

JOB REFERENCE: XXXX

# SCHEDULE OF CONDITION

**XXXX Industrial Estate  
XXXX  
Oakley  
Bedfordshire  
MK43 XXX**

**FOR**

**Mr X**

Prepared by:  
**XXXX**

INDEPENDENT CHARTERED SURVEYORS



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## **CONTENTS**

### **SCHEDULE OF CONDITION**

<b>External</b>	<b>page 6</b>
<b>Internal</b>	<b>page 31</b>
<b>Services</b>	<b>page 55</b>
<b>Limitations</b>	<b>page 57</b>
<b>Signature Document</b>	<b>page 58</b>

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## **Introduction and Instruction**

We have been instructed to inspect and prepare a Schedule of Condition for XXXX Industrial Estate, XXXX, Oakley, Bedfordshire, MK43 XXX.

We inspected the property on XXXX.

## **Information Summary**

<b>Address:</b>	XXX Industrial Estate, XXXX, Oakley, Bedfordshire, MK43 XXX
<b>Prospective Tenant:</b>	Mr X
<b>Covenants:</b>	<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>
<b>Yield Up Covenant:</b>	<p>Under the terms of most leases there is a Yield Up Covenant requiring repair, redecoration, reinstatement and statutory regulations on termination of the Lease, which may have clauses over and above those stated in the specific covenants.</p>
<b>Photographs:</b>	<p>We typically take approximately 400 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 builder. This section may also specify materials, British Standards and Codes of Practice or their equivalent.

### **Dated/Not to FRI Standards**

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.

### **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 External Elevation  
Area One/ Front Left External Elevation  
Area Two/Middle Left External Elevation  
Area Three/Rear Left External Elevation  
Rear External Elevation  
Front Right / Area One External Elevation  
Middle Right /Area Two External Elevation  
Outside Areas

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**Note**

We have divided the property into:

- Area One – Front Warehouse
- Area Two – Flat roof area
- Area Three – Rear Warehouse

We may refer to these areas within the report.



Area One



Area Two



Area Three

**New work**

We believe that new work has been agreed including the replacement of asbestos roof, asbestos gutters and downpipes and any associated asbestos and replacement of doors and adding of roller shutter doors. All work should have specifications and guarantees provided where applicable; to be agreed and confirmed jointly with your legal advisors.

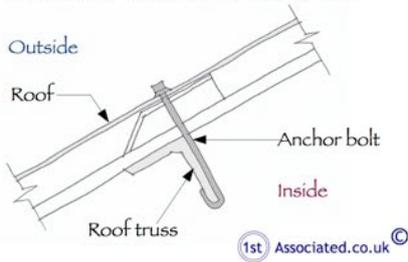
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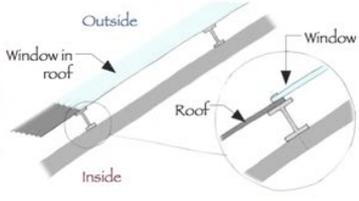
## Roofs - External

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Area One Warehouse:</b></p> <p><b>Roof covering:</b> Profile metal sheet roof</p>  <p>The roof has been viewed from the flat roof and from ground level.</p>	<p>Rusting roof</p>  <p>Unsealed cuts</p>  <p>Rusting to edges</p> 	<p>Recommend excluding roof from the lease Or Landlord to carry out repair/replacement works 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 to agree condition.</p>
<p><b>Anchor bolts</b></p> <p>ANCHOR BOLT CLOSE UP ON SHEET ROOFING</p>  <p>Rusting anchor bolts</p>	<p>Anchor bolts rusting and protective plastic caps missing, also some mis-drilled holes</p> 	<p>Replace all rusting anchor bolts, replace all missing plastic caps, repair any mis-drilled holes</p>

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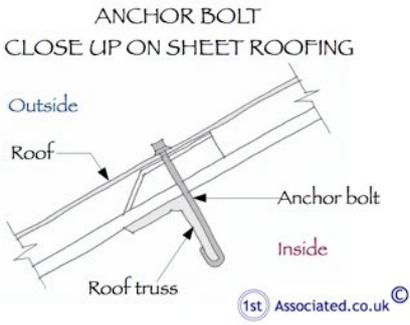
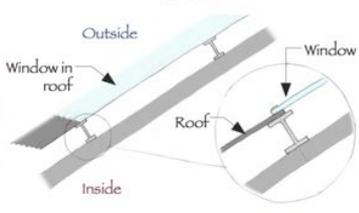
	<p>Rusting</p> 	
<p>Missing plastic cover</p> 	<p>Mis-drilled hole</p> 	
<p><b>Roof windows:</b></p> <p>ROOF WINDOW TO CORRUGATED ROOF</p>  <p>1st Associated.co.uk ©</p>	<p>Deteriorating condition and require cleaning and sealing. Internal leaks visible.</p> 	<p>Clean and make watertight</p>

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<p><b>Area Two:</b></p> <p><b>Roof covering:</b> Felt flat roof</p> 	<p>Flashing coming away</p>  <p>Worn</p> 	<p>Roof in need of work, we would budget for replacement of roof within the next five to ten years. Patch repairing required – we would recommend flashing repairs and once the roof is made watertight chippings to be added to reflect heat away from the roof.</p> <p>It should be noted that a modern roof would require insulation. We would recommend a high performance felt.</p>
<p><b>Area Three Warehouse:</b></p> <p><b>Roof covering:</b> Asbestos sheets</p> 	<p>Damaged and deteriorating asbestos</p>  <p>Damaged asbestos</p> 	<p>Asbestos roof: Advised by owner that the asbestos roof will be replaced.</p> <p>Gutters and downpipes: Replace asbestos gutters and downpipes.</p> <p>Asbestos report before and after the work is carried out to confirm all asbestos elements have been removed.</p>



<p><b>Anchor bolts</b></p> <p>ANCHOR BOLT CLOSE UP ON SHEET ROOFING</p> 	<p>Rusting and deteriorating anchor bolts</p>  <p>Rusting anchor bolts</p> 	<p>Assume anchor bolts to be replaced as part of the re-roofing. To be confirmed by your legal advisor.</p>
<p><b>Roof windows:</b></p> <p>ROOF WINDOW TO CORRUGATED ROOF</p> 		<p>Clean and make watertight</p>
<p><b>Rear right flat roof:</b></p>		
<p><b>Roof covering:</b></p> <p>Felt flat roof</p> 	<p>Deteriorating, water sitting on the roof and moss</p> 	<p>Budget for replacement. Negotiations may need to take place with next door with regards to detailing of this area as it meets/is part of their flat roof.</p>



## Front External Elevation



Front view



Front middle/entrance area

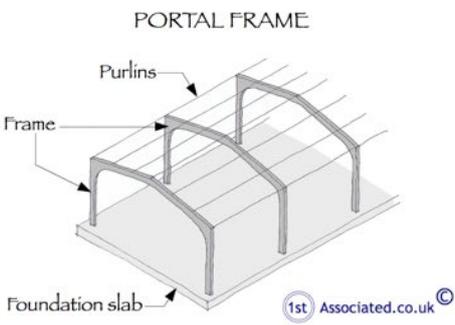
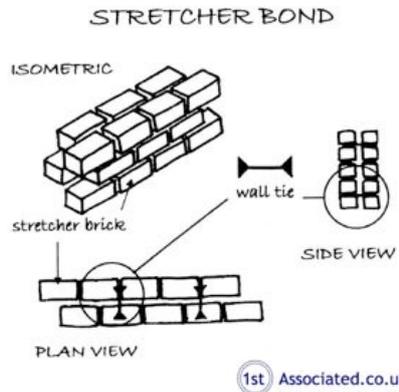


Front right

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Roofs:</b></p> <p>Profile metal sheets</p>		See Roof Section
<p><b>Gutters and Downpipes:</b></p> <p>Plastic</p> <p>We viewed the gutters from ground level</p>	<p>Weathered</p> 	<p>Ensure all gutters are watertight and falling towards the downpipe and clear.</p> <p>Repair downpipes and secure as necessary, ensure downpipes are clean and clear.</p>

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<p><b>Walls Structure:</b></p> <p>Metal portal frame</p>  <p>PORTAL FRAME</p> <p>Purlins</p> <p>Frame</p> <p>Foundation slab</p> <p>1st Associated.co.uk ©</p>		
<p><b>Wall Finish:</b></p> <p>Stretcher bond brickwork</p>  <p>STRETCHER BOND</p> <p>ISOMETRIC</p> <p>stretcher brick</p> <p>wall tie</p> <p>SIDE VIEW</p> <p>PLAN VIEW</p> <p>1st Associated.co.uk ©</p> <p>Concrete plinth in front of entrance area</p>	<p>Impact damage to brickwork left side of door</p>  <p>General efflorescence visible to brickwork indicating there is dampness getting into the brickwork</p> <p>Vegetation growth</p> 	<p>Repair bricks</p> <p>Resolve dampness</p> <p>Investigate drainage around the building</p>



