

SCHEDULE OF CONDITION

Prepared in xxxxx
OF
CHERRY'S SANDWICH BAR



FOR

Mr A Client

PREPARED BY

GEM Associates Limited

INDEPENDENT CHARTERED SURVEYORS

FOR ANY HELP OR ASSISTANCE CALL FREE PHONE:

0800 298 5424

or

visit our website:

www.1stAssociated.co.uk

<u>Address</u>	Cherry's Sandwich Bar, xxxxxx
<u>Prospective Leaseholder:</u>	Mrs xxxxx
<u>Repairing Covenants:</u>	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 propose 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.
<u>User Class:</u>	We are advised that A3 User Class is presently being applied for.
<u>Photographs:</u>	We typically take approximately 100 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.
<u>Orientation:</u>	All directions are taken as if viewing the property from the front.

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.

The Schedule of Condition has been prepared by GEM Associates Ltd in xxxxxxx. The inspection was carried out on xxxxx This report does not constitute a Structural Survey (now known as a Building Survey).

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Independent Chartered Surveyors

01234 355 358

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CONTENTS

Introduction

Situation and Description

Summary of Construction

Accommodation and Facilities

Report Format

External - Roofs and Associated Elements

Chimneys

Roofs

Rainwater Goods

Front Elevation

Walls and External Joinery

Rear Elevation

Walls and External Joinery

External Areas

Seating Area

Parking Area

Internal

Ground Floor Trading Area – Front of House

Back of House

First Floor Office

Second Floor disused room

Services

Signature Document

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INTRODUCTION

We have been asked to prepare a Schedule of Condition on Cherry's Sandwich Bar, xxxxxxxxxxxxxxxx for Mrs xxxxx

SITUATION AND DESCRIPTION

This is a two storey mid terraced property trading as a sandwich bar which sells a mixture of wet and dry trade (food). There is a seating area to the front of house trading area with, we are advised, 20 seats inside, three stools and a further 16 seats outside, and there is parking to the rear which is used by the leaseholder.

Cherry's is situated to the far end of xxxx Road in xxxxxx and has surrounding A3 food and beverage style outlets.

If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

EXTERNAL PHOTOGRAPHS



Front Elevation



Rear Elevation

SUMMARY OF CONSTRUCTION

External

Main Roof:	A pitched slate roof
Rear Roofs:	Mineral felt
Rainwater Goods:	Plastic
Walls:	Predominantly painted brickwork
External Joinery:	Painted and treated timberwork

Internal

Ceilings:	Paint finished, likely to be plasterboard (assumed)
Walls:	To the ground floor they are clad in a laminated boarding (melamine), to the first and second floor there is a painted plaster finish
Floors:	<u>Ground Floor:</u> Concrete (assumed) <u>First/Second Floor:</u> Joist and floorboards construction (assumed)

OUTSIDE

There is seating for approximately 16, we assume given on the basis of a pavement licence. To the rear there is parking for the leaseholder, although we have not seen the lease so we cannot confirm that this is a legal right.

The above is explained in full in the main body of the Report along with the technical terms used. We have used the term 'assumed' as we have not opened up the structure.

ACCOMMODATION AND FACILITIES

Ground Floor – Trading Areas

Front of House

- Open plan trading area with an ‘L’ shaped Servery

Back of House

- A kitchen
- Preparation room

(Your Legal Advisor should check to see if there is permission to cook items on the premises)

First Floor

- Front Office
- Walk through store with internal toilet

Second Floor

- Disused room/store

REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

PHOTOGRAPHS



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

MARKET VALUE

We have not been asked to comment upon the market value in this instance. We have not seen copies of the trading figures or the accounts.

EVERY BUSINESS TRANSACTION HAS A RISK

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main body of the Report paying particular attention to any “**ACTION REQUIRED**” points.

