

SCHEDULE OF CONDITION



Marketing by:

www.1stAssociated.co.uk

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Address: XXXXXXX

Prospective Tenant: Mr X

**Repairing Covenant,
Redecorating Covenant,
Reinstatement and Statutory
Regulation Covenant
Yield Up Clause:**

We have not seen a copy of the lease and we have therefore assumed the property has a full repairing and insuring covenant – or will have under the proposed lease. We have assumed it is a standard lease with no unusual or onerous clauses. Your Legal Adviser should confirm this and advise us of any unusual or onerous clauses immediately.

Photographs:

We typically take approximately 200 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.

Orientation:

All directions are taken as if viewing the property from the front.

The Schedule of Condition offers a detailed description of the condition of the property.


We have not carried out formal investigations by phone or otherwise with Local Authorities or other statutory bodies.

The Schedule of Condition is to be read in conjunction with the Property Report.

ELEVATIONS

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FRONT ELEVATION


DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Stone chimney with pots and lead flashing</p>	 <p>Vegetation growing from it and repointing required</p>	<p>Clear and repoint. Also check flashings and detailing.</p>
<p>Roofs:</p> <p>Pitched slate roof</p>	<p>Average</p>	<p>Check flashing, detailing, parapets and coping stones.</p>
<p>Gutters and Downpipes:</p> <p>Cast iron with some plastic</p>	<p>Vegetation growing which needs to be cleared. There is pattern staining below indicating the gutters are overflowing and leaking.</p>	<p>Clear vegetation. Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Walls:</p> <p>Coursed stonework which has been repointed in a cement mortar</p> <p>Airbricks</p>		<p>Remove cement mortar and repoint in a lime based mortar. General cleaning of stonework of pattern staining.</p> <p>Clear airbricks and ensure they vent the subfloor.</p>




Joinery/Detailing:		
Fascias: Not visible due to guttering.	Assumed to be damaged due to blocked guttering.	
Windows: Sliding sash single glazed	Dirty and some windows painted shut	Repair, prepare, ease and adjust, redecorate and clean.
Door:	Dirty and rot	Repair, prepare and redecorate.

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REAR ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimney:</p> <p>See front elevation</p>		
<p>Roofs:</p> <p>Pitched slate roof Dormer roof not visible</p>	Average	
<p>Gutters and Downpipes:</p> <p>Cast iron with some plastic</p>	 Damaged downpipe	<p>Clear vegetation. Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Soil and vent Pipe:</p> <p>Not visible assumed within toilet area</p>	Signs of leaks	<p>A close circuit TV camera report is recommended of the drains.</p>

<p>Walls:</p> <p>Roughcast render with hairline cracks visible</p>	 <p>Hairline cracking to render</p>  <p>Repairs to hairline cracking that has taken place on render</p>  <p>Lower render area starting to deteriorate</p>	<p>General repairs to render to make watertight.</p>
<p>Joinery/Detailing:</p> <p>Windows: Sliding sash single glazed</p>	<p>Dirty and some windows painted shut</p>	<p>Repair, prepare, ease and adjust, redecorate and clean.</p>


OUTBUILDINGS
(EXCLUDED FROM LEASE – NOT REQUIRED OTHER THAN
THE PLUMBING IN OF SERVICES TO FORM KITCHENETTE IN
REAR ROOM AND PERMISSION TO BE PART OF THE LEASE
AGREEMENT)



Left hand side outbuilding



Rear outbuilding



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Left hand side outbuilding - external:</p> <p>Single pitched slate roof</p>	 <p>Lead tingles were noted to the roof indicating that the fixings could be deteriorating.</p>	<p>Check whether fixings are deteriorating and replace roof if they are.</p>

<p>Left hand side outbuilding - internal:</p> <p>Toilets</p>	<p>Dampness found to the floor and the walls</p>  	<p>Solve dampness problem. The ceiling needs to be opened up to check the condition of the timbers.</p> <p>Upgrade to modern standards.</p>
<p>Rear outbuilding – External:</p> <p>Single pitched slate roof</p>	<p>We noted that there was slight undulation in the roof; we also noted to the left hand side (all directions given as you face the front of the property) there was a poor parapet and wall detailing which may be allowing water in.</p>  <p>View from the back</p>	
<p>Rear outbuilding - Internal:</p>	<p>Dampness noted.</p> 	<p>The ceiling needs to be opened up to check the condition of the timbers.</p>

OUTSIDE AREAS



Rear yard

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Front area:</p> <p>Small frontage before the footpath</p>	 <p>Overgrown and algae/lichens/moss build up</p>	<p>Power clean, clear and weed killer</p>
<p>Rear yard:</p>	<p>Rubbish has been thrown and placed in the area, this needs to be cleared. Overgrown and algae/lichens/moss build up.</p>  <p>Just outside the rear yard there was a walkway where the drain was duly lifted and found to be free flowing nevertheless we would recommend a close circuit TV camera report.</p>	<p>Power clean, clear and weed killer. In addition clear gulleys to the rear and rubbish from area. It may be necessary to add a French Drain around the outside of the property to lower the ground level to allow the insertion of airbricks to the rear of the property to allow a through flow of air underneath the property. It also may be necessary to put a gully into the yard area to direct the water.</p>

INTERNAL

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

Ground Floor

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Entrance lobby/stairway/hallway area



Stairway



Rear hallway


DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dirty and dated.	Repair, prepare and redecorate.
Walls: Painted	 Damage particularly to the rear of the hallway caused by damp proof course being inserted. Inappropriate damp proof course added, the walls are still damp (damp meter readings were obtained on internal walls)	Eliminate dampness and repair, prepare and redecorate.
Floors: Carpets		Clear and clean

<p>Joinery/Detailing:</p> <p>Stairs: Timber</p> <p>Door:</p>		<p>Ensure meets Fire Regulations; additional lining to the back of the stairs likely to be required.</p> <p>Redecorate door area and associated skirtings and architraves.</p>
<p>Services: See Services section</p> <p>Fuse board/Electrics:</p> <p>Heating:</p> <p>Lighting:</p> <p>Fire alarm system:</p>	<p>Not to modern standards</p> <p>None</p>	<p>Box in electric supply with a half hour fire resistant unit. A check is required and re-wire.</p> <p>We would recommend new heating is added.</p> <p>Replace</p> <p>Add</p>

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Front office


DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Ceiling tiles</p>	 <p>Water staining to some tiles</p>  <p>View taken within ceiling space after removing suspended ceiling tile</p>	<p>Replace ceiling tiles</p>
<p>Walls:</p> <p>Painted</p>	 <p>Dampness found in walls</p>	<p>Eliminate dampness, repair, prepare and redecorate.</p>

<p>Floors: Carpets tiles</p>	<p>Dated.</p>  <p>Dampness found to the floorboards and the joists beneath</p>	<p>Vent, repair and replace as necessary.</p>
<p>Joinery/Detailing: Windows</p>		<p>East and adjust, repair, prepare and redecorate.</p>
<p>Services: Lighting Electrics Heating Fire alarm system</p>	<p>Lights not to modern standards</p> <p>None.</p>	<p>Replace</p> <p>Re-wire</p> <p>We would recommend new heating is added.</p> <p>Add.</p>

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Rear office – proposed kitchen and toilet facilities



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Ceiling tiles		Replace ceiling tile system including lighting.
Walls: Painted	Dampness found	Eliminate damp, repair, prepare and redecorate.
Floors: Carpets tiles	Dated	Clean and/or replace
Joinery/Detailing: Windows Doors		Ease and adjust, repair, prepare and redecorate. Repair, prepare and redecorate.

Services:		
Lighting	Lights not to modern standards	Replace
Electrics		Re-wire
Heating		We would recommend new heating is added.
Fire alarm system	None.	Add.

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FIRST FLOOR

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

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Front office



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dirty and dated	Repair, prepare and redecorate.
Walls: Painted	Marked and signs of lateral dampness coming through	Stop dampness, repair, prepare and redecorate.
Floors: Carpets	Excessive deflection in floor indicating that there is rot to the joist ends or the floor joists or both	Open up floors; add appropriate structural support/replace timbers.
Joinery/Detailing: Windows Doors		Ease and adjust, repair, prepare and redecorate. Ensure that doors are half hour fire resistance ideally one hour or as stated by the Fire Officer
Services: See Services section Electrics: Re-wire Heating: We would recommend new heating is added. Lighting: Lights not to modern standards - replace Fire alarm system: Add		

Rear office



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dirty and dated	Repair, prepare and redecorate.
Walls: Painted	Marked and signs of lateral dampness coming through	Stop dampness, repair, prepare and redecorate.
Floors: Bare timber	Excessive deflection in floor indicating that there is rot to the joist ends or the floor joists or both	Open up floors; add appropriate structural support/replace timbers.
Joinery/Detailing: Windows Doors	Dated	Ease and adjust, repair, prepare and redecorate. Ensure that doors are half hour fire resistance ideally one hour or as stated by the Fire Officer
Services: See Services section Electrics: Re-wire Heating: We would recommend new heating is added. Lighting: Lights not to modern standards - replace Fire alarm system: Add		

Landing Area




DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Redecorate	Repair, prepare and redecorate.
Walls: Painted	Redecorate	Repair, prepare and redecorate.
Floors: Timber floorboards that run from front to the back, i.e. joists run side to side		Check condition of floor by opening up
Joinery/Detailing: Doors		Repair, prepare and redecorate.
Services: Lighting Electrics Heating Fire alarm system	Lights not to modern standards None.	Replace Re-wire We would recommend new heating is added. Add.

TOP FLOOR

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

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Front office



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>	<p>Dirty and dated and damp.</p>	<p>Ensure that dampness is stopped from adjacent valleys and gutters and roof. Repair, prepare and redecorate.</p>
<p>Walls:</p>	<div style="text-align: center;">  </div> <p>Marked and signs of lateral dampness coming through. Signs of water ingress coming in from the roof/gutter/wall area which has previously been attended to but still has damp readings.</p>	<p>Stop dampness, repair, prepare and redecorate.</p>
<p>Floors:</p> <p>Timber floorboards that run from front to the back, i.e. joists run side to side</p>	<p>Excessive deflection in floor indicating that there is rot to the joist ends or the floor joists or both</p>	<p>Open up floors; add appropriate structural support/replace timbers.</p>


<p>Joinery/Detailing: Windows</p> <p>Doors</p>	<p>Dated</p>	<p>Ease and adjust, repair, prepare and redecorate.</p> <p>Ensure that doors are half hour fire resistance ideally one hour or as stated by the Fire Officer</p>
<p>Services: See Services section Electrics: Re-wire Heating: We would recommend new heating is added. Lighting: Lights not to modern standards - replace Fire alarm system: Add</p>		

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Rear office




DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings: Painted</p>	<p>Water damaged. The roof has been letting in water.</p>   <p>Underside of roof</p>	<p>Ensure watertight, repair, prepare and redecorate.</p>

<p>Walls:</p> <p>Painted and papered</p>	<div style="text-align: center;">  <p>Crack to wall</p> </div> <p>Marked and signs of lateral dampness coming through</p> <p>Rear right hand corner there has been a repair with dampness coming in,</p>	<p>Make an insurance claim with regards to the crack to the rear wall; investigate via the adjoining property</p> <p>Stop dampness, repair, prepare and redecorate.</p> <p>The plaster needs to be made good, re-skim and redecorate.</p>
<p>Floors:</p> <p>Timber floorboards that run from front to the back, ie. joists run side to side</p>	<p>Excessive deflection in floor indicating that there is rot to the joist ends or the floor joists or both</p>	<p>Add appropriate structural support.</p>
<p>Joinery/Detailing:</p> <p>Windows</p> <p>Doors</p>		<p>Ease and adjust, repair, prepare and redecorate.</p> <p>Ensure that doors are half hour fire resistance ideally one hour or as stated by the Fire Officer</p>
<p>Services: See Services section</p> <p>Electrics: Re-wire</p> <p>Heating: We would recommend new heating is added.</p> <p>Lighting: Lights not to modern standards - replace</p> <p>Fire alarm system: Add</p>		

Landing Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Redecorate	Repair, prepare and redecorate.
Walls: Painted	Redecorate	Repair, prepare and redecorate.
Floors: Timber floorboards that run from front to the back, i.e. joists run side to side		
Small access hatch:	 We were only able to carry out a head and shoulders inspection due to its location and size.	We recommend a large access hatch is formed in a safe area and the roof is re-inspected.
Joinery/Detailing: Doors		Repair, prepare and redecorate.

Services:		
Lighting	Lights not to modern standards	Replace
Electrics		Re-wire
Heating		We would recommend new heating is added.
Fire alarm system	None.	Add.

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OTHER MATTERS

SERVICES

ELECTRICS

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

FUEL – GAS/OIL

The respective safety standards to be applied and most full repairing and insuring leases require a test certificate. All services to Gas Safe Standard or equivalent.

FIRE REGULATIONS

Normally it is a requirement of any Lease or Tenancy agreement that current fire regulations are adhered to and that a service contract is in place. This is how the property should be left.

ACTION REQUIRED: You should have a suitable Fire Certificate for the property.

DISABILITY DISCRIMINATION ACT

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. It is a condition of all the leases that we have seen to meet this requirement.

ACTION REQUIRED: You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

ASBESTOS REGISTER

In a property of this age there may well be some asbestos. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

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

ACTION REQUIRED: A minimum of a Type Two Survey should be carried out under the Control of Asbestos at Work Regulations 2002.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

We are not asbestos surveyors.

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LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

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.

This report does not constitute a Structural Survey (now known as a Building Survey).

Signature Document in Relation to XXXXXXXX

Schedule of Condition

This signature document represents page 33 and 34 of a 34 page Schedule of Condition relating to:

XXXXXXXXXXXXXXXXXX

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:

XXXXXXXXXXXXXXXXXXx

As inspected on XXXXXXXX

Signed: Dated: XXXXXXXXx

Lessee

Mr X has seen and forwarded this document on by recorded delivery on to the owners/landlords or their legal representatives in relation to the proposed Lease.

Signed: Dated:

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.