<p><b>External Detailing:</b></p> <p><b>Fascias:</b></p> <p>Timber</p> <p><b>Windows:</b></p> <p>Two plastic windows with trickle vents</p> <p><b>Door:</b></p> <p>Central double glazed area with aluminium doors</p> 	<p>Weathered</p> <p>Dated</p> <p>Impact damage</p> <p>Dated Missing fixing bolts and damaged framework</p>   <p>Rusting fixing bolts</p> <p>Plastic caps missing</p> <p>Old signage</p>	<p>Repair, prepare and redecorate.</p> <p>Clean.</p> <p>Clean</p> <p>Replace missing fixing bolts and repair framework</p> <p>Advised owner has agreed to replace some doors; we assume this relates to the timber doors rather than the metal doors.</p>
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<p>Left blue timber entrance door</p>  <p>Existing company signage</p>  <p>Security cameras</p>	<p>Poor</p> 	<p>We are advised that the timber doors will be replaced – your legal advisor to confirm.</p>  <p>Remove, assume landlord will remove.</p>
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## Area One/ Front Left External Elevation



Left front – Area One



Area One



Area One

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Roofs:</b></p> <p>Profile metal sheets</p>		See Roof Section
<p><b>Walls Structure:</b></p> <p>Metal portal frame</p>		See Front Elevation.
<p><b>Wall Finish:</b></p> <p>Stretcher bond brickwork</p>	<p>Damage and spalling to base of brickwork</p>  <p>Old fixing points and holes</p>	Repair

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	<p>Surcharging/overflowing to roof and gutters allowing discharge of water down the rear corner of the building</p>  <p>Marked</p>  <p>Dampness and vegetation visible at low level</p>	<p>Alter gutter/roof to resolve problems.</p> <p>Clean</p>
<p><b>External Detailing:</b></p> <p><b>Bargeboard:</b> Metal</p> <p><b>Doors:</b> Blue door</p>	<p>Appears to be allowing water to discharge down the wall causing deterioration.</p>  <p>Weathered</p>	<p>We are advised that the timber doors will be replaced – your legal advisor to confirm.</p>
<p><b>Other:</b></p> <p>Security cameras at high level</p>		



## Area Two/Middle Left External Elevation



Area Two



Left middle – Area Two



Area Two

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Roofs:</b></p> <p>Flat roof covered in felt</p>		See Roof Section
<p><b>Gutters and Downpipes:</b></p> <p>Plastic</p>	Discharging onto ground so may cause dampness into corner of building	Form gully
<p><b>Wall Finish:</b></p> <p>Stretcher bond brickwork</p>	<p>Old fixing points</p>  <p>Pattern staining</p> 	

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	<p>Moss to base</p> 	
<p><b>External Detailing:</b></p> <p><b>Doors:</b> Plastic double glazed door with side panel to felt flat roof area</p>	<p>Average</p>	<p>Clean</p>
<p><b>Other:</b></p> <p>Lights</p> <p>Bird nests and cages</p>		

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## Area Three/Rear Left External Elevation



Rear left – Area Three



Rear left – Area Three



Rear left – Area Three

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Roofs:</b></p> <p>Asbestos</p>		See Roof Section
<p><b>Walls Structure:</b></p> <p>‘I’ beam profile</p>		
<p><b>Wall Finish:</b></p> <p>Stretcher bond brickwork</p>	<p>Old fixing points, marked and vegetation growth to base</p> 	Make good
<p><b>External Detailing:</b></p> <p><b>Fascias:</b></p> <p>Asbestos</p>		Remove



<p><b>Doors:</b> Single blue door with concrete lintels</p> 	<p>Deteriorating with rot to the base</p> 	<p>We are advised that the timber doors will be replaced – your legal advisor to confirm.</p>
<p>Double blue door with concrete lintels</p> 	<p>Deterioration to double doors</p> 	<p>We are advised that the timber doors will be replaced – your legal advisor to confirm.</p>
<p><b>Signage:</b> Old signage on brickwork</p>		
<p><b>Other:</b> Security cameras at high level</p>		

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## Rear External Elevation



Rear



Rear



Window

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Roofs:</b></p> <p>Asbestos</p>		See Roof Section
<p><b>Gutters and Downpipes:</b></p> <p>Asbestos</p> <p>We viewed the gutters from ground level.</p>	<p>Grass growing</p>  <p>Overflow and surcharging of the gutter</p> 	<p>Remove and replace. We believe this is part of the owners upgrade works. We would also recommend downpipes discharge into a soakaway rather than to the base of the property.</p> <p>Ensure all gutters are watertight and falling towards the downpipe and clear.</p> <p>Repair downpipes and secure as necessary, ensure downpipes are clean and clear.</p>

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<p>Deterioration to asbestos downpipe</p> 	<p>Downpipe breaking up</p> 	<p>Remove all asbestos</p>
<p><b>Walls Structure:</b></p> <p>'I' beam profile</p>		
<p><b>Wall Finish:</b></p> <p>Stretcher bond brickwork</p>	<p>Average</p>	
<p><b>External Detailing:</b></p> <p><b>Windows:</b></p> <p>Two metal crittal windows with Georgian wire polished plate glass</p> 	<p>Flaking paint</p> <p>Cracked glass in both windows.</p> 	<p>Replace broken glass</p> <p>Repair, prepare and redecorate.</p> <p>And/or</p> <p>Replace</p>



## Front Right / Area One External Elevation



Area One – Front Right



Right view



Right view

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Roofs:</b> Profile metal sheets		See Roof Section
<b>Walls Structure:</b> Metal portal frame		See Front Elevation.
<b>Wall Finish:</b> Stretcher bond brickwork	Efflorescence and lichens  Efflorescence 	Investigations to be carried out to stop dampness on gable end

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<b>External Detailing:</b> <b>Bargeboard:</b>  Metal		
<b>Windows:</b>  Plastic window with trickle vents	Trims missing to sill base	Replace.

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## Middle Right /Area Two External Elevation



Area Two



Area Two

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Roofs:</b> Flat felt roof</p>		See Roof Section
<p><b>Gutters and Downpipes:</b> Plastic We viewed the gutters from ground level.</p>	<p>Gutter on rear right flat roof</p>  <p>Plastic going into asbestos</p>  <p>Weathered and deterioration</p> 	<p>Ensure all gutters are watertight and falling towards the downpipe and clear.</p> <p>Repair downpipes and secure as necessary, ensure downpipes are clean and clear.</p>

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<p><b>Soil and vent pipe:</b></p> 		
<p><b>Wall Finish:</b></p> <p>Stretcher bond brickwork</p>		
<p><b>External Detailing:</b></p> <p><b>Fascias:</b></p> <p>Timber</p>	<p>Weathered</p>	<p>Repair, prepare and redecorate.</p>
<p><b>Windows:</b></p> <p>Plastic window with trickle vents</p>	<p>Trims missing to sill base</p>	<p>Replace trims</p>

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## Outside Areas

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>FRONT:</b></p> <p>Shared driveway: Part tarmac, Part unmade</p> 	<p>Ponding and general undulations</p> 	<p>Fill and add new surface</p>
<p>Disabled parking area</p>	<p>Worn area with ponding and deterioration</p> 	<p>Upgrade</p>
<p>Parking area to front</p>  <p>Shingle with Eco-grid E50 plastic grid parking system</p> 		

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Wooden fence approx. 1m high to front		
Bollards right side (adjoining neighbouring vehicle repair operators)	<p>Some damaged bollards</p> 	<p>May be in curtilage of adjoining owner. Confirmation of where curtilage of building is – your legal advisor to confirm.</p> <p>Straighten and align bollards.</p>
<b>LEFT:</b>		
Grassed area with gravel drive		
Ramp to rear section		
Concrete path		
Storage sheds front left		
Skip to front left		
Twelve Garages middle left		



Trees	<p>Tree cut down</p> 	
<p>Manhole/Septic tank middle left</p> 		
Swift motor caravan rear left		
<p>Electric unit</p> 		<p>Your legal advisor to confirm your rights and responsibilities with regard to the electric unit and state within the lease</p>
Railway line		
Site slopes to left side		
<p><b>REAR</b></p> <p>Small passageway approx. 1m wide with timber fence</p> 		
<p>Timber boundary fence with concrete posts</p>		<p>Confirmation of ownership of boundary fence required.</p>

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# INTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

## Contents

### Area One

Warehouse Area One

### Area Two

Store/Office

Front Office

Middle Office

Store Room

### Area Three

Warehouse Area Three

Kitchenette

Wash Area

Toilets

Workshop

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**AREA ONE**

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## Warehouse Area One



Area One



Area one

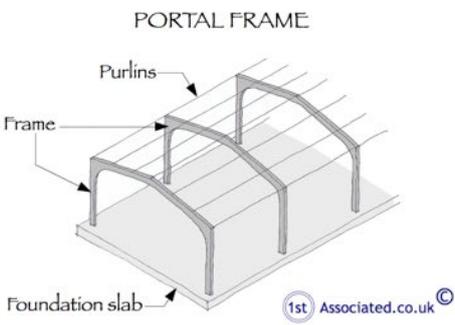


Opening

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Roof:</b></p> <p>Profile metal sheet roof</p>	<p>Some leaks. Two circular openings on rear</p> 	<p>Make roof watertight, general clean and redecorate.</p>
<p>Metal purlins</p> <p>Wind brace</p>	<p>Rust staining</p> <p>Cobwebs</p> <p>Rust staining</p> <p>Dirty and marked</p> 	<p>Repair, prepare and redecorate</p> <p>Clean</p>
<p><b>Roof windows:</b></p> <p>GRP roof windows</p>	<p>Damaged trim</p>	<p>Repair and make watertight and make good</p>

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<p><b>Structural Frame:</b></p> <p>Metal portal frame</p>  <p>Columns painted green</p>	<p>Dusty and dirty Rust staining visible</p> <p>Rust staining</p>	<p>Clean, repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p><b>Walls:</b></p> <p>Painted blockwork</p> <p>Brickwork</p>	<p>Dated</p> <p>Dated</p> <p>Damage where cabling brought through</p>	<p>Repair, prepare and redecorate</p> <p>Clean</p>
<p><b>Detailing:</b></p> <p><b>Windows:</b></p> <p>Curtain walling to main entrance door and windows</p> <p><b>Doors:</b></p> <p>Blue timber door</p>	<p>Average</p> <p>Dated</p>	<p>Clean</p> <p>Repair or replace</p>
<p><b>Roller shutter door:</b></p> 		



<p><b>Floors:</b></p> <p>Painted</p>	<p>Damaged and worn</p>  <p>Old fixing points</p> 	<p>Repair, prepare and redecorate</p>
<p><b>Services:</b></p> <p>Conduit cabling painted orange</p>		<p>See Services Section</p>

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**AREA TWO**

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## Store/Office



Store area



Store area



Window to warehouse area one

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Ceilings:</b></p> <p>Painted plaster</p>	Dated	Repair, prepare and redecorate
<p><b>Walls:</b></p> <p>Painted (solid)</p> <p>Walls hidden by filing cabinets and storage units</p>	<p>Marked</p> <p>Hairline crack adjacent to door</p> 	Repair, prepare and redecorate
<p><b>Floors:</b></p> <p>Concrete</p>	Average	Clean
<p><b>Detailing:</b></p> <p><b>Windows:</b></p> <p>External plastic window with trickle vent and top opening window</p>	Average	Clean

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Internal metal window with Georgian wire polished plate glass	Dated	Repair, prepare and redecorate
<b>Doors:</b> Timber door with vision panel Georgian wire polished plate glass	Dated	Repair, prepare and redecorate
<b>Services:</b> Extractor		See Services Section

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## Front Office



Front office



Front office



Front office

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Painted plasterboard	Average	Repair, prepare and redecorate
<b>Walls:</b> Painted plasterboard and dry lining	Average	Repair, prepare and redecorate
<b>Floors:</b> Carpet	Average	Clean or replace
<b>Detailing:</b> Glazed panel to middle area	Average	Repair, prepare and redecorate
<b>Doors:</b> Vision panel door	Average	Repair, prepare and redecorate
Door to left	Average	Repair, prepare and redecorate
<b>Services:</b>		See Services Section

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## Middle Office



Middle office entrance door



Middle office

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Ceilings:</b></p> <p>Painted plasterboard</p>	Average	Repair, prepare and redecorate
<p><b>Walls:</b></p> <p>Painted plasterboard and dry lining</p> <p>Painted blockwork to rear</p> <p>Access hatch</p> 	Average  Average	Repair, prepare and redecorate  Repair, prepare and redecorate
<p><b>Floors:</b></p> <p>Carpet</p>	Marked	Clean or replace



<p><b>Detailing:</b></p> <p><b>Windows:</b></p> <p>Two internal plastic windows</p>  <p><b>Doors:</b></p> <p>Painted</p>	<p>Average</p> <p>Average</p>	<p>Clean</p> <p>Repair, prepare and redecorate</p>
<p><b>Services:</b></p>		<p>See Services Section</p>

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## Store Room



Store

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Painted plasterboard Access hatch	Average	Repair, prepare and redecorate
<b>Walls:</b> Boarded	Old fixing points	Repair, prepare and redecorate
<b>Floors:</b> Carpet	Dated	Clean or replace
<b>Detailing:</b> <b>Windows:</b> Timber	Dated	Repair, prepare and redecorate
<b>Doors:</b> Timber	Dated	Repair, prepare and redecorate
<b>Services:</b> One extract fan		See Services Section

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**AREA THREE**

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## Warehouse Area Three



Roof



Area Three



Area Three

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Roof:</b></p> <p>Underclad asbestos roof</p>	<p>Three major areas of water damage where asbestos can be seen</p> <p>Damaged</p>   <p>Fascia board coming away</p> 	<p>We have been advised this roof is being replaced; confirm specification and agree quality standard.</p>

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<p><b>Roof windows:</b> GRP roof windows</p>	<p>Flashband repair</p> 	
<p><b>Structural Frame:</b>  'I' beam profile</p>	<p>Dated, areas of rusting</p> 	<p>Repair, prepare and redecorate and clad with appropriate fire protection.</p>
<p><b>Walls:</b>  Painted brickwork</p> <p><b>Glass storage area:</b> Blockwork</p> 	<p>Dated</p> <p>Area over kitchen area</p>   <p>Handrail above storage area</p> 	<p>Repair, prepare and redecorate</p> <p>Advised area to be removed</p>



<p><b>Detailing:</b> <b>Windows:</b></p> <p>Metal window to workshop</p> 	<p>Dated, glass broken</p>  <p>Blocked up window</p> 	<p>Replace broken glass Repair, prepare and redecorate</p>
<p><b>Doors:</b></p> <p>Timber painted blue</p>	<p>Dated</p>	<p>Repair, prepare and redecorate</p>
<p><b>Floors:</b></p> <p>Painted</p>	<p>Old fixing points and deterioration</p> 	<p>Repair, prepare and redecorate</p>
<p><b>Services:</b></p>		<p>See Services Section</p>



## Kitchenette



Stainless steel sink



Kitchenette



Sinks

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Ceiling:</b></p> <p>Plaster</p>	<p>Parts of plaster unpainted</p>  <p>Rust staining to ceiling indicating that flat roof above may be leaking</p> 	<p>Repair, prepare and redecorate.</p>
<p><b>Walls:</b></p> <p>Old tiles and modern white tiling</p> <p>Plaster painted and unpainted</p>	<p>Some tiles missing</p> <p>Unfinished/damaged by water</p>	<p>Clean</p> <p>Repair, prepare and redecorate.</p>

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<p><b>Floors:</b></p> <p>Quarry tiles</p>	<p>Unfinished, some quarry tiles missing in two main areas</p> 	<p>Replace missing tiles Deep clean</p>
<p><b>Detailing:</b></p> <p><b>Doors:</b></p> <p>Painted</p>	<p>Poorly fitted</p> 	<p>Re-fit. Repair, prepare and redecorate</p>
<p><b>Kitchenette:</b></p> <p>Stainless steel sink and drainer</p> <p>Wall mounted kitchen units</p> <p>Floor mounted kitchen units</p>	<p>The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.</p>	
<p><b>Services:</b></p> <p>Extract fan</p>		<p>See Services Section</p>



## Toilet Facilities

There are no toilets for the less able/disabled.

### Wash Area



Wash area



Wash area

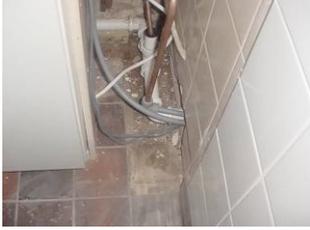
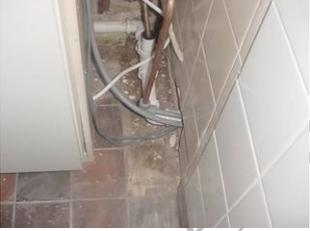


Wash area

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Ceiling:</b></p> <p>Plaster</p>	<p>Unfinished</p> 	<p>Repair, prepare and redecorate.</p>
<p><b>Walls:</b></p> <p>Tiled</p>	<p>Unfinished</p> 	<p>Add tiles</p>

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<p><b>Floors:</b></p> <p>Tiled</p>	<p>Unfinished</p> 	<p>Make good and deep clean.</p>
<p><b>Sanitary Ware:</b></p> <p>Vanity unit and wash hand basin</p>	<p>Average</p>	<p>Deep clean</p>
<p><b>Detailing:</b></p> <p><b>Doors:</b></p> <p>Timber</p>	<p>Unfinished</p>	<p>Repair, prepare and redecorate</p> <p>Or</p> <p>Replace door</p>
<p><b>Services:</b></p> <p>Mixture of copper and plastic</p> 		<p>See Services Section.</p>



## Toilets



W.C.



W.C.



Window and extract fan

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Plaster	Average	Repair, prepare and redecorate.
<b>Walls:</b> Tiled to approx. 1.5m	Dampness	Resolve dampness Deep clean
<b>Floors:</b> Quarry tiles	Dated	Deep clean.
<b>Sanitary Ware:</b> WC with low level cistern	Dated	Deep clean
<b>Detailing:</b> <b>Windows:</b> Blocked up window with extract fan and frosted glazing above	Average	Repair, prepare and redecorate

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<p><b>Doors:</b></p> <p>Door with borrowed light</p>	<p>Badly fitted.</p> <p>Glazing missing to borrowed light.</p> 	<p>Re-fit. Repair, prepare and redecorate.</p> <p>Replace glazing</p> <p>Or</p> <p>Replace door</p>
<p><b>Services:</b></p>		<p>See Services Section.</p>

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<p><b>Walls:</b></p> <p>Painted brickwork</p> <p>Unpainted blockwork</p>	<p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p><b>Detailing:</b></p> <p><b>Windows:</b></p> <p>Metal internal window</p> <p><b>External windows</b></p>	<p>Broken glass</p> <p>Cracked</p>	<p>Replace broken glass Repair, prepare and redecorate</p> <p>Replace broken glass Repair, prepare and redecorate</p>
<p><b>Floors:</b></p> <p>Concrete</p>	<p>Old fixing points</p>	<p>Make good</p>
<p><b>Services:</b></p> <p>Electrics in glazed storage area</p> <p>Electrics in workshop area</p>		<p>See Services Section</p> <p>Electric test and report required</p>



## **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.

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

### **Certificates required to be obtained from landlord/outgoing lessee**

Test certificates to be provided on:-

1. Electrics – An Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
2. Space heating inspection and test report (you need to see these in working order)
3. Asbestos - up to date asbestos report with samples.
4. Drainage – closed circuit TV camera report / Septic tank report
5. Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase.
6. Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
7. Safe Access System - Ensure there is a full safe access system for maintenance access and that this has been tested.

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8. Any proposed planned maintenance that the landlord will be carrying out before the Full Repairing and Insuring lease takes place on the basis of the property condition and Schedule of Condition.

Tests and reports are standard requirements of a Full Repairing and Insuring lease as is redecoration before the end of the lease. We have not been instructed to carry out independent separate services tests.

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

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**Signature Document in Relation to  
XXX Industrial Estate,  
XXX, Oakley, Bedfordshire, MK43 XXX**

**Schedule of Condition**

This signature document represents page 58 and 59 of a 59 page Schedule of Condition relating to:

XXX Industrial Estate, XXX, Oakley, Bedfordshire, MK43 XXX

as prepared by

XXXX Limited 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:

XXXX Industrial Estate, XXX, Oakley, Bedfordshire, MK43 XXX

As inspected on XXXX

By

XXXX Limited Chartered Surveyors

Signed: ..... Dated: XXX

For and on Behalf of XXXX Limited Chartered Surveyors

——— Marketing by: ———

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**  
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**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: .....  
Mr X

**Landlords 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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