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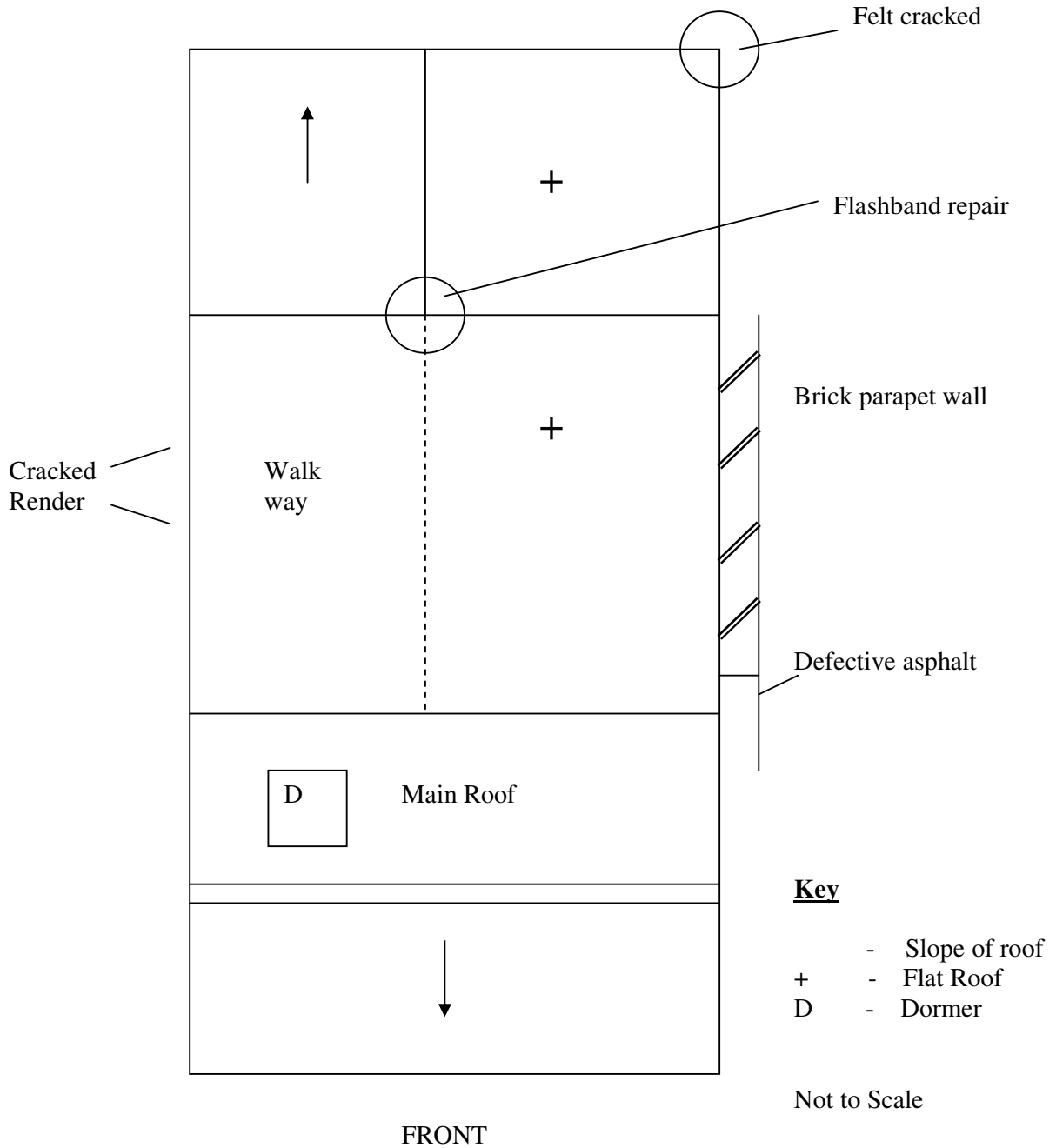
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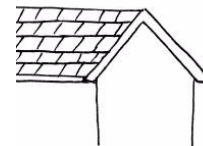
ROOFS AND ASSOCIATED ELEMENTS

MAIN ROOF PLAN

A sample of issues and problems identified.



ROOF COVERINGS AND UNDERLAYERS



The Roof Coverings and Underlayers section considers the condition of the outer covering of the roof. Such coverings usually endure the extremes of climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.

The underlayer's function is to minimise wind and water damage. Dependent upon the age of your property this may or may not be present, please read on:

Main Roof

The main roof is pitched and clad in slate, the rear roofs are flat and finished in felt.

We have assumed and confirmed with the present leaseholders that the responsibility is only for the roof directly above the premises. Your Legal Advisor should also confirm this.



General view of the roof.

Close up of gable end. To the left hand gable end the render is coming away, or may well have been hacked back by next door when they put their new roof on.



This shows the base of the step in the roof, which is always a weak area, in this instance it looks to be protected by a lead flashing.



Main Roof – Rear Elevation

This shows a view of the rear roof. Lead tingles can be seen around the dormer window and also distortion/deterioration to the slates.



