

SCHEDULE OF CONDITION

XXXX

XXXX

**Eversholt
Bedfordshire
MK17 XXX**

Date of Inspection: XXXX

FOR

Mrs X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS



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SCHEDULE OF CONDITION

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Introduction and Instruction

We have been instructed to inspect and prepare a Schedule of Condition for XXXX, Eversholt, Bedfordshire MK17 XXX.

We inspected the property on XXXX.

Information Summary

Address:

XXX

XXX, Eversholt, Bedfordshire LU17 XXX

Prospective Tenant:

Mrs X

Covenants:

We have not seen a copy of the lease. 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.

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.

Yield Up Covenant:

As a general comment under the terms of most leases there is a Yield Up Covenant requiring repair, redecoration, reinstatement and statutory regulations on termination of the Lease.

From our inspection we can advise that work has not taken place and as such the building you are considering leasing is below the standard set out within most typical FRI leases.

Photographs:

We typically take approximately 350 photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report.

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REPORT FORMAT

To help you understand our report we utilise various terms such as:-

Key to terms used:

Description

This identifies the location of the item and the material/s it is made from.

Condition

This identifies the condition and anticipated future life.

Action Required

We have used an Action Required column throughout the report which identifies and clarifies repairs required and will sometimes give a performance specification i.e. requiring an area of roof to be water tight leaving the how part to the landlord/landlord's surveyor/landlord's builder. This section assumes that materials and workmanship will meet 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 where 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

**Bedfordshire
Pub**

**Bedfordshire
Pub**



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EXTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

Contents:

Roofs
Front Elevation
Left Elevation
Rear Elevation
Right Elevation
Outside Areas

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Front External Elevation



Splayed bay window



Front view





Front view
Aerial view – 360 photo

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys:		See right and rear elevations
Roofs: Shallow pitched slate roof Limited view of roof from ground level	Displaced slates Lead tingles	General overhaul required; approximately two to three days' work plus materials. 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 Or exclude from lease.





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<p>Parapet Walls:</p> <p>Brick built, partly rendered parapet walls to each gable end.</p> 	<p>Cracking visible to both left and right sides.</p>  <p>Repair, prepare and redecorate</p> <p>Recommended immediate health and safety check and repair as necessary.</p>
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Fascias and Soffits: Painted timber	Dated	Repair, prepare and redecorate
Gutters and Downpipes: Cast Iron and plastic We viewed the gutters from ground level	Dated Downpipes feed directly into ground. 	Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear.
Walls: Flemish bond brickwork Air bricks over cellar area 	Weathered Vegetation growth  	Ad hoc repointing Clear Keep clear.
External Detailing: Windows: Timber casement windows Splayed bay window Doors: Painted timber entrance door Signage:	Average Average Dated Dated	Repair, prepare and redecorate. Repair, prepare and redecorate Repair, prepare and redecorate Repair, prepare and redecorate



Left External Elevation



Barn to far left



Left view
Aerial view – 360 photo



Left gable wall

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Single storey pitched barn roof with red tiles. Parapet walls Viewed from ground level.		See front elevation See front elevation
Fascias and Soffits: Painted timber	Dated	Repair, prepare and redecorate
Gutters and Downpipes: Cast Iron and Plastic We viewed the gutters from ground level	Average	Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear



<p>Walls:</p> <p>Flemish bond brickwork</p> 	<p>Weathered</p> <p>Growth of ivy</p>  	<p>Ad hoc repointing</p> <p>Remove / maintain ivy and add trelliswork beneath it to stop if damaging brickwork.</p>
<p>Barn:</p> <p>Door to rear of barn</p>		

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Rear External Elevation



Rear view



Rear view



Chimney

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Large brick chimney with chimney pots and flues.	Weathered Cement repointing 	Ad hoc repointing in a lime mortar. Clearing of excessive moss and lichens
Roofs: High level Shallow pitched slate roof Valley gutter  Parapet wall	Displaced slates Lead tingles 	See front elevation See front elevation
Low level Pitched slate roof Lead flashing where it meets the main building. Viewed from ground level.	Average 	Periodic inspection 



Fascias and Soffits: Painted timber	Dated	Repair, prepare and redecorate
Gutters and Downpipes: Cast Iron and Plastic Plastic soil and vent pipe We viewed the gutters and soil and vent pipe from ground level	Dated 	Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear
Walls: Flemish bond brickwork	Weathered Growth of ivy and vegetation 	Ad hoc repointing Remove / maintain ivy and add trelliswork beneath it to stop it damaging brickwork.
External Detailing: Windows: Painted timber casement windows	Wet rot  New timber spliced in 	Repair, prepare and redecorate.
Doors: Door	Dated	Repair, prepare and redecorate.



Right External Elevation






Barn conversion



Right side and front view
Aerial view – 360 photo









Low level pitched roof and low
level flat roof over toilets

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Two large chimneys both with double flues, one to front right, one to rear right  Front right chimney	Weathered  Rear right chimney	Ad hoc repointing Clearing of excessive moss and lichens.
Roofs: High level roofs Two storey shallow pitched slate roof to front area Parapet brick wall with a coping stone. Roofs viewed from ground level. Single storey pitched clay tile roof to rear area	Some displaced slates Spalling brickwork and cracking 	See front elevation See front elevation Recommended immediate health and safety check and repair as necessary.

