

SCHEDULE OF CONDITION

OF:

Example

Prepared by: Keith Eades-Levy BSc. (Hons) MRICS MFPWS
Dates of Inspection: 11th and 12th April 2019
Revision: -

CAVENDISH SURVEYING LTD
PARKSHOT HOUSE
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APPENDIX A – PHOTOGRAPHS (SAMPLE NUMBER SHOWN)

1.0 PREAMBLES

- 1.1 Keith Eades-Levy BSc. (Hons) MRICS MFPWS of Cavendish Surveying Ltd, Parkshot House, 5 Kew Road, Richmond TW9 2PR, has prepared a Schedule of Condition to reflect and record the condition of Example which will be annexed to a Lease in order to limit the repairing liability.
- 1.2 References to 'left' or 'right' are as facing the element referred to unless otherwise stated.
- 1.3 The property was unoccupied, unfurnished and the floors obscured by coverings at the time of our inspections. It is possible that there are further defects to hidden areas. No opening up of building fabric was conducted as this was not instructed by the Client.
- 1.4 Where the term 'no significant defects' is used it is intended to indicate the lack of any notable visual blemishes or cracks and the like to the particular area.
- 1.5 All crack lengths and widths noted in this Schedule of Condition are approximate.
- 1.6 Unless otherwise stated, no sanitary installations, plumbing, rainwater goods, drainage, etc. have been tested. Similarly, the electrical, gas and other services have not been tested.

2.0 EXTENT OF SCHEDULE

- 2.1 External inspection was conducted from front, rear and side elevations. Inspection was also completed within the demised car park area.
- 2.2 Inspection internally was undertaken within all accessible rooms. Inspection was not completed within the basement vault area located under the entrance stairs as the relevant door was unable to be opened.
- 2.3 Where relevant, references in this report are in accordance with BRE Digest 251 'Classification of Visible Damage', as follows:
- Hairline – Hairline cracks up to 0.1mm
 - Fine – Fine cracks up to 1mm
 - Slight – Cracks up to 5mm
 - Moderate – Cracks involving extensive repair
 - Severe – Cracks involving extensive repair between 15mm and 25mm

3.0 WEATHER CONDITIONS

- 3.1 The weather conditions at time of inspections on 11th and 12th April 2019 were dry with ambient temperatures of around 10 degrees Celsius.

4.0 PHOTOGRAPHS

- 4.1 A Photographic Schedule Appendix is appended hereto and is to be viewed in conjunction with this Schedule of Condition. 1,650 photographs were taken at time of survey inspections.

5.0 SCHEDULE OF ELEMENTS AND CONDITION

EXTERNAL

REAR ELEVATION

Roof

Description: Timber framed, pitched roof with slate covering. Likely to be replacement synthetic slate. 2no. brick-built parapets on either side with coping stone to the right-hand parapet when facing the rear. Brick drip detail to the other side, and sheet lead flashings at parapet abutments. Right-hand sheet flashing is incorporated into render while the left is a stepped flashing.

Condition: Full inspection was precluded from ground level and therefore I have been unable to confirm bond integrity of ridge tiles. There is a tree near the rear façade which will produce leaf litter.

Eaves

Description: Traditional projecting eaves with painted fascia boards and soffit. Decorative brackets to left and right at corners.

Condition: I could not see deflection to the line of the boards. Some staining was however recorded. There is likely failure of paint coating to bracket details.

Walls

Description: Stock brickwork with camber arches above structural window openings. There is a low-level unpainted render plinth. Low-level boarded section with extraction grille.

Condition: Evidence of previous mortar repairs to brick joints was recorded. Generally, brick coursing does not follow straight lines. A cracked brick around 300mm left of bracket was noted, although this is probably a firing defect. Evidence of previous repairs can be seen to the top left-hand corner around 400mm from top left bracket and adjacent to this corner around 1.5 metres from alarm housing. There are failing sections to the low level rendered plinth. Cracked mortar pointing was noted near the bracket to downpipe. In addition, there is evidence of previous mortar repairs left of first floor sub-cill. To the side wall which faces north, efflorescence/white staining was found, with further evidence of previous mortar repairs. Likely guano was noted towards top of this wall. At low level in proximity to hardstanding on the adjacent land parcel to east, a missing render section was recorded, size c. 300mm x 150mm x 175mm. A chip was noted to the brick wall at south east corner. Another chipped brick noted at south east corner c.2.4 metres from hardstanding. Part of the extraction grille may be missing. General build-up of dirt.

Sub Cills

Description: Masonry sub-cills with painted finish.

Condition: Failing paint coating to first floor sub-cills and organic staining to right-hand side. Of note, there is evidence of repointing between window head and sub-cills.

Roof Serving Rear Extension

Description: Asbestos cement roof sheet covering weathered into rear wall and parapet with sheet lead flashing pointed in mortar.

Condition: Friable material noted to asbestos cement roof sheets. This is a health and safety risk. There were no splits or tears recorded to sheet leadwork.

Rainwater Goods

Description: Cast iron rainwater downpipe connecting to hopper, which penetrates the soffit when viewing from beneath.

Condition: Failing paint coatings are widespread, with possible corrosion.

Windows

Description: Painted timber box section windows, some incorporating Georgian wire glass.

Condition: I could not see broken glass externally, refer to internal notes. I recorded areas of failing paint coating to first-floor sash window.

Rainwater Goods serving Rear Extension

Description: Half-round UPVC guttering connecting to UPVC downpipe with a rainwater shoe draining onto hardstanding.

Condition: Some deflection. The guttering was found to be full of debris material. Note: Possible lead pipe penetrating rear extension wall.

Downpipe section leading from Rainwater Hopper

Description: Cast iron hopper with cast iron downpipe continuing.

Condition: Downpipe detached from lower section.

Hardstanding

Description: Cast in-situ concrete.

Condition: Organic matter and build-up of debris.

External Areas

Description: Grass verge planting area with timber sections as edging.

Condition: This was found to be reasonably tidy, and the plants appear to have been tended to.

Steps

Description: 5no. stone covered steps with brick structure leading down to basement.

Condition: Chips to top, second and third steps. The lowest step has a crack running through it. General build-up of organic staining to steps. The drainage gully at the bottom is generally clear, although there is a dirt build-up in proximity.

Side Wall

Description: Brick built, likely to be single brick thick.

Condition: I could see a newer coloured brick to the wall indicating reconstruction of this wall. Evidence of salts emanating from wall in various locations. An area of degraded and failing mortar pointing recorded from joints located bottom left-hand corner. To the bottom right hand corner, a coloured mortar has been used, which is warm in colour.

Car Park

Description: Bituminous macadam, the slope of the car park appears to be towards the unit to the north of the demised premises. There is a slot drain in this proximity. There are pre-cast concrete edgings to the tree positioned near the north east corner around 2.5 metres away.

Condition: Generally, the surfacing of bituminous macadam is sound, there is some organic staining including moss near the tree, which is to the left of the gate when facing the road. There was some slight raising up to the bitumen macadam around 400mm from the rear wall and 3 metres from the boundary wall fronting onto the road. The pre-cast concrete edgings appeared to be generally in sound order. Although, some slight wear was noted to some of the sections. The condition of the line markings was generally sound, although I noted some staining and some cracks running through the application.