Close up of rear roof. Note slipped slate and tingles.



Close up of two tingles and also a manmade slate that has been fitted in.



ACTION REQUIRED: General overhaul of the roof, particularly to the rear where some slates need re-securing and cracked and missing slates need replacing.

Adjoining Roof

We feel we must comment on the adjoining roof, which may well affect your roof due to its condition, if it is not already affecting it. We would comment, if we were asked to recommend a course of action for this roof by the owners we would suggest it is re-roofed.



The neighbouring roof above Kodak Express.

ACTION REQUIRED: A letter to your landlords asking them to contact the adjoining property and to put their roof into a good state of repair. Ask them to contact the adjoining property owner to put the roof into a good state of repair, as if left this may impact upon your roof and you cannot be held responsible for this.

Rear Flat Roof

Whilst these roofs are called "flat", present building regulations and good building practice presently requires a minimum fall of 12 degrees.

Flat roofs are formed in a variety of materials. Difficulties can arise when the water is not discharged from the roof but sits upon it, as this can soon lead to deterioration which flat roofs are renowned for.

This is the very rear portion of the flat roof. If we take a closer look at this area we find the following:



Splitting within the felt.



Much of the splitting is completely through the felt.

ACTION REQUIRED: Re-felt rear roof and bring up to current Building Regulations by adding suitable ventilation and insulation.



Chairs and tables were noted on the rear flat roof, which will produce point loadings onto the felt which may have caused latent damage that we cannot see due to the chippings that cover the roof. To the right hand side (directions given from the front of the property) is an asphalt covered parapet wall, this is starting to split.



Asphalt splitting.



This asphalt parapet wall then carries on and becomes the roof of next door's stairway (assumed). Where the asphalt meets the slate roof there looks to have been bitumen repairs indicating leaks in this area. These are likely however to be going into the adjoining property.



Here you can see bitumen repairs to next door's asphalt roof.

ACTION REQUIRED: Repair asphalt.

The latest Building Regulations require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided. This will stop the possibility of fungal growth above the ceiling in the flat roof area.

Also it could not be established if there is insulation within the roof or a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot.

Right hand Parapet/Party Wall

Parapet walls are usually walls that are above roof level and often sit on the boundary of the property.

We assume leaks have occurred around the parapet wall due to the additional bitumen repairs that have been carried out. Also ideally the flashing should be in lead.



ACTION REQUIRED: Replace with a lead flashing, take off the entire top course of brickwork and re-bed.

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The felt flashing is blistering and has water behind it in some areas. The reason for the deterioration to this parapet wall is its condition on the adjoining owner's side.

The pencil indicates where water is behind the flashing.



Adjoining owner's side.



Left hand Parapet/Party Wall

To the left hand side is a rendered wall and to the right hand side is a parapet wall



The render to the left hand wall is cracking, this we believe is due to the leaking gutter above.



ACTION REQUIRED: Once the guttering has been cleared out and re-aligned so that it falls to the downpipe and extra brackets added we suggest that the hairline cracks are filled. We are not certain whether this is your responsibility or the adjoining properties responsibility.

Rear Stair Roof

Past repair work can be seen to have been carried out to the roof over the stairway, which has a mineral felt finish that has been patched in several areas.



The external wall to the staircase is shiplap boarded. Here a product known as Flashband has been used to stop the water getting in.

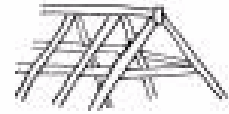


Finally, all the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera. Flat roofs have been inspected from upper floor windows and/or ground level.

Unfortunately we were only able to see approximately 80 percent of the roof from ground level via our ladder or via any other vantage point that we managed to gain. We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

For further comments with regard to ventilation please see the Roof Structure and Loft Section.

ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.

Unfortunately due to the construction of the two roofs it was not possible to access either of the roof voids.

The pitched roof has a cathedral ceiling formed within the second floor, which is effectively the roof space and therefore it is not accessible, and the flat roofs have no access, as is typical of this type of construction.

Finally, we would ask you to note that this is a general inspection of the roof, i.e. we have not examined every single piece of timber. We have offered a general overview of the condition and structural integrity of the area.