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 <p>Low level roof</p> <p>Single pitched slate roof to rear area</p>  <p>Flat felt covered roof New felt flashing</p> <p>Flue from boiler</p>  <p>Roofs viewed from ground level.</p>	<p>Missing and displaced tiles</p>  <p>Some slipped and deteriorating slates Lead flashing where it meets the main building</p>  <p>Moss sitting on it indicating this is a flat, flat roof that will accelerate deterioration.</p> <p>New felt flashing, indicating possible movement between main building and extension.</p> 	<p>Ad hoc repairs. The roof is in a fragile state and damage is likely to be caused when the roof is accessed so care should be taken.</p> <p>See front elevation</p> <p>Clean, periodic inspection</p> <p>Landlord to place an insurance claim to monitor the movement</p>
<p>Fascias and Soffits:</p>		



Painted timber	Dated	Repair, prepare and redecorate
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<p>Gutters and Downpipes:</p> <p>Cast iron and Plastic</p> <p>We viewed the gutters from ground level</p>	<p>Missing bracket Grass growing from gutter</p>  <p>End cap missing.</p> 	<p>Add support and end cap. General maintenance required.</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>
<p>Walls:</p> <p>Flemish bond brickwork and Stretcher bond brickwork</p> 	<p>Weathered Spalling brickwork extension below leaking downpipe from toilet</p>  <p>Growth of ivy</p>  <p>Cracking to barn walls</p> 	<p>Repair and repoint.</p> <p>Remove / maintain ivy and add trelliswork beneath it to stop if damaging brickwork.</p> <p>Landlord to place an insurance claim to monitor the movement for at least one year.</p>



External Detailing:		
Windows: Painted timber casement windows 	Deterioration 	Repair, prepare and redecorate.
Doors: Doors to barn conversion French door to barn conversion	Average Average	Repair, prepare and redecorate. Repair, prepare and redecorate

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Outside Areas






Sitting out area to front



Car park to rear



Sitting out area to rear







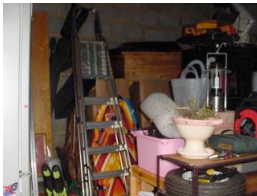
DESCRIPTION	CONDITION	ACTION REQUIRED
Front: Elevated paved sitting out area with surrounding brick border Timber posts Cellar flaps Grass verge to front left 	Rusty  	Ensure safe, use rust stop agent and repair Check ownership of this area
Left Side:	Overgrown at time of inspection	Check ownership and maintain grounds as required.



<p>Rear:</p> <p>Patio seating area, finished with a mixture of paving slabs and pea shingle</p> 	<p>Uneven slabs when you walk on them/trip hazard. The paving slabs are causing rainwater to discharge against the rear of the pub.</p>  <p>Spalling brickwork around slabs.</p> 	<p>Possible drainage required. Re-lay uneven slabs.</p>
<p>Soil and vent pipe</p> <p>Car Park:</p> <p>Levelled shingle finish Grassed area to rear of car park</p> 	<p>May indicate there are deep drains in the area.</p>  <p>Various dips and undulations. Water sitting in dips at time of survey.</p> 	<p>Fill and make good.</p>

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<p>Right Side:</p> <p>Car Park:</p> <p>Levelled shingle finish car park entrance area.</p> <p>Boundary fence</p> <p>Trees</p>	<p>Dip in shingle</p>  	<p>Make good</p> <p>Check ownership and maintain if your responsibility.</p> <p>Regular maintenance.</p>
<p>Barn/Store:</p> <p>Green timber door</p>  <p>Ceiling: open ceiling showing cut timber roof truss. Hessian based felt</p> <p>Wall: Brickwork, view limited by stored items Old Blockwork externally</p>	<p>Problems with dampness coming in due to a step down from patio</p>  <p>Plants growing through roof</p>  <p>Hidden by stored items Will get damp, causing dampness to get into building</p> 	<p>Resolve dampness</p> <p>Owner to removed stored items</p> <p>Plesae see our earlier notes about cutting back vegetation to the left side and rear of property.</p> 



<p>Floor: concrete, view limited by stored items</p> <p>Electrics</p>	<p>Average</p>  	<p>IET test and report of electrics by NICEIC approved contractor or equivalent.</p>
<p>Garage:</p> <p>Brick built with green painted door.</p>  <p>Roof: cut timber roof</p> <p>Walls: brickwork, view limited by stored items</p> <p>Floor: concrete, view limited by stored items.</p> <p>Electrics</p>	<p>Full of stored items limiting our view.</p>  <p>Average</p> <p>Average</p> 	<p>Owner to remove stored items</p>  <p>IET test and report of electrics by NICEIC approved contractor or equivalent.</p>
<p>Old Covered Area:</p> <p>Full of stored items at time of survey.</p>		<p>Owner to removed stored items</p>



INTERNAL

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The property has been viewed from ground level.

