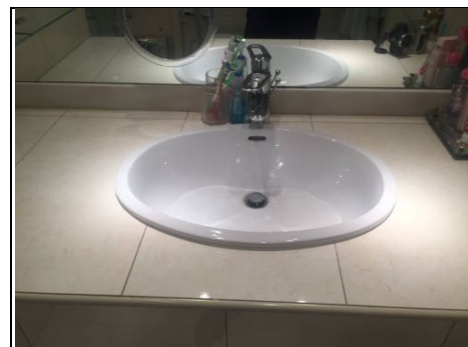
## **Bathroom**



Shower screen to bath



Bath



Sink

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted	Hairline cracking 	Repair, prepare and redecorate.
<b>Walls:</b> Floor to ceiling large tiles	Average	Deep clean
<b>Floors:</b> Large tiles	Average	Deep clean
<b>Detailing:</b> <b>Doors:</b> Painted panel door	Average/dated 	Repair, prepare and redecorate

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<b>Towel Rail/Shelf:</b> 		Clean
<b>Sanitary Ware:</b>  WC  Wash hand basin/vanity unit         Bath with shower panel	Average  Minor marks   Minor black mould 	Deep clean  Deep clean         Deep clean
<b>Services:</b>  Extract fan 	Minimal extraction from fan 	See Services Section  Clean and overhaul

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Flush fitting ceiling lights	Some lights not working 	Put all lights in working order
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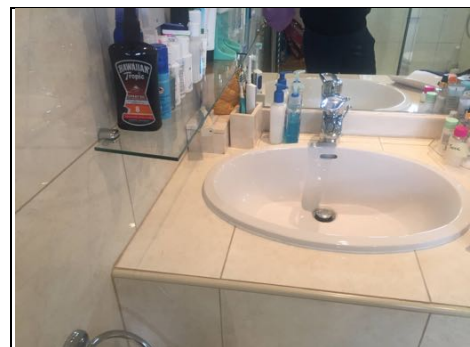
## En-suite Shower Room to Bedroom Three





Shower



W.C.



Vanity unit

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted	Black mould/condensation  Black mould 	Resolve condensation Repair, prepare and redecorate.
<b>Walls:</b> Floor to ceiling large tiles	Average	Deep clean.
<b>Floors:</b> Large tiles	Average	Deep clean

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<p><b>Detailing:</b></p> <p><b>Windows:</b></p> <p>High level window partially blocked by shower unit</p> <p><b>Doors:</b></p> <p>Painted panel door</p> <p><b>Mirrored Unit:</b></p>  <p>Built in Cupboard with formica style finish:</p> 	<p>Average, area of black mould/condensation</p>  <p>Average/dated</p>  <p>Average/dated</p> <p>Average/dated</p>	<p>Clean.</p> <p>Repair, prepare and redecorate</p> <p>Clean</p> <p>Clean</p>
<p><b>Sanitary Ware:</b></p> <p>WC</p> <p>Wash hand basin/vanity unit</p>	<p>Average</p> <p>Average</p>	<p>Deep clean</p> <p>Deep clean</p>

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Shower	Black mould 	Deep clean
Towel rail 	Average	Deep clean
Bidet shower/ faucet 	Average	Deep clean
<b>Services:</b>  No extract fan  Flush fitting ceiling lights	Condensation due to no extract fan  Some lights not working 	See Services Section  Add extract fan  Put all lights in working order

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## **Bedroom One**



Bedroom One



Bedroom one



Ceiling hairline cracking

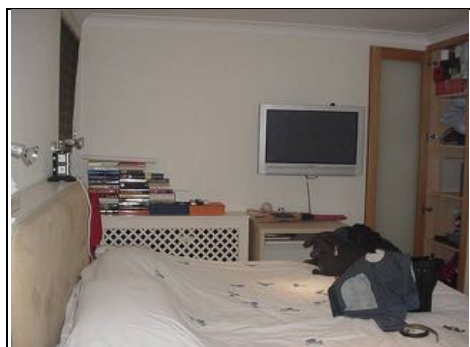
DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted	Hairline cracking	Repair, prepare and redecorate.
<b>Walls:</b> Painted	Average/dated	Repair, prepare and redecorate.
<b>Floors:</b> Laminate	Average/dated	Clean
<b>Detailing:</b> <b>Windows:</b>  <b>Doors:</b> Painted	Average   Average/dated	Deep clean   Repair, prepare and redecorate
<b>Services:</b> Flush fitting ceiling lights		See Services Section

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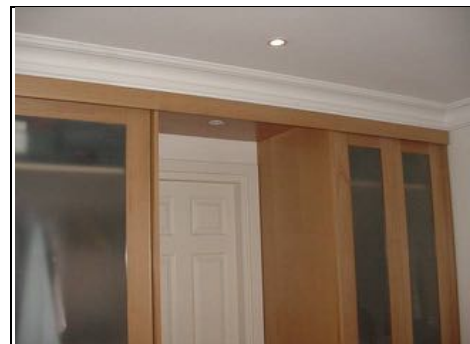
## **Bedroom Two**



Bedroom two



Bedroom two



Bedroom two

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted	Hairline cracking	Repair, prepare and redecorate.
<b>Walls:</b> Painted	Average/dated	Repair, prepare and redecorate.
<b>Floors:</b> Laminate	Average	Clean
<b>Detailing:</b> <b>Windows:</b>  <b>Doors:</b> Painted	Average  Average/dated	Clean  Repair, prepare and redecorate
<b>Services:</b> Flush fitting ceiling lights		See Services Section

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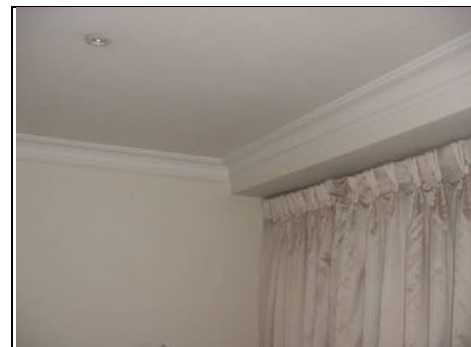
## **Bedroom Three**



Bedroom three



Bedroom three



Bedroom three

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted	Hairline cracking	Repair, prepare and redecorate.
<b>Walls:</b> Painted	Average/dated	Repair, prepare and redecorate.
<b>Floors:</b> Laminate	Average	Clean
<b>Detailing:</b> <b>Windows:</b>  <b>Doors:</b> Painted	Average   Average/dated	Clean   Repair, prepare and redecorate
<b>Services:</b> Flush fitting ceiling lights		See Services Section

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## **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.

### **Ceiling Lights**

The property predominantly has flush mounted ceiling lights.

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

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Apartment X Bathrooms and Bedrooms (no reception rooms, etc),  
Corridors, Stairs and Lift Lobbies to Apartment X  
London, NW8 XXX

## **Signature Document**

**Apartment X Bathrooms and Bedrooms (no reception rooms, etc),  
Corridors, Stairs and Lift Lobbies to Apartment X  
XXX London, NW8 XXX**

## **Schedule of Condition**

This signature document represents page 35 and 36 of a 36 page Schedule of Condition relating to:

Apartment X Bathrooms and Bedrooms (no reception rooms, etc),  
Corridors, Stairs and Lift Lobbies to Apartment X  
XXXX, London, NW8 XXX

as prepared by

XXXX Chartered Surveyors

You should ensure your Legal Advisor gets this document signed by the relevant parties. Delete/amend as you require.

## **Independent Chartered Surveyors**

We verify that this is a true and accurate record of the condition of:

Apartment X Bathrooms and Bedrooms (no reception rooms, etc),  
Corridors, Stairs and Lift Lobbies to Apartment X  
XXXX, London, NW8 XXX

As inspected on XXXX

By

XXXX Chartered Surveyors

Signed: ..... Dated: XXXX

For and on Behalf of XXXX Chartered Surveyors

——— Marketing by: ———

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**Owners/Occupiers of Apartment X**

..... has seen and forwarded this document on by recorded delivery on  
..... and also a copy to the owners/landlords or their legal  
representatives.

Signed: ..... Dated: .....  
Print Name

**Landlords/Owners Representative (delete as applicable)**

Print Name: ..... for and on behalf of

..... has inspected and read the Schedule  
of Condition for and 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.

—— Marketing by: ——

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