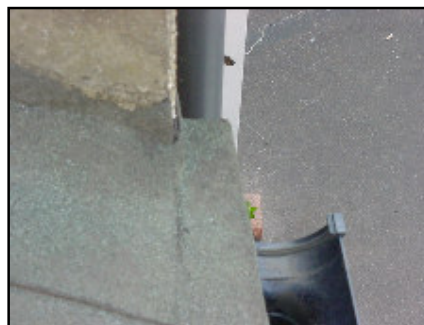
GUTTERS AND DOWNPIPES



The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.

Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

The rainwater goods are plastic and generally need cleaning, re-aligning and the joints checking. There are also various repairs needed, such as end caps to be put on and additional brackets added.



The end cap to the rear of the guttering is missing.

There is a rainwater gutter to the rear left hand side of the property, we are unsure if this guttering belongs to this property or not, but we feel we should mention it as it is leaking.



The leaking appears to be due to it being full of moss.

ACTION REQUIRED: General overhaul of the guttering and repair and replacement. Regular cleaning is necessary.

Finally, gutters and downpipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

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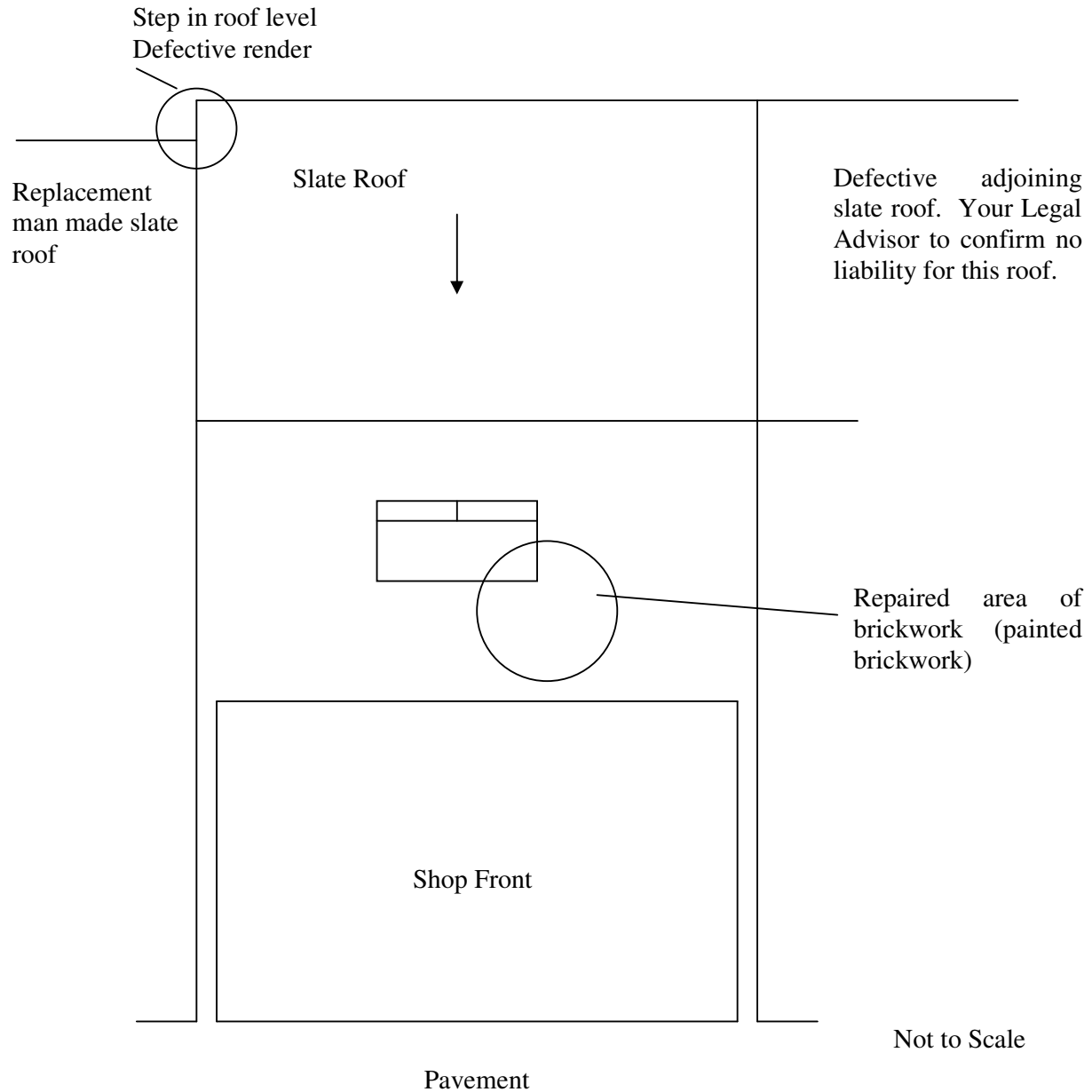
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FRONT ELEVATION

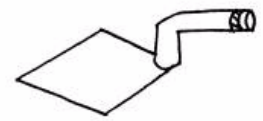


FRONT ELEVATION

A sample of issues and problems identified.