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GROUND FLOOR

FRONT OF HOUSE

Contents:

Entrance Area

Main Bar

Dining Area

Toilets

Rear exit area

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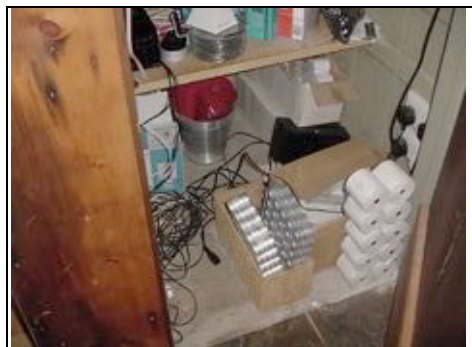
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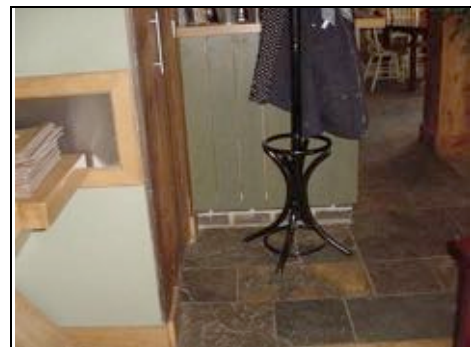
Entrance Area



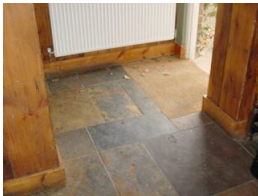
Cupboard under stairs



Entrance area



Stone paving slabs

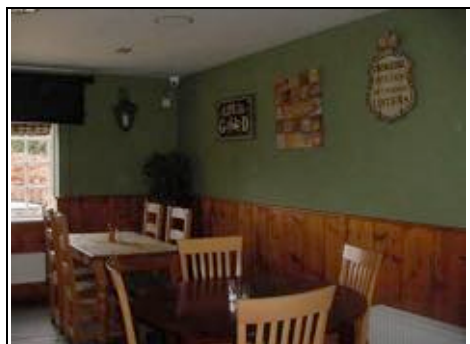
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted modern plaster	Average	Repair, prepare and redecorate
Walls: Painted modern plaster Timber dado rail Cupboard under stairs	Average	Repair, prepare and redecorate.
Floors: Stone paving slabs Mat well Believed to be a suspended timber floor	Ingrained dirt  Ingrained dirt No air ventilation noted.	Deep clean Deep clean or replace.
Detailing: Doors: Painted timber entrance door	Dated	Repair, prepare and redecorate
Services: Lighting		See Services Section

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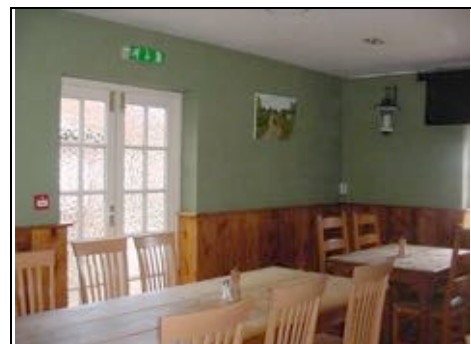
Main Bar Right Side



Seating area



Main bar



Seating area right side

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted modern plaster	Average	Repair, prepare and redecorate
Walls: Painted modern plaster Timber dado rail and vertical boards Two brick fireplaces Wood burning stove	Dated and marked  Wall removed centrally Marked  	Repair, prepare and redecorate. Repair, prepare and re-stain.

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Floors: Stone paving slabs	Ingrained dirt	Clean or replace
Detailing: Windows: Timber casement	Average	Repair, prepare and redecorate
Services: Lighting		See Services Section

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Dining Area Left Side




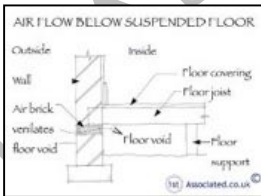

Dining area



Dining area



Fireplace

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted modern plaster	Average	Repair, prepare and redecorate
Walls: Painted modern plaster Modern dado rail Brick chimney with wood burning stove Under stairs cupboard	Dated and marked Marked 	Repair, prepare and redecorate.
Floors: Laminate 	Worn 	Clean, sand or replace. Note, this appears to be a suspended floor without any ventilation.



Detailing: Windows: Timber casement windows Timber shutters	Marked and weathered	Repair, prepare and redecorate
Services: Lighting		See Services Section

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Toilet Facilities

There are no toilets for the less able/disabled.

Ladies Toilets Right Side

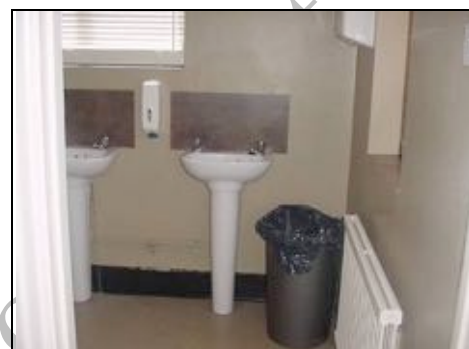
(Under flat roof)



Hairline cracking



WC's



Wash hand basins


DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted modern plaster – double sheet of plasterboard	Hairline cracking	Repair, prepare and redecorate
Walls: Painted modern plaster	Dated and marked	Repair, prepare and redecorate.
Floors: Safety style flooring	Ingrained dirt	Clean or replace
Detailing: Windows: Three timber casement windows	Dated	Repair, prepare and redecorate
Doors: Pine WC doors Door to inner lobby removed	Dated	Repair, prepare and redecorate

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Sanitary Ware: Two WC's Two wash hand basins	Average Average	Deep clean Deep clean
Lobby Area: Door removed. Ceilings and walls: modern plaster. Concrete floor Cupboard access: Factory lagged hot water cylinder	Dated Dated 	Repair, repair and redecorate Add floor finish
Services: Lighting Ceiling lights Internal radiator High and low level vents	No extract fans	See Services Section Add large good quality humidity controlled extract fans

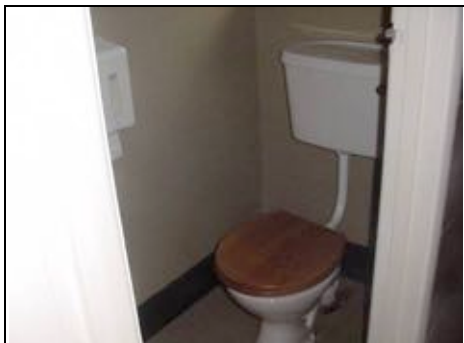


Gents Toilets Right Side

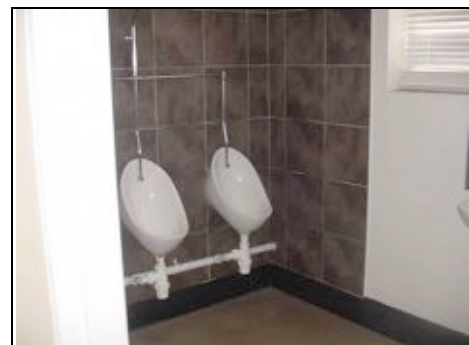
(Under flat roof)



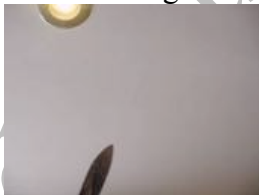
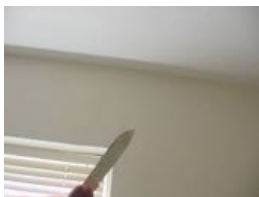
Wash hand basins






WC



Urinals

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted modern plaster – double plasterboard	Hairline cracking 	Repair, prepare and redecorate
Walls: Painted modern plaster Splashback tiles behind wash hand basins Splashback tiles behind and WC's	Hairline cracking around windows  Average Ingrained dirt	Repair, prepare and redecorate. Landlord to place insurance claim with regard to movement in property to be monitored for one year. Please see other comments. Clean Deep clean
Floors: Safety style flooring	Ingrained dirt	Deep clean or replace



Detailing: Windows: Timber casement Doors: Timber door	Average Dated and marked	Repair, prepare and redecorate Repair, prepare and redecorate
Sanitary Ware: One WC Two wash hand basins Three urinals	Average Average Average	Deep clean Deep clean Deep clean
Lobby Area: Door removed Cupboard access Painted modern plaster ceiling Blockwork walls Concrete unfinished floor Worcester wall mounted boiler 	Crack  	Repair, prepare and redecorate Landlord to place an insurance claim with regard to movement to monitor property for one year. Add flooring
Services: Lighting		See Services Section



Rear Exit Area



Sloping ceiling



Rear exit



Timber dado

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Sloping ceiling Painted modern plaster Purlin timber beam visible	Average	Repair, prepare and redecorate
Walls: Painted modern plaster Timber dado	Dated and marked	Repair, prepare and redecorate.
Floors: Tiled Mat well	Ingrained dirt Ingrained dirt	Deep clean Deep clean or replace.
Detailing: Painted timber door with Georgian wire polish plate glass vision panel	Average	Repair, prepare and redecorate
Services: Lighting		See Services Section



GROUND FLOOR

BACK OF HOUSE

Contents:

Bar server area
Prep room
Store
Walk in freezer
Catering Kitchen
Wash up area
Boiler room

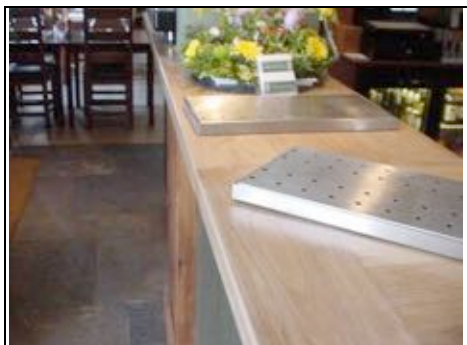
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Bar Servery Area




Front of bar



Bar servery

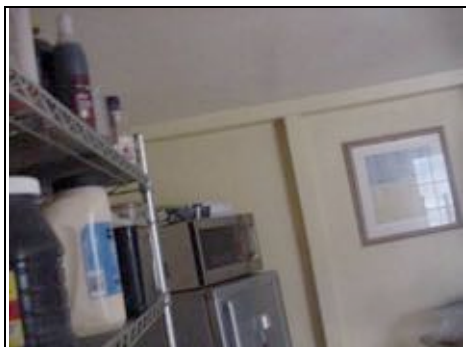


Unusual stone cladding

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted modern plaster Low beam	Average	Repair, prepare and redecorate
Walls: Back bar with optics	Average	Clean
Floors: Quarry tiles	Ingrained dirt	Clean or replace. Check with Environmental Health that this is an acceptable floor as safety floor usually required.
Detailing: Wood bar top Vertical boarding	Average Dated 	Sand, varnish and clean Repair, prepare and redecorate
Services: Lighting		See Services Section



Store with Cupboard





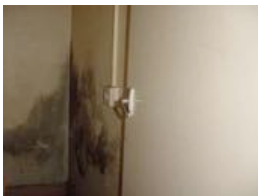
Store



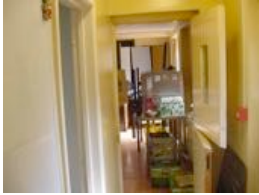

Store



Store

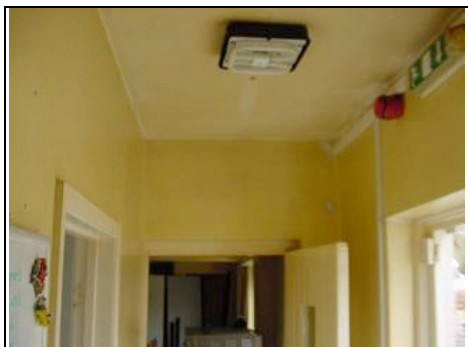
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted Access to roof space.	Grease stained 	Deep clean Repair, prepare and redecorate
Walls: Painted and melamine	Dated and marked	Repair, prepare and redecorate
Cupboard: We were unable to access due to stored items. 	Black mould to walls 	Resolve dampness, repair, prepare and redecorate
Floors: Laminate	Dated	Clean/replace



<p>Detailing:</p> <p>Windows:</p> <p>Two timber casement windows</p> <p>Doors:</p> <p>Internal stable door</p> <p>External French doors</p>	<p>Average</p> <p>Average</p>  <p>Average</p> 	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Lighting</p>		<p>See Services Section</p>



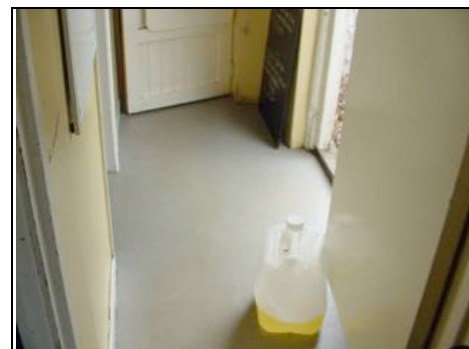
Corridor to Walk in Freezer






Corridor ceiling




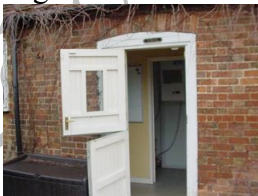
Corridor



Flooring

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted modern plaster 	Grease stained Screw fixings Hairline cracking 	Deep clean, repair, prepare and redecorate
Walls: Painted	Dated Hairline cracking, particularly over the stable door area Horizontal cracking. 	Repair, prepare and redecorate. Landlord to make an insurance claim to monitor the movement.



Floors: Safety style flooring	Dated Majority hidden by Arneg walk in freezer.	Clean/replace
Detailing: Windows: Timber casement Doors: Door with Georgian wire polish plate glass vision panel Indoor stable door External timber stable door	Average Average  Average 	Repair, redecorate, prepare and Repair, redecorate, prepare and Repair, redecorate, prepare and
Services: Lighting		See Services Section



Walk in Freezer Area

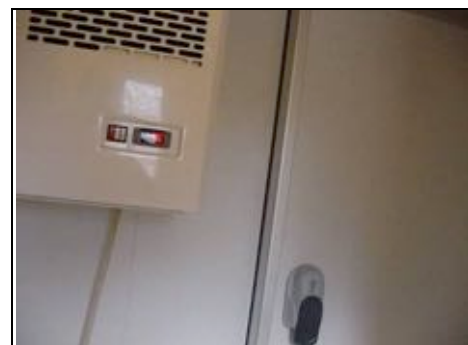
(Majority of room taken up by Arneg freezer which we did not access)



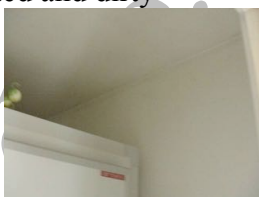
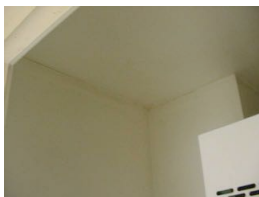
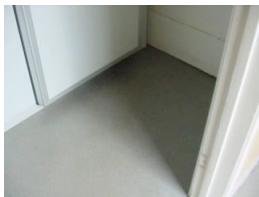
Ceiling



Walk in freezer area



Fridge freezer

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted modern plaster	Dated and dirty 	Repair, prepare and redecorate
Walls: Painted	Dated 	Repair, prepare and redecorate.
Floors: Safety style flooring	Dated Majority hidden by Arneg walk in freezers. 	Clean/replace



Detailing:		
Services: Lighting		See Services Section

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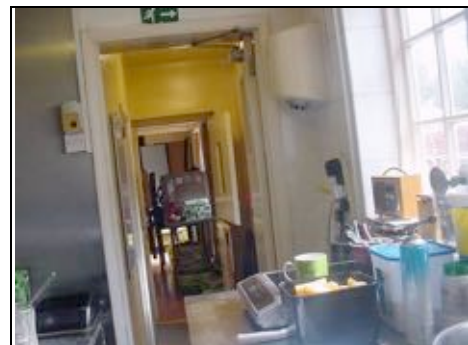
Catering Kitchen





Catering kitchen



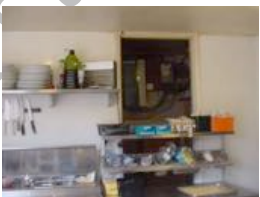


Catering kitchen



Catering kitchen

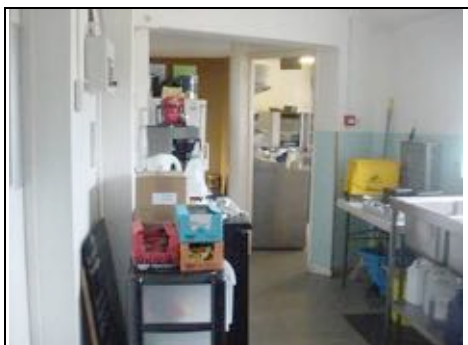
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Ingrained grease 	Deep clean, Repair, prepare and redecorate
Walls: Stainless steel Tiled Melamine	Dated Old fixing points Old fixing points	Deep clean, repair, prepare and make good.
Floors: Safety style flooring	Ingrained dirt 	Deep clean or replace



<p>Detailing:</p> <p>Windows:</p> <p>Timber casement</p> <p>Doors:</p> <p>Door with Georgian wire polish plate glass vision panel</p> <p>Open doorway to electric area.</p>	<p>Grease stained No fly mesh.</p> <p>Dated</p>	<p>Repair, prepare and redecorate Add fly mesh.</p> <p>Repair, prepare and redecorate</p>
<p>Equipment:</p> <p>Stainless steel sink and drainer</p> <p>Catering quality equipment</p> <p>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>Services:</p> <p>Lighting</p> <p>Electrics</p> <p>Electrical cupboard:</p> <p>Fuseboard</p>  <p>Looking into electrical cupboard</p>	<p>Overloading of electrics on extension leads.</p>  	<p>See Services Section</p> <p>See service section.</p>



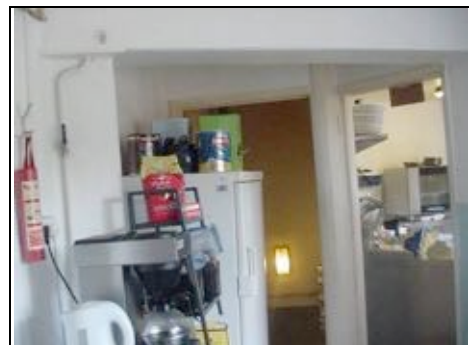
Wash Up Area



Wash up area



Wash up area



Wash up area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted Access hatch to roof space.	Dated	Repair, prepare and redecorate
Walls: Painted dry lined walls Painted embossed wallpaper Brickwork	Dated Dampness	Repair, prepare and redecorate.
Floors: Safety style flooring	Ingrained dirt	Clean or replace
Detailing: Windows: Timber casement	Average No fly mesh	Repair, prepare and redecorate Add fly mesh.
Doors: Door	Average	Repair, prepare and redecorate
Services: Lighting		See Services Section



CELLAR

Contents:

Stairs

Wine and beer store/python area

Cold cellar

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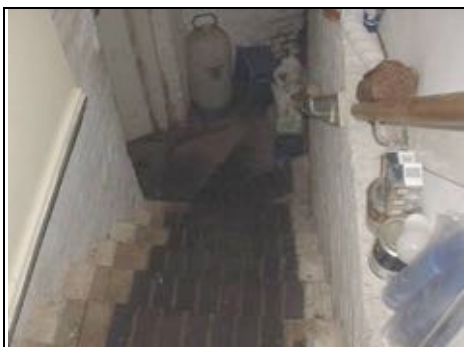
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Stairs to Cellar



Crack in steps



Looking down steps



Worn brick steps

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Ingrained grease	Deep clean, repair, prepare and redecorate.
Walls: Painted	Dampness	Resolve dampness, repair, prepare and redecorate.
Floors: Concrete	Worn	Make good
Detailing: Doors: Timber door to top of stairs	Dated	Repair, prepare and redecorate.
Steps to Cellar: Painted brick steps One hand rail	Cracking around base of stairs Ingrained dirt	Landlord to make insurance claim to monitor movement in the property. Deep clean
Services: Lighting		See Services Section

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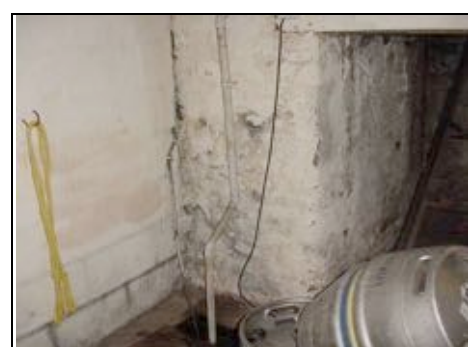
Wine and Beer Store / Python Area





Cellar drop



Cellar store



Sump pump

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted Timber Spine beam	Dated 	Repair, prepare and redecorate
Walls: Painted brickwork Cellar drop	Dampness  Dampness	Resolve dampness, repair, prepare and redecorate. See comments on cellar flaps
Floors: Concrete	Marked and worn	Repair, prepare and apply floor paint



Detailing: Doors: Painted timber	Worn	Repair, prepare and redecorate
Services: Lighting Sump pump		See Services Section Check in working order.

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Cold Cellar




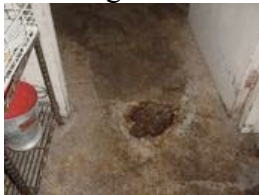
Cold cellar



Cold cellar



Black mould

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plywood	Black mould	Resolve dampness, repair, prepare and redecorate
Walls: Painted brickwork Painted blockwork	Black mould Dampness 	Resolve dampness, repair, prepare and redecorate.
Floors: Concrete	Ingrained dirt and worn Water sitting on floor 	Repair, prepare and make good
Detailing: Doors: Painted timber	Worn	Repair, prepare and redecorate
Services: Lighting		See Services Section



FIRST FLOOR

PRIVATE LIVING ACCOMMODATION

Contents

Stairs and Landing/Office

Lounge/Kitchenette

Bathroom

Bedroom front right

Bedroom rear left

Internal roofs

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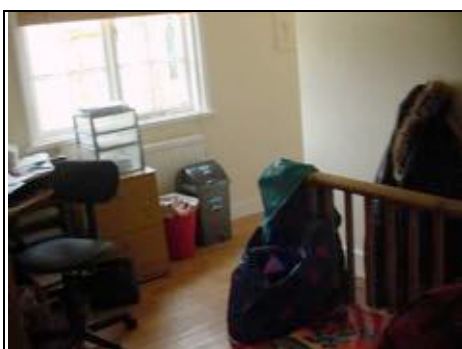
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Stairs and Landing / Office



Stairs from first floor



Landing / office




Landing

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted modern plaster Access to roof space	Average	Repair, prepare and redecorate
Walls: Painted modern plaster Textured wallpaper	Average and marked	Repair, prepare and redecorate
Floors: Laminate	Average	Deep clean or replace
Detailing: Windows: Two painted timber casement windows Doors: Painted timber	Dated Dated	Repair, prepare and redecorate Repair, prepare and redecorate

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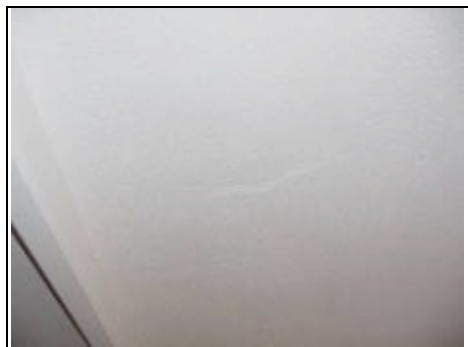


Staircase: Carpet	 Worn	 Clean or replace
Services: Fuseboard to bottom of stairs		See Services Section Add an hour fire resistance box over electrics as need to protect staircase in case of fire.

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Lounge/Kitchenette Left Side




Older style texture paint on ceiling



Lounge



Kitchenette

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Older style textured paint Two painted beams	May have asbestos content Undulations to ceiling Condensation likely.	Asbestos report Repair, prepare and redecorate Add large good quality humidity controlled extract fan.
Walls: Painted	Considerable movement around door frame 	Landlord to place an insurance claim to monitor movement for at least a year as recommended by the BRE; please see our other comments. Repair, prepare and redecorate.
Floors: Wood look vinyl	Worn	Clean or replace



Detailing: Windows: One timber casement window Doors: Removed	Dated	Repair, prepare and redecorate
Equipment: Stainless steel sink and drainer Kitchen units to rear	The equipment has not been inspected.	
Services: Lighting		See Services Section



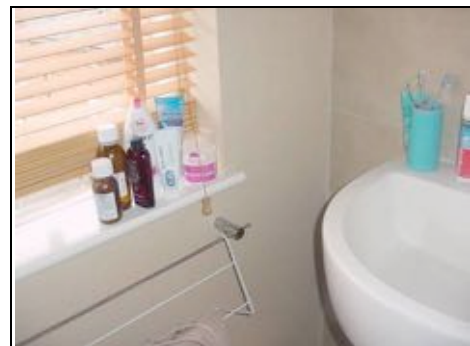
Bathroom





Black mould around bath



Shower unit



Wash hand basin

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Unpainted modern plaster 	Damaged and cracked Marks where ceiling has been repaired Condensation likely 	Repair, prepare and redecorate. Add large good quality humidity controlled extract fan
Walls: Tiled	Some mould where mastic meets bath	Clean and re-mastic
Floors: Wood look vinyl	Average	Clean or replace.
Detailing: Windows: Timber casement	Dated	Repair, prepare and redecorate



Doors: Painted panel	Dated	Repair, prepare and redecorate
Sanitary Ware: WC Wash hand basin Bath Shower unit	Average Average Average Average	Deep clean Deep clean Deep clean Deep clean
Services: Lighting		See Services Section

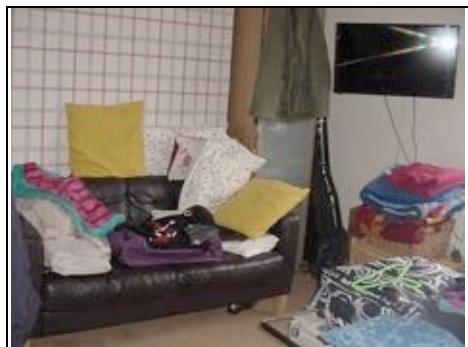
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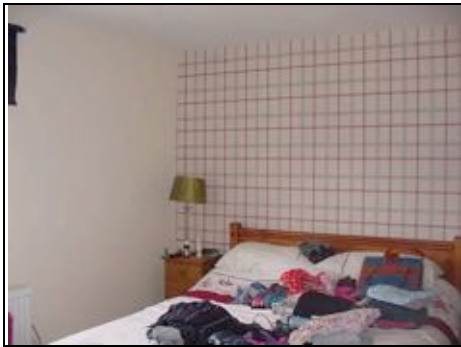
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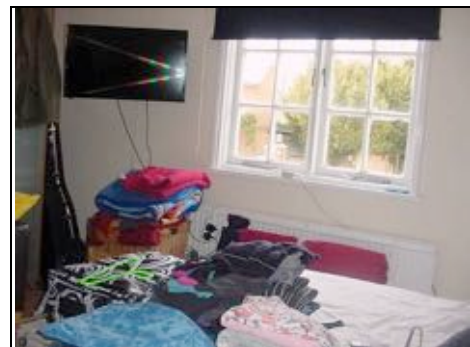
Bedroom Front Right



Front right bedroom



Front right bedroom



Looking towards window

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted modern plaster	Average	Repair, prepare and redecorate.
Walls: Painted modern plaster Wallpaper to feature chimney breast to right Woodchip to rear wall	Unvented	Repair, prepare and redecorate. Add vent
Floors: Carpet	Average Undulating	Clean or replace See comments on movement in property in general.
Detailing: Windows: Timber casement	Black mould	Repair, prepare and redecorate



Doors: Painted timber panel doors	Average	Repair, prepare and redecorate
Services: Lighting Single panel radiator Cables going through window		See Services Section Adjust so window can be shut.

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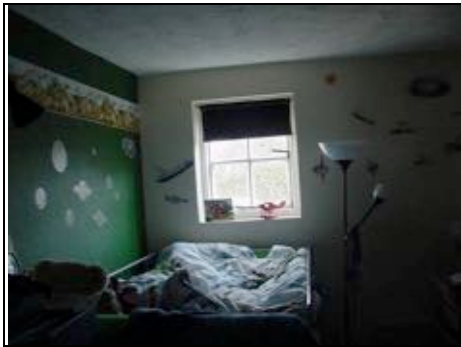
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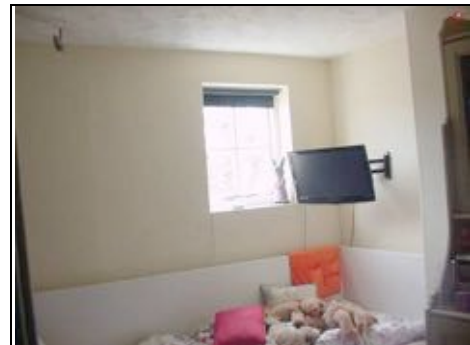
Bedroom Rear Right



Undulations in ceiling



Rear right bedroom



Rear right bedroom

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Textured paint	Undulating generally, dip to left side	Investigate leak/deterioration to roof structure. Repair, prepare and redecorate.
Walls: Painted modern plaster Woodchip paper Chimney breast to right side Dividing curtain down centre of room at time of inspection.	Average	Repair, prepare and redecorate. Add vent
Floors: Carpet	Average	Clean or replace
Detailing: Windows: Two timber casement windows	Black mould	Repair, prepare and redecorate



Doors: Painted timber panel doors	Average	Repair, prepare and redecorate
Services: Lighting		See Services Section

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Internal Main Roof




Water tank



Kingpost roof



Kingpost roof

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof Access: Accessed via Landing There is no ladder, lighting or secured boards		Recommend adding safe access and lighting.
Roof Structure: Kingpost style roof, viewed from loft hatch area		
Roof Timbers: Common rafters	Minor signs of dampness coming in 	
Protective Underlayer: Hessian based felt		
Firewall: No firewall.		



Ventilation: No ventilation		
Insulation: 200mm to 300mm		
Water Tanks: Two water tanks		

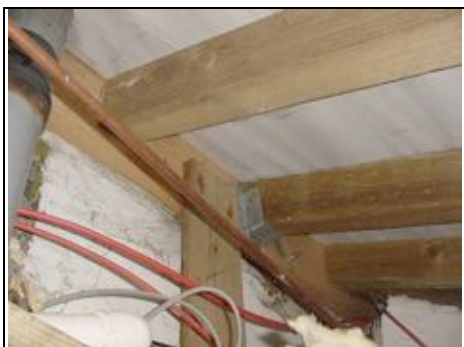
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Internal Roofs Over Wash Up Area




Modern breathable underlayer
between timbers



Modern timbers



Modern timbers

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof Access: No light, ladder, floorboards		
Roof Structure: Modern cut timber single pitched		
Roof Timbers: Modern timber Sits on joist hangers		
Protective Underlayer: Modern breathable felt		
Firewall: No firewall		
Ventilation: No ventilation		
Insulation: No insulation		



Internal Roofs Over Kitchen Area Rear Left




Roof timbers



Kingpost roof



Plant life growing in roof

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof Access: Accessed via double flap from Prep Area No light or ladder Boarded		
Roof Structure: Kingpost roof	Some timbers have been replaced	
Roof Timbers: Common rafters	Back to back timber repairs Woodworm visible. 	Looks to be historic but worth investigation and inspection.
Protective Underlayer: Hessian based felt		



Fire wall: Blockwork gable Lime wash gable		
Ventilation: No ventilation		
Insulation: No insulation		

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OTHER MATTERS

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

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. Test certificates to be provided on:-

- 1) Asbestos - Up to date asbestos report with samples.
- 2) Chimneys - Certificates confirming chimneys have been swept.
- 3) Drainage – closed circuit TV camera report.
- 4) Electrics – An Institution of Engineering and Technology (IET) standards test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
- 5) Environmental Health certificates and latest reports - we recommend you meet with the Environmental Health Officer before you legally commit to purchase.



- 6) Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase.
- 7) Gas Safe inspection and test report (you need to see heating in working order).
- 8) Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
- 9) Safe system - Ensure there is a full safe system for maintenance access and that this has been tested regularly.
- 10) Security System test and report.
- 11) 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.

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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 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.

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 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

Schedule of Condition

This signature document represents page 68 and 69 of a 69 page Schedule of Condition relating to:

XXXX, Eversholt, Bedfordshire MK17 XXX

as prepared by

XXX 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, Eversholt, Bedfordshire MK17 XXX

As inspected on XXX

By

XXX Limited, Chartered Surveyors

Signed: Dated: XXX

For and on Behalf of XXX Limited, Chartered Surveyors

——— Marketing by: ———

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Lessee

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:
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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