WALLS



FRONT ELEVATION

WALLS

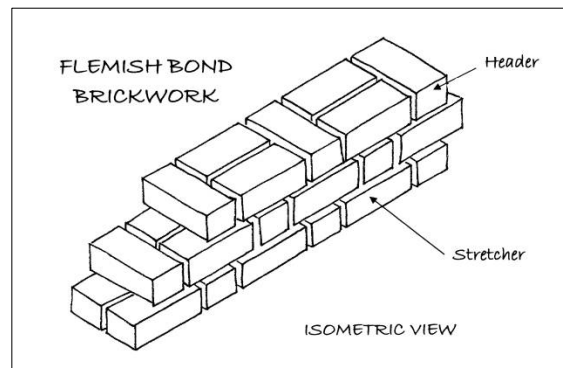
External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

Painted Brickwork

The brickwork is painted and mainly in a Flemish bond construction. It is generally in reasonable condition, although some making good has taken place. An example of the making good is shown in the photograph.

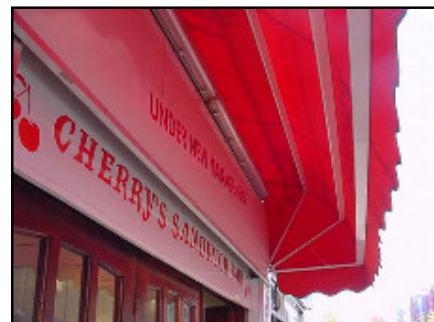


To the right hand side of the front window the brick bond changes from Flemish bond in some instances as in this example below the window.



Shop Front

Generally some making good and tidying up to the walls is required particularly around the downpipes where the wall has not been finished properly.



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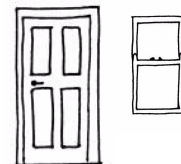
The shop front itself has a laminated finish with angle beads, all in reasonable condition.

There are sliding folding timber doors to the front of the property, these are generally marked, but we class this as fair wear and tear, and there is a reasonably new looking red canopy.

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by brickwork we cannot comment on their construction or condition. In buildings of this age timber lintels, concrete lintels, rubbed brick lintels, stone lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

Our comments have been based upon how the brickwork has been finished. We have made various assumptions based upon what we could see and how we think the brickwork would be if it were opened up for this age, style and type of construction. We are however aware that all is not always as it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

EXTERNAL JOINERY



The external joinery part of this section covers fascias, soffits and bargeboards, windows and doors, and any detailing such as brick corbelling etc.

Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Fascias and Soffits

These are painted timber and are in reasonable condition.

Windows

Painted fanlight windows in reasonable condition, but would benefit from re-decoration in the next few years.

Doors

A sliding, folding stain timber painted door in reasonable condition, although it has some general markings and scrapes and would benefit from re-staining and redecoration within the next two or so years.

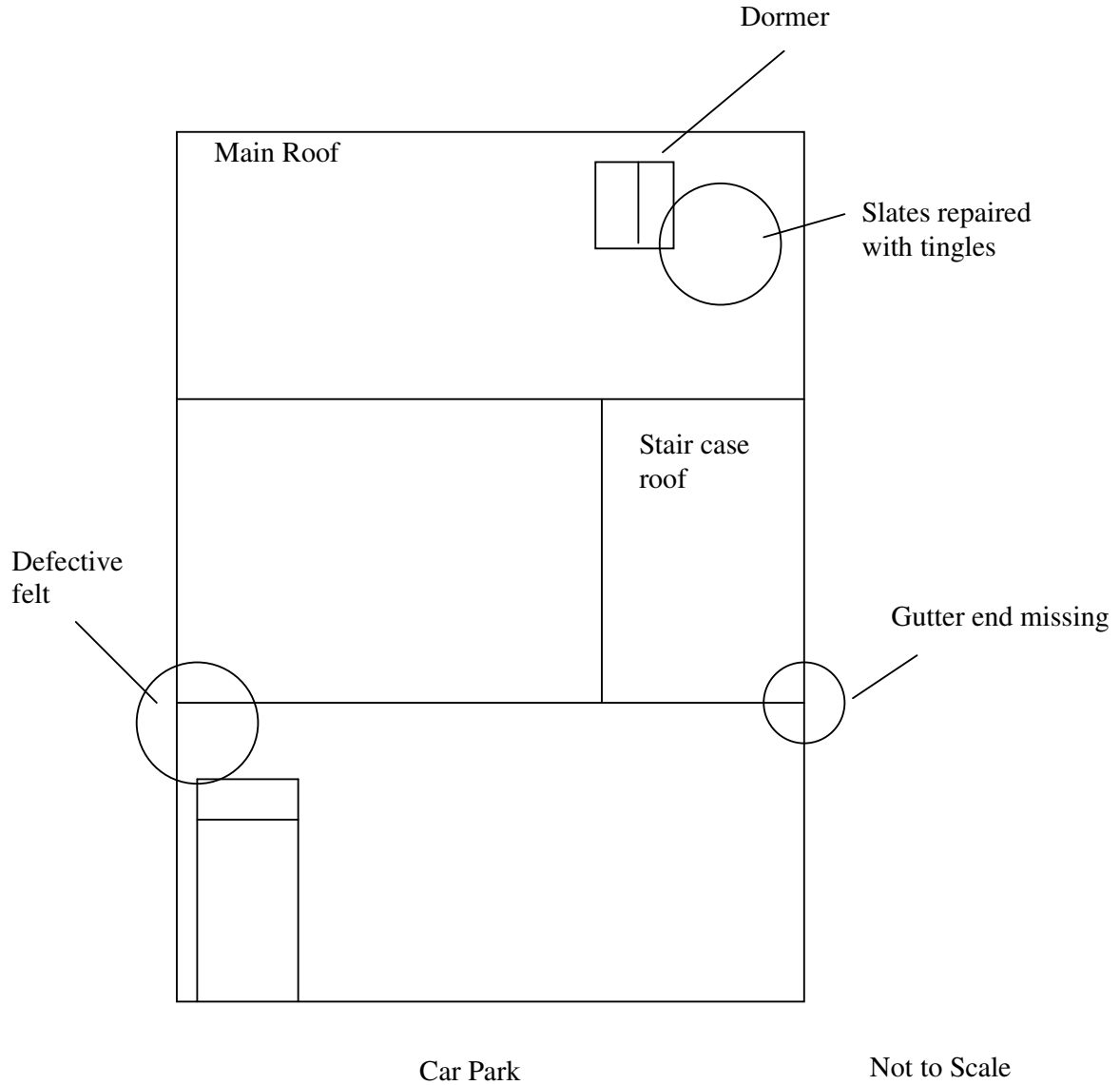
Finally, we have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section we are aiming to give a general overview of the condition of the external joinery. Please also see the Internal Joinery section.

REAR ELEVATION

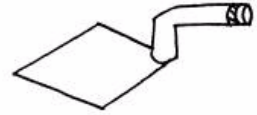


REAR ELEVATION

A sample of issues and problems identified.



WALLS



REAR ELEVATION

WALLS

External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

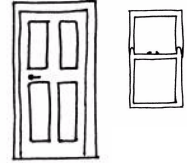
Brickwork

There is a mishmash of brickwork to the rear of the property with various brick bonds. It is very obvious where the brickwork has been made good over the years and re-pointing has been carried out. This is possibly due to a leaking rear gutter and it presently looks damp.



Note that the downpipe discharges directly onto the rear wall rather than into a soak away, this is likely to cause dampness within the property. We could not check this due to the units within the property.

EXTERNAL JOINERY



The external joinery part of this section covers fascias, soffits and bargeboards, windows and doors, and any detailing such as brick corbelling etc.

Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Fascias and Soffits

A painted fascia with some minor flaking.



Windows

Rear Dormer

What looks to be a newly painted timber dormer window. This could be hiding latent defects.



The newly painted dormer window could be hiding latent defects. We were pleased to see a lead detail around the base of the window.

Doors

Door at first floor level. General marking and wear.

Finally, we have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section we are aiming to give a general overview of the condition of the external joinery. Please also see the Internal Joinery section.

OUTSIDE AREAS

BOUNDARIES

Your Legal Advisor should confirm where the legal boundaries and advise you of your potential liability with regard to any shared structures, boundary walls and fences.

INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES



In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions. The concept of internal finishes is relatively modern. Partitioning developed originally to separate the livestock from the human occupants. Finishes have developed from this very functional beginning to their decorative nature of today.

GROUND FLOOR – TRADING AREA

Front of House

Ceilings

A Perspex-style suspended ceiling which is dated and stained in areas, particularly to the front of the unit.

Walls

Laminated boarding (melamine) finish at high level with a timber veneer at dado level. There is also a post within the trading area.

Floors

Timber boarding to the front of the property and general minor scuffing, there is also a mat well to the door on the right hand side. To the rear there is a brick quarry tile and the grout has ingrained dirt. General view of the front of house area.



Some staining and marks to the suspended ceiling.



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Catering/Servery Area

Ceilings

Suspended ceiling system which is stained in areas.

Walls

Back bar shelving in a laminated boarding (melamine) finish.

Floors

Altro-style flooring, slightly worn with ingrained dirt and some of the joints are defective and need re-sealing to meet Health and Safety standards.

An example of the defective flooring.



Back of House

Catering Kitchen

Ceilings

Suspended ceiling tiles, florescent light with missing cover.

Walls

Laminated boarding (melamine) finished, previous fixing holes and markings.

Floors

Altro-style flooring with ingrained dirt, particularly to the edge. There is a crack to the floor covering next to the step and also some of the joints have come apart.

A photo of the defective flooring at the step into the preparation area.



Preparation Area

Ceilings

A light textured paint (often known as Artex), sometimes this type of material can contain small amounts of asbestos. We are surprised that the Environmental Health have not asked for this ceiling to be changed as a food preparation area should have smooth impervious surfaces, which are cleanable.

Walls

Laminated boarding (melamine) finished.

Floors

Altro-style finish, again with ingrained dirt, particularly to the edge.

Worn flooring to the preparation area.



Doors

A painted timber door with a glazing vision panel with slight general mark.

Access Stairs to the First Floor

These are timber with a vinyl covering to the centre and nosings have been added, some of which have come away.

Ceilings

Textured paint (known normally by its generic name of Artex)

Walls

A mixture of textured paint and laminated boarding (melamine).

FIRST FLOOR

Store Area with Internal Toilet

Ceilings

A painted finish with some minor marking.

Walls

A painted finish – minor marking.

Floors

Vinyl and worn in areas. Slight deflection to the floor.

Stairs into first floor store area - worn



Vinyl into the toilet area - worn



Internal Toilet

Ceilings

Painted finish.

Walls

Painted finish.

Floors

Vinyl covering with minor marks.

Sanitary Wear

The W.C. has a macerator. The extract fan to the area is not working. Modification has been made in this area to accommodate a duct.

Front Office

Ceilings

Painted finish. Minor marking.

Walls

Painted finish. Minor marking.

Floors

Vinyl, slightly marked. Slight deflection to the floor.

Joinery

Single glazed painted timber window in reasonable condition.

A chimney seems to have been removed to accommodate a duct in this area.

Access Stairs to Second Floor

Worn timber stairs leading to second floor.

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SECOND FLOOR

General Storage Area

Ceilings

Painted. Paintwork dated.

Walls

Painted. Paintwork dated.

Floors

Floorboards worn, uneven and unsecured in some areas.

SERVICES

This survey 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 Schedule of Condition.

ACTION REQUIRED: The Landlord should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

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.

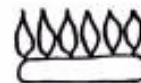
ELECTRICITY



It is strange to think that electricity only started to be used in domestic properties at the turn of the last century with gas lighting still being the norm for a good many years after.

Most of the visible fittings are of a modern pattern. If there is no record of an electrical test having been undertaken within the last five years it is recommended that the installation be tested by a competent electrician (NICEIC registered) and all the recommendations be implemented. Thereafter the installation should be re-tested every five years.

ACTION REQUIRED: Ask your present landlord for certificates relating to the electrical installation.



There is very little we can check for in a gas installation, we do inspect to make sure there is one and that it has a consumer unit and that the boilers are vented. Ideally you should have a service inspection carried out by an independent CORGI registered plumber.

We do not carry out gas tests. We can arrange for them to be carried out if you so require. All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of CORGI (the Council of Registered Gas Installers); works to gas appliances etc., by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

As a matter of course it is recommended that the entire gas installation is inspected and made good, as necessary, by a CORGI registered contractor. Thereafter the installation should be serviced annually.



In this section we do our best from a visual inspection to look at how the water is supplied to the property, how the supply is distributed around the property, how it is used to heat the property and how it is discharged from the property.

Water Supply

The controlling stopcock and other controlling valves have not been located, inspected or tested for operational effectiveness.

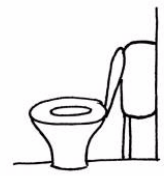
It should be noted that the supply pipe from the Water Company stopcock to the internal stop tap is the responsibility of the property owner.

We cannot comment on the condition of the water service pipe to the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

Finally, it should be noted that the supply pipe from the Water Company stopcock to the internal stop tap is the responsibility of the property owner.

We cannot comment on the condition of the water service pipe to the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

MAIN DRAINS



The sanitary system, as we know it now, came into being some 100 years ago during the Victorian era and works so successfully today it is often taken for granted. It is only in recent years that re-investment has taken place to upgrade the original drainage systems

It is assumed that the foul drains from the property discharge into a public sewer; this should be confirmed by your Legal Advisor prior to exchange of contracts, who should also provide information in respect of any common or shared drains including liability for the maintenance and upkeep of the same.

We do not lift any manholes or carry out any tests whatsoever on the drains as part of the Schedule of Condition.

Finally, it must be emphasised that the condition of the property's foul drains can only be ascertained by the carrying out of a test; such a test has not been undertaken. Should there be leaks in the vicinity of the building then problems could occur, particularly with respect to the stability of the building's foundations. Drainage repairs are inevitably costly and may result in damage being caused to those areas of the property beneath, or adjacent to, which the drains have been run.

Rainwater/Surface Water Drainage

Whilst very innocent looking rainwater downpipes can cause lots of problems. If they discharge directly onto the ground they can affect the foundations and even if they are taken away to soak-aways they can attract nearby tree roots or again affect foundations.

We have been unable to determine the ultimate means of rain/surface water disposal.

Finally, rain/surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soak-aways has not been established although you are advised that they tend to silt up and become less effective with time.

Please also see our comments within the Gutters and Downpipes section.

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.

You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas, which could be improved. From what we could see there is a reasonable level access to the property, which should be suitable for disabled users, although we would always recommend that you seek specialist advice on this matter.

Limitations:

Our limitations are set out in our Terms of Engagement, we would remind you specifically that:

We have carried out a visual inspection only, therefore elements of the structure that were covered, unexposed or inaccessible during our survey cannot be confirmed as being free from defect, structural or otherwise. We have however made our best assumptions based upon our knowledge of this type of construction.

We have carried out a visual inspection and have not undertaken material tests to determine whether any hazardous materials have been used in the construction such as high alumina cement, asbestos etc. We have however carried out a visual inspection and where we believe these materials may have been used have done our best to identify them.

Our report is for the sole use of the party to whom it is addressed to on the cover of this report. No responsibility is accepted under the Third Parties Act for any third parties who use this report in whole or in part without written consent from GEM ASSOCIATES LIMITED.

**Limitations
Continued:**

We have only carried out a visual inspection of the services and have not undertaken comprehensive testing of any services. We therefore cannot confirm that they are operational, but again we have made our best assumptions based

upon our visual inspection. We can arrange tests if you so wish.

We are Chartered Building Surveyors and Engineers and we have carried out the report without the aid of specialists or specialist 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.

The Schedule of Condition has been prepared by GEM Associates Ltd in XXXX. The inspection was carried out on XXXXX and XXXX. This report does not constitute a Structural Survey (now known as a Building Survey).

Signature Document in Relation to
Schedule of Condition

This signature document represents page 40 and page 41 of a 41 page Schedule of Condition relating to

Cherrys Sandwich Bar, XXXXX

as prepared by

GEM Associates Ltd 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:

Cherrys Sandwich Bar, XXXXX

As inspected on xxxx and xxxxx

By

GEM ASSOCIATES LTD

SignedDated: xxxxx
For and on Behalf of
GEM Associates Ltd Chartered Surveyors

Lessee

Mrs xxxx has seen a copy of this report and forwarded it on to the owner/landlord by recorded delivery, or this has been presented to their legal representatives in relation to the proposed Lease.

Signed: Dated.....
Mrs xxxx

Landlords Representative (delete and fill in as applicable)

Name of Representative

For and on Behalf of.....

Has read and inspected the Schedule of Condition attached and agrees that it is a true and accurate record of the property.

I confirm I have the authority to sign this document on behalf of the aforementioned company.

Signed: Dated.....

Print Name: