

## SCHEDULE OF CONDITION

**XXXX**  
**Dunstable,**  
**Bedfordshire**  
**LU6 XXX**

**XXXX**

**FOR**  
**Mr X**

Prepared by:

**XXXXXX**

INDEPENDENT CHARTERED SURVEYORS



Marketing by:

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## **Introduction and Instruction**

We have been instructed to inspect and prepare a Schedule of Condition for  
XXXX, Dunstable, Bedfordshire LU6 XXX

We inspected the property on X and XXXX

## **Information Summary**

**Address:**

XXXX, Dunstable, Bedfordshire  
LU6 XXX.

**Prospective Tenant:**

Mr X

**Covenants:**

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.

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 225 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 defined**

Where the term dated is used, we are advising that we do not believe that regular maintenance has been carried out or cyclical maintenance for example three/five year redecoration as per typical clauses within a Full Repairing and Insuring (FRI) lease has not been carried out.

### **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  
traditional office /  
warehouse facility**

**Bedfordshire  
traditional office /  
warehouse facility**



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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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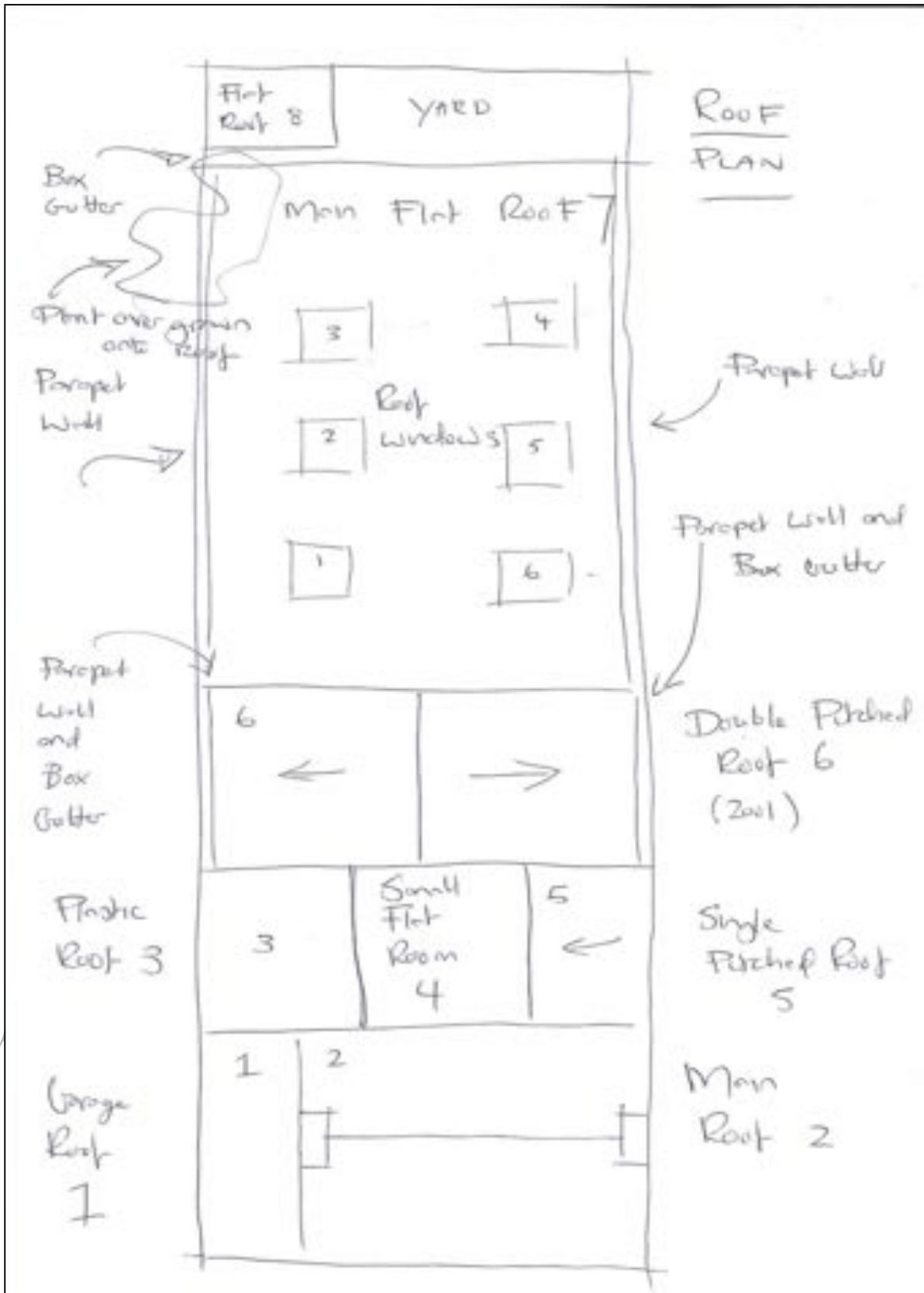
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## Roofs – External

### Roof Plan



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**Roofs No's: 1 to 8**



Garage Roof no: 1



Main Roof no:2



Plastic Roof no:3



Small Flat Roof no:4



Single Pitched Roof no:5



Double Pitched Roof no:6



Main Flat Roof no:7




Flat Roof no:8

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## Roofs - External

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Garage Roof no:1</b></p> <p>Flat roof covered with mineral felt Mineral felt flashing to left side Flashband flashings to right side</p> <p>Single plastic corrugated roof window.</p>  <p>Underside of roof</p>	 <p>We consider Flashband flashings to be a temporary material</p>  <p>Plastic downpipe</p>	<p>Replace Flashband flashings with a lead flashing and make water-tight</p> <p>We recommend this roof is excluded from Lease 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.</p>
<p><b>Main roof no:2:</b></p> <p>Pitched, clad with concrete tiles Step in roof</p>  	<p>Top coat wearing off.</p>  <p>Gap between roofs</p> <p>There is a lack of tilting fillet to the end of the roof, which may allow rainwater to discharge down the face of the property</p>	<p>We recommend this roof is excluded from Lease 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.</p> <p>This is an area where dampness can get into the structure.</p> <p>Resolve dampness.</p>









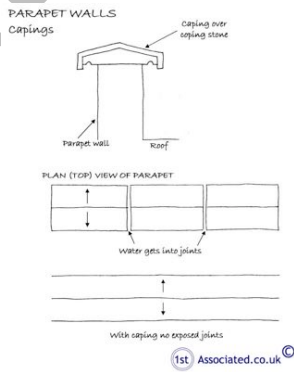

Left Side Roof no: 3		
 <p>Pitched with corrugated plastic</p>  <p>Underside of roof <b>Box Gutter</b></p>  <p>Award box gutter</p>	 <p>Discharges against the building to the rear and is likely to cause dampness</p>  <p>This type of awkward box gutter tends to become blocked</p> 	<p>We recommend this roof is excluded from Lease 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.</p> <p>Periodic inspection and clearing required. Possibly replacement with a large lead box gutter.</p>







<b>Flat Roof no: 4</b>		
<p>Flat roof area in middle</p>  <p><b>Box gutter</b></p> 	<p>Moss sitting on the roof, indicating this is a flat, flat roof without a fall.</p>  <p>Box gutter between shallow roof and flat roof.</p>	<p>Add shallow fall.</p> <p>We recommend this roof is excluded from Lease 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.</p> <p>See comments in Roof no:3</p>
<b>Right Side Single Pitched Roof no: 5 (over Kitchenette)</b>		
 <p>Pitched with concrete tiles</p> <p>Render to end.</p>  	<p>Surface deteriorating Moss and lichens</p>  <p>Cement flashings need to be replaced with lead flashings</p> <p>Rainwater seems to be discharging down the end wall allowing dampness into the property.</p> <p>Section of plastic guttering has been removed to we assume allow the window to be opened</p>	<p>We recommend this roof is excluded from Lease 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.</p>





<b>Rear Double Pitched Roof no:6 (2001 plaque)</b>		
<p></p> <p>Pitched with concrete tiles</p> <p><b>Box Gutters and Parapet walls:</b></p> <p>Felt covered with concrete tops.</p> <p></p> <p>Left side</p> <p></p>	<p></p> <p></p> <p></p> <p>Coping stones have weathered joints and DIY type repairs.</p> <p></p>	<p>We recommend this roof is excluded from Lease 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.</p> <p>We recommend that the box gutters are replaced in lead and fall is added to them.</p> <p>Re-bedding of coping stones and mastic repairs require replacement using appropriate mortar</p> <p></p> <p>and re-pointing of parapet wall.</p>



Rear Large Flat Roof No 7:		
<p>Covered with mineral felt</p>   <p>Deterioration to felt</p>  <p>Six roof windows</p>  	<p>Soft areas Repaired many times with bitumen mastic</p> <p>Vegetation growing to rear left corner.</p>  <p>Stored items on roof: timber panels, fencing panels and tools.</p>  <p>Mineral felt around all six roof windows with DIY quality repairs.</p>  	<p>We recommend this roof is excluded from Lease 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.</p> <p>We recommend these roof windows are excluded from Lease 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 or replace.</p>



<b>Rear Left Small Flat Roof no: 8</b>		
<p>Covered with mineral felt</p>  <p>Box gutter</p> 	<p>Vegetation.</p>   <p>Dampness coming through</p> <p>Blocked with debris including a football</p>	<p>We recommend this roof is excluded from Lease 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.</p> <p>Clear/cut back vegetation.</p> <p>Make watertight</p> <p>Clear all debris, repair damage</p>
<p><b>Front Low Shop Level Porch Roof:</b></p> <p>Clad with lead</p> 	 <p>Patch repaired Pigeon repellents Sign brackets held in position by a piece of Formica</p>	<p>Securely fix the lighting above the roof area.</p> <p>We recommend this roof is excluded from Lease 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.</p>





## Front External Elevation





Garage front left  
Aerial view – 360 photo




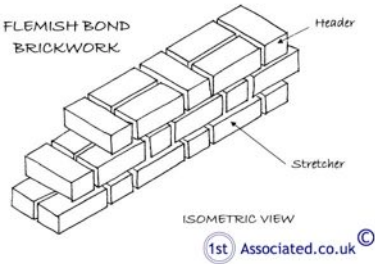

Front view  
Aerial view – 360 photo



Archway front right  
Aerial view – 360 photo

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Chimneys:</b>  Two brick chimneys; Right and left  <b>Left chimney no:1</b> Two chimney pots Cement fillet flashing          <b>Right chimney no:2</b> Two chimney pots Cement fillet flashing	          	          Ad-hoc re-pointing.          Repair and re-point.



<b>Roofs:</b>		See roof section
<b>Fascias and Soffits:</b>  Painted black timber 	Flaking paint, rot and deterioration, noted particularly to left side	Repair, prepare and redecorate.
<b>Gutters and Downpipes:</b>  Profile plastic  We viewed the gutters from ground level.	Discolouring due to sunlight.   Likely to become brittle if not already brittle and will require replacement.	Likely the gutters and downpipes will need replacing during the course of the Lease.
<b>Walls:</b> Flemish bond brickwork   'Dog tooth' decoration just below fascias boards.  Rendered lintels with keystone  Render plinth to base.  Two metal brackets for hanging baskets.  Two brackets for flagpoles.	Old fixing holes and points.  	Fill old fixing points. Ad hoc repointing Clear bricks



<p><b>External Detailing:</b></p> <p><b>Windows:</b></p> <p>Two plastic double-glazed Victorian style windows without trickle vents at first floor level.</p> <p>One aluminium window at ground floor level to left side.</p> <p>Shop window to right side.</p> <p><b>Doors:</b></p> <p>Aluminium shop front door.</p> <p>Side door to left side.</p> <p><b>Signage:</b></p> <p>Timber plaque to left side.</p>	 <p>Average</p> <p>Average</p> <p>Average</p>  <p>Old fixtures and fittings</p> 	<p>Clean. Repair, prepare and redecorate.</p> <p>Clean. Repair, prepare and redecorate</p> <p>Clean. Repair, prepare and redecorate..</p> <p>Clean, repair, prepare and redecorate.</p> <p>Clean, repair, prepare and redecorate.</p> <p>Remove. Make good holes</p>
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## Left External Elevation (Only visible at first floor level)







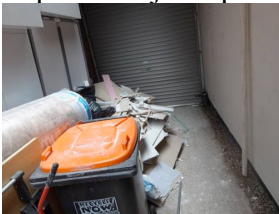

Left side



Left side



Left side close up view

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Roofs:</b> One brick chimney		See Front Elevation
<b>Walls:</b> Render at high level  Cracking to render at left side, daylight visible when in the roof  Deterioration to render Flemish bond brickwork below Old signage Bricked up window	Diagonal cracking to rear.  Surface deteriorating  Single brick wall requires major repair  Left hand brickwork was hidden by stored items	Exclude from Lease  Roof photo shows daylight visible through brickwork Ad hoc re-pointing particularly at high level Flat roof flashing needs to be improved as it is allowing dampness into the structure.

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## Rear External Elevation





Rear of main building viewed from side



Rear of main building viewed from right side



Rear view single storey flat roofed building

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Roofs:</b>  Pitched clad with concrete tiles  		See roof section
<b>Gutters and Downpipes:</b>  Plastic  	Weathered	See front elevation



<p><b>Walls:</b></p>  <p>High level: Flemish bond brickwork</p>  <p>Low level: Stretcher bond brickwork</p>	<p>Messy DIY standard brickwork finish</p>	<p>Ad hoc re-pointing in appropriate lime mortar</p>
<p><b>External Detailing:</b></p> <p><b>Windows:</b> Double glazed</p>		<p>Clean. Repair, prepare and redecorate.</p>
<p><b>Windows and Doors:</b></p> <p>Double fire doors</p> 	<p>Dated</p>	<p>Clean. Repair, prepare and redecorate.</p>





## Right External Elevation



Right view looking towards the front



Coach way



Right view looking towards the coach way

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Roofs:</b>		See Front elevation and Rear elevation
<b>Gutters and Downpipes and box gutters:</b>		See Front elevation and Rear elevation

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<p><b>Walls:</b></p> <p>Coach arch Painted render with brick piers</p>  <p>Dampness</p>	 <p>Front right side general marks and dated</p>  <p>Dated paintwork, damp damaged and vegetation growing at the base.</p> <p>Holes where extractor fans should be.</p> <p>Spalling brickwork to retaining wall.</p> <p>Damage to parapet walls at high level</p>	<p>Repair, prepare and redecorate</p> <p>Resolve dampness at high level</p> <p>Repair, prepare and redecorate</p> <p>Make good the holes.</p> <p>Resolve dampness at low level</p> <p>Check not permanent trespass occurring on this side when/if the extract fans are added and with the fire exit</p>
<p><b>External Detailing:</b></p> <p><b>Doors:</b></p> <p>Fire Door</p> 	<p>Needs to be a safe exit from this door.</p> <p>We were unable to open the door at the time of our inspection.</p>	<p>Replace /repair, prepare and redecorate.</p> <p>Your legal advisor to check and confirm if there is a legal Right of Way.</p>



## Outside Areas




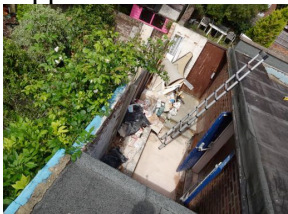
Front left residential property



Coach arch front right



Rear fencing and courtyard

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Front:</b> Tarmac path One manhole One lamp	Assumed Highway authorities	Your legal advisor to check to see whether the cover which leads into the cellar is your responsibility or the Highways
<b>Front Left:</b> Garage Flat roof Signage above.	Residential property	There should, in theory, be a Party Wall Notice where support has been taken from this wall. Your legal advisor to check and confirm
<b>Rear:</b> Wooden fence to end. Courtyard Wall (left hand side) Single brick 	Below average Currently being used as a builders store may need support  Vegetation overgrown from next door neighbour	Repair, re-stain or replace Clear debris Ad hoc re-pointing and repair Repair, prepare and redecorate Cut back
<b>Left:</b>	We have not viewed the wall to the rear left side at the time of our survey	



## INTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

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## GROUND FLOOR

### Contents:

1. Reception
2. Meeting/computer room to front left
3. Internal Kitchenette
4. Lobby
5. Ladies Toilets
6. Gents Toilets
7. Corridor
8. Office / Store Two possible  
Disabled Toilet
9. Internal Office One / Store Three
10. Five Training Rooms to the Rear
11. Rear Left Outbuilding/Store One  
(situated in the rear yard)
12. Garage
13. Cellar



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## Reception




Seating area



Entrance to reception




Rear reception

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Painted modern plaster	Average	Repair, prepare and redecorate
<b>Walls:</b>  Painted modern plaster Dry lining/false walls   Formica top with metal finish to front	Minor marks  Wall removed 	Repair, prepare and redecorate  Check Building Regulations Approval. It would have been more normal to have had a pier return support on a modern removed walls.
<b>Floors:</b>  Suspended timber floor with: Laminate and Carpet	Average	Clean or replace

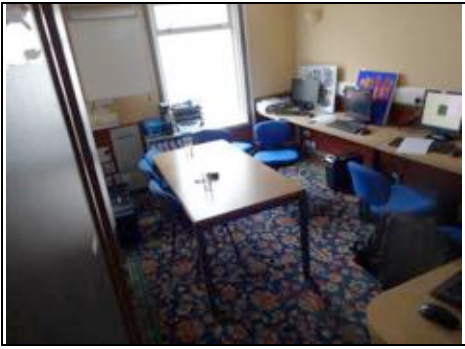




<p><b>Detailing:</b></p> <p><b>Windows:</b></p> <p>Aluminium</p> <p><b>Doors:</b></p> <p>Glazed entrance door</p> <p>Two grey/blue Formica doors with long Georgian wire polish plated (GWPP) vision panels</p>	<p>Average</p> <p>Average</p> <p>Average</p> 	<p>Clean</p> <p>Clean</p> <p>Repair and clean or replace</p>
<p><b>Services:</b></p> <p>Lighting</p>		<p>See Services Section</p>



## Meeting / Computer Room to Front Left



Computer room



Computer room



Seating area

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Painted modern plaster Architrave	Some marks	Repair, prepare and redecorate
<b>Walls:</b>  Painted modern plaster Dry lined/false walls	Old fixing points	Repair, prepare and redecorate
<b>Floors:</b>  Suspended floor with Carpet	Warn areas	Clean, repair or replace
<b>Detailing:</b>  <b>Windows:</b>  One aluminium window  <b>Doors:</b>  Formica door	Average   Average	Clean   Repair and clean or replace
<b>Services:</b>  Lighting – two modern style lights		See Services Section



## Internal Right Side Kitchenette



Kitchenette



Table



Quarry tiles

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Painted modern plaster	Marked	Repair, prepare and redecorate
<b>Walls:</b> Painted modern plaster	Marked	Repair, prepare and redecorate
<b>Floors:</b> Quarry tiles	Marked	Deep clean
<b>Kitchen Equipment:</b> Stainless steel sink and drainer Kitchen units:	The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.	Deep clean
<b>Detailing</b> 		
<b>Services:</b> Lighting Wall mounted Worcester boiler		See Services Section



## Lobby





Quarry tiles



Door



Ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Painted plaster	Average	Repair, prepare and redecorate
<b>Walls:</b>  Painted plaster	 Plaster at high level flaking away   Dampness	Resolve dampness. Make watertight. Repair, prepare and redecorate
<b>Floors:</b>  Quarry tiles	Worn	Clean or replace
<b>Detailing:</b> <b>Doors:</b>  Formica	Average	Repair and clean or replace
<b>Services:</b>		See Services Section



## Ladies Toilets



Damaged and dated ceiling



Ladies toilets



Door

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted modern plaster	Damaged and dated	Repair, prepare and redecorate
<b>Walls:</b> Painted modern plaster	Marked	Repair, prepare and redecorate.
<b>Floors:</b> Quarry tiles	Damp found	Resolve dampness Deep clean.
<b>Sanitary Ware:</b> One WC	Dirty	Deep clean
One wash hand basin into a vanity unit	Dirty	Deep clean
<b>Detailing:</b> <b>Doors:</b> Formica		Repair and clean or replace
<b>Services</b>		See Services Section.



## Gents Toilets



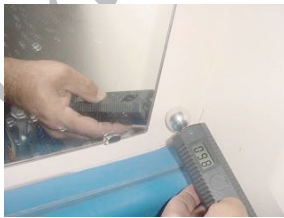

Entrance door



Wash hand basin




Gents toilets

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted modern plaster	Damaged and dated	Repair, prepare and redecorate.
<b>Walls:</b> Painted modern plaster	Marked  High damp meter readings Right wall	Resolve dampness. Repair, prepare and redecorate.
<b>Floors:</b> Quarry tiles	Marked  Dampness Damaged old bolt fixing looks to have been removed	Resolve dampness  Deep clean.





<b>Sanitary Ware:</b>  WC  Wash hand basins  Urinals	Dirty  Dirty  Dirty	Deep clean  Deep clean  Deep clean
<b>Detailing:</b>  <b>Doors:</b>  Formica	 Damaged	Repair and clean or replace
<b>Services:</b> Lighting		See Services Section.



## Corridor



Corridor looking towards rear  
Training Room



Stored items

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Modern plaster	Unfinished	Assumed will be finished Recommend re-visit
<b>Walls:</b>  Modern plaster	Unfinished	Assumed will be finished Recommend re-visit
<b>Floors:</b>  Timber	Unfinished	Assumed will be finished Recommend re-visit
	Stored items	Remove stored items
<b>Detailing:</b>  <b>Doors:</b>  Door openings	Unfinished	Assumed will be finished Recommend re-visit
<b>Services:</b>  Lighting Electrics at first fix stage.		See Services Section



## Store Two / possible Disabled Toilets




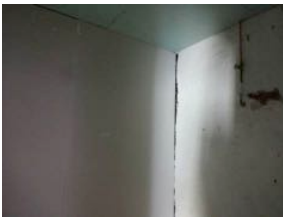
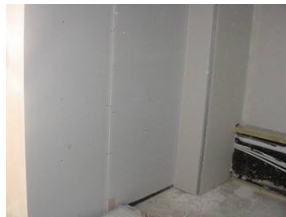
Store



Disabled Toilets



Ceiling and wall


DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Plasterboard	Unfinished   Opening above	Assumed will be finished Recommend re-visit
<b>Walls:</b>  Plaster 	Unfinished  	Possible dampness assumed due to the location  Assumed will be finished Recommend re-visit
<b>Floors:</b>  Timber	Unfinished	Possible dampness assumed due to the location  Assumed will be finished Recommend re-visit

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<b>Detailing:</b>  <b>Doors:</b>  Door opening	  Unfinished	  Assumed will be finished Recommend re-visit
<b>Services:</b> Lighting  Plastic service pipes to right side		See Services Section

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## **Internal Office One / Store Three**



Looking into Internal office



Office one



Internal office

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Plasterboard	Unfinished	Assumed will be finished Recommend re-visit
<b>Walls:</b>  Plaster	Unfinished	Assumed will be finished Recommend re-visit
<b>Floors:</b>  Timber	Unfinished	Assumed will be finished Recommend re-visit
<b>Detailing:</b>  <b>Doors:</b>  Door opening	Unfinished	Assumed will be finished Recommend re-visit
<b>Services:</b>  Fuseboard		See Services Section





## Left Side Training Room One




Training room one ceiling




Training room one



Training room one floor

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Plasterboard One roof window	Unfinished	Assume will be finished Recommend re-visit
<b>Walls:</b> Plasterboard Damp proofing paint to left side	Unfinished  Gap where skirting should be	Assumed will be finished Recommend re-visit
<b>Floors:</b> Suspended floor	Unfinished	Assumed will be finished Recommend re-visit
<b>Detailing:</b> <b>Roof Windows:</b> One central	Damaged at roof level	Clean and/or replace



<b>Doors:</b>  Door openings	Unfinished	Assumed will be finished Recommend re-visit
<b>Services:</b>  Lighting    Air conditioning / comfort cooling units		See Services Section



## Left Side Training Room Two



Roof light and left wall



Left wall and dividing partition

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Plasterboard with skim coat of plaster	Unfinished	Assumed will be finished Recommend re-visit
<b>Walls:</b>  Plasterboard with skim coat of plaster  Damp proofing paint to left side	Unfinished	Assumed will be finished Recommend re-visit
<b>Floors:</b>  Timber	Unfinished	Assumed will be finished Recommend re-visit
<b>Detailing:</b>  <b>Roof Windows:</b>  One central	Damaged at roof level	Clean and/or replace



<b>Doors:</b>  Door openings	Unfinished	Assumed will be finished Recommend re-visit
<b>Services:</b>  Lighting  Electrics  Air conditioning / comfort cooling flue to left side.	Through wall but only at first fix stage at time of survey.	See Services Section

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## Rear Training Room Three



Looking towards left side



Looking towards the left side and rear




Looking towards the rear and right side

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Modern unpainted plaster	Unfinished	Assumed will be finished Recommend re-visit
<b>Walls:</b> Modern unpainted plaster Damp proofing paint to left and right sides	Unfinished	Assumed will be finished Recommend re-visit
<b>Floors:</b> Timber	Unfinished	Assumed will be finished Recommend re-visit
<b>Detailing:</b> <b>Roof Windows:</b> Two	Damaged at roof level	Clean and/or replace





<p><b>Doors:</b> Door and a half pair</p> 	<p>Dated and dirty</p>	<p>Repair, prepare and redecorate or replace</p> <p>Ironmongery suitable for fire door</p>
<p><b>Services:</b></p> <p>Lighting</p> <p>Flue pipe for air conditioning / comfort cooling system to left side</p> <p>Electrics: awaiting second fix at time of survey.</p>		<p>See Services Section</p>




**Rear Left Outbuilding/Store One**  
**(situated in rear Yard)**



Rear left outbuilding roof  
Aerial view – 360 photo



Rear yard  
Aerial view – 360 photo

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Roofs:</b>  Felt covered		See roof section.  We recommend excluding from the Lease.
<b>Box guttering:</b>  Plastic	Leaking 	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><b>Walls:</b></p> <p>Single storey</p> <p>We could only see the brickwork on one side.</p>  <p>Rear wall of Yard</p>	<p>Dated</p>   <p>Running gully looks like builders plaster has been deposited down the gully</p>	<p>Ad hoc re-pointing.</p> <p>Repair, prepare and redecorate.</p> <p>Clean</p>
<p><b>External Detailing:</b></p> <p><b>Doors:</b></p> <p>Entrance door</p> 	 <p>Rot to door</p>  <p>Looking out into the courtyard/fire exit</p> <p>There is a big step down</p>	<p>Replace</p>



## Rear Left Outbuilding/Store - Internal



Debris



Staining to the ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b>  Painted plywood	Staining visible from roof leaks.	Resolve roof leak, making watertight. Repair, prepare and redecorate.
<b>Walls:</b>  Painted	Staining visible	Resolve roof leak, making watertight. Repair, prepare and redecorate.
<b>Floors:</b>  Concrete	Stored items	
<b>External Detailing:</b>  <b>Doors:</b>  Entrance door to left	Dilapidated	Repair, prepare and redecorate or replace.
<b>Services:</b> Lighting Heating, ventilation and air conditioning pipework		See services section

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## Training Room Four to Rear Right Side



Training room four



Stored items

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Skim coat of modern plaster	Unfinished	Assumed will be finished Recommend re-visit
<b>Walls:</b>  Skim coat of modern plaster Damp proofing paint	Unfinished	Assumed will be finished Recommend re-visit
<b>Floors:</b>  Timber	Unfinished	Assumed will be finished Recommend re-visit
<b>Detailing:</b>  <b>Windows:</b>  One roof window	Damaged at roof level	Clean and/or replace
<b>Doors:</b> Door openings	Unfinished	Assumed will be finished Recommend re-visit
<b>Services:</b>  Lighting Electrics: awaiting second fix at time of survey.		See Services Section





## Training Room Five to Rear Right Side



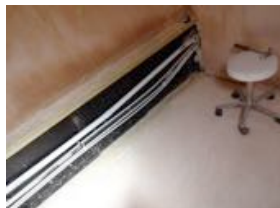
Partition right side



Right side



Room being used at the time of our inspection for mixing plaster

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Modern plaster	Unfinished	Assumed will be finished Recommend re-visit
<b>Walls:</b> Modern plaster Damp proofing paint	Unfinished	Assumed will be finished Recommend re-visit
<b>Floors:</b> Timber	Unfinished	Assumed will be finished Recommend re-visit
<b>Detailing:</b>  <b>Windows:</b> One roof window	Damaged at roof level	Clean and/or replace
<b>Doors:</b> Door opening	Unfinished	Assumed will be finished Recommend re-visit
<b>Services:</b> Lighting Plastic service pipes		See Services Section

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## Front Left Garage - Internal



General view



Stored items



Debris and stored items



Looking towards Kitchen area



Looking towards garage door



Internal view of roof and wall



Garage door



Looking down left side wall (next door's building)



Underneath pitched roof area



External view



Plaque 2001



Underside of roof

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DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>		
Underside of flat roof area	Dirty and Dated	Clean. Repair, prepare and redecorate
Roof window	Dirty and Dated	Clean. Repair, prepare and redecorate
Underside of single pitched roof exposed timbers	Dirty and Dated	Make watertight. Clean. Repair, prepare and redecorate
<b>Walls:</b>		
Render and Brickwork	Hidden in part by stored items	Re- inspection recommended  Render to be repaired, prepared and redecorated
<b>Floors:</b>		
Concrete	Hidden in part by stored items	Re- inspection recommended  Remove stored items
<b>Services:</b>		See Services Section





## **Rear Garage – Internal** **High Single Pitched Ceiling Area**



Rear garage internal view



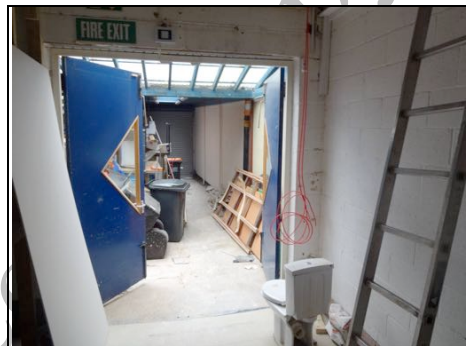
General view



Stairs



Unfinished partition



Looking out into front garage area

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Cathedral style ceiling Metal I-beam Exposed painted common rafters Boarding between rafters	Unfinished	Assumed will be finished  Recommend re-visit 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.



<b>Walls:</b>  Painted blockwork Painted timber internally	Unfinished	Assumed will be finished Recommend re-visit
<b>Floors:</b>  Timber	Unfinished	Assumed will be finished Recommend re-visit
<b>Staircase to first floor:</b>	Unfinished	Assumed will be finished Recommend re-visit
<b>Services:</b>		See Services Section





## Front Cellar






Stairs



General view of cellar




Front right side of cellar

DESCRIPTION	CONDITION	ACTION REQUIRED
<p><b>Ceilings:</b></p> <p>Suspended timber</p>  <p>Woodworm</p>	 <p>Dampness in joist ends</p>  <p>Woodworm Dampness reading 57</p>	<p>We recommend excluding from the Lease</p>



<p><b>Walls:</b> Brickwork</p>  <p>Looking towards steps at right side wall</p>	<p>Unfinished</p> <p>Dampness</p>  <p>Front left wall</p>	<p>Resolve dampness and make watertight.</p> <p>Repair, prepare and redecorate</p>
<p><b>Floors:</b> Concrete</p>	<p>Average</p>  <p>Manhole cover towards the front where the old coal shoot used to be dampness is likely to get into the structure here</p>	<p>Clean.</p>
<p><b>Detailing:</b> Cellar flaps:</p>		<p>Hidden within the floor behind reception area</p>
<p><b>Cooker range:</b></p> 		



<b>Services:</b>  Gas 		See Services Section
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## **FIRST FLOOR**

### **Contents:**

1. Stairs and Lobby Area
2. Store under the staircase
3. Open Plan Office Area
4. Kitchenette
5. WC
6. Stairs Two
7. Computer Room
8. Internal Main Roof Two

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## Stairs and Lobby Area





Looking down the stairs



Stairs to first floor



Balustrade

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b>  Painted	Average	Repair, prepare and redecorate
<b>Walls:</b>  Timber clad 	Average	Repair, prepare and redecorate
<b>Floors:</b>  Matt well carpet to base 	Marked	Deep clean.
<b>Cupboard:</b>  Painted ceiling Partly painted, partly timber clad walls Shelving units Floor – not visible.	Average	Repair, prepare and redecorate

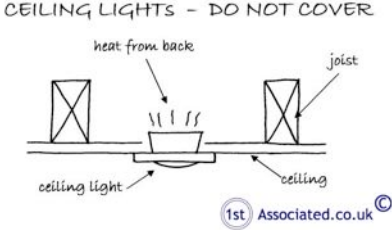

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<b>Staircase:</b> Metal handrail	Worn	Repair, prepare and redecorate
<b>Services:</b> Lighting  <p>CEILING LIGHTS - DO NOT COVER</p> 	Older style lights  	See Services Section Check



## Store under the staircase



Under stairs

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b>  Painted	Average	Repair, prepare and redecorate.
<b>Walls:</b>  Timber	Average	Repair, prepare and redecorate.
<b>Floors:</b>  Carpet	Marked  Stored items	Deep clean / replace.  Remove
<b>Services:</b>  Lighting		See Services Section.

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## Open Plan Office Area






Window



Open plan office



Open plan office

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Painted	Marked  Marks where lights have been removed	Repair, prepare and redecorate
<b>Walls:</b>  Painted  Fireplaces to left and right 	Marked 	Repair, prepare and redecorate
<b>Floors:</b>  Carpet	Marked	Deep clean/replace.



<b>Detailing:</b>  <b>Doors:</b>  Formica covered door with Georgian wire polish plate vision panel	Average	Repair and clean or replace
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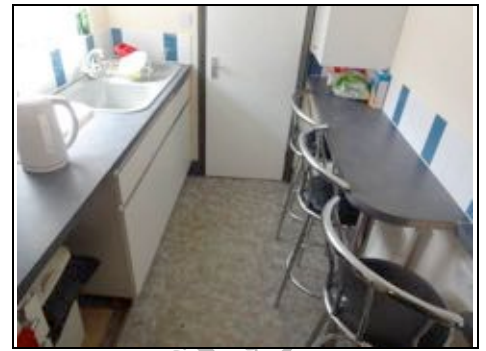
## Kitchenette



Entrance door



Sink



Seating area

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b> Single pitched painted	Marked	Repair, prepare and redecorate
<b>Walls:</b> Painted Splashback tiles	Marked Marked	Repair, prepare and redecorate Deep clean
<b>Floors:</b> Vinyl Step up to lobby	Marked	Deep clean
<b>Detailing:</b> Window	Dated	Repair, prepare and redecorate





<p><b>Kitchen Equipment:</b></p> <p>Stainless steel sink and drainer</p> <p>Floor mounted and wall mounted kitchen units</p> <p>Formica covering</p>	<p>The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.</p> <p>Damaged</p>	
<p><b>Services:</b></p> <p>Lighting</p>		<p>See Services Section</p>

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**WC**

WC



Wash hand basin


DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceiling:</b> Painted	Average	Repair, prepare and redecorate.
<b>Walls:</b> Painted	 Dampness Stained	Resolve dampness. Make watertight.  Repair, prepare and redecorate.
<b>Floors:</b> Vinyl	Average	Deep clean.
<b>Sanitary Ware:</b>  One WC  One wash hand basin into a vanity unit.	Average  Average	Deep clean  Deep clean

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<p><b>Detailing:</b></p> <p><b>Windows:</b> Window</p> <p><b>Doors:</b> Painted timber</p>	<p>Average</p> <p>Average</p> 	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p><b>Services:</b> Lighting</p>		<p>See Services Section.</p>



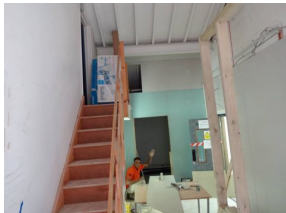
## **Stairs Two** **(within rear garage area)**



Wall and stairs



Stairs

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Unfinished Support beams	Unfinished	Assumed will be finished Recommend re-visit
<b>Walls:</b>  Unfinished	Unfinished	Assumed will be finished Recommend re-visit
<b>Stairs:</b> Timber	 Unfinished	Assumed will be finished Recommend re-visit  Clean
<b>Services:</b>		See Services Section



## Computer Room



Computer room



Ceiling



Close up of ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Ceilings:</b>  Painted Cathedral ceiling	Dark areas/staining	Resolve dampness. Make watertight. Repair, prepare and redecorate
<b>Walls:</b>  Unfinished wood decking Steels visible	Unfinished	Assumed will be finished Recommend re-visit
<b>Floors:</b>  Timber	Unfinished	Assumed will be finished Recommend re-visit
<b>Detailing:</b>  <b>Doors:</b>  Painted	Dated	Clean.
<b>Services:</b>		See Services Section





## Internal Main Roof No: Two front right






Main roof right side chimney dampness




Constraint added likely to be roof spread



No insulation

DESCRIPTION	CONDITION	ACTION REQUIRED
<b>Roof Access:</b>  Loft hatch within open plan office	Some floor boarding  No insulation	We recommend adding lights and ladder
<b>Roof Structure:</b> Cut timber roof with extra timbers added to form collars and braces   Single storey gable wall	 Daylight visible	Make watertight and repair. Consider dry lining.
<b>Roof Timbers:</b>	 Damp staining visible	Landlord to confirm what work has taken place and/or to place an insurance claim to check there is no longer any roof spread



		
	Extra collar added, daylight visible	
<b>Protective Underlayer:</b>  Hessian felt		
<b>Fire wall:</b>  Brick		
<b>Ventilation:</b>  None		
<b>Insulation:</b>	No insulation	Add appropriate insulation



## **OTHER MATTERS**

### **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 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.

### **Electrics**

The electrics were located in the rear internal office.

**ACTION REQUIRED:** Institution of Engineering and Technology standards (IET) test and report and any recommendations to be carried out by an NICEIC registered and approved electrical contractor or equivalent.

### **Lighting**

The current lighting is dated. You need a specialist to check and confirm the lighting is appropriate for how you intend to use the building.

**ACTION REQUIRED:** The lighting should be appropriate for the use and upgraded as necessary.



## **Space heating**

The property has a Worcester wall mounted boiler located in the ground floor kitchenette.

## **Stopcock location**

The stopcocks have not been located or tested.

## **Fire Safety/Fire Alarms/Emergency Lighting**

Specialist advice should be sought.

## **Security Alarm**

It was noted there was an alarm system within the property.

**ACTION REQUIRED:** You need to check with your legal advisor as to the ownership of the alarm system. The important thing with a security alarm is to make sure whether it is a landlord fixture and fitting or a past tenant's fixture and fitting and whether it is working and if so whether it is fully maintained and is acceptable to your insurer.

## **Energy Efficiency**

Older properties such as this will not be as energy efficient as modern properties. We feel that energy efficiency will become very important in years to come and may well affect re-letability of a property.

## **Equalities Act 2010**

The Equality Act 2010 legally protects people from discrimination, combining several pieces of earlier legislation, including the Disabilities Discrimination Act 1995 (DDA). The Act requires providers of services and employers to make reasonable provisions for those with disabilities

It should be appreciated that the definition of disability is all encompassing, hence includes those who are partially sighted, heard of hearing, as well as ambulant disabled persons – not just those confined to wheelchairs as many people tend to think.

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In many cases physical changes to the buildings may be required, such as creating level/ramped approaches, the provision of accessible WCs, adjustments to the height of door entry systems for wheelchair uses, and the use of higher contrast internal colour schemes to aid those with visual impairments. However, physical changes may not always be necessary; in some instances it may be acceptable to implement a staff training and management policy to deal with disabled visitors.

In this case we would comment that there is no toilet for the disabled/less able but we do believe one may be being built.

**ACTION REQUIRED:** You should enquire as to the availability of an Access Audit for the property, a report prepared by a specialist examining the various aspects of the building. Whether works are reasonable or otherwise depends on the age and type of the building, and to some extent the nature of your business and the likely visitors. We recommend you commission an Access Audit if one is not available.

### **Asbestos Register**

In a property of this age there may well be some asbestos. Asbestos was commonly used post war until it was banned only in the 1990s, although it is rumoured that it was still used after this point in time.

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

**ACTION REQUIRED:** An Asbestos Register should be provided by the outgoing tenant/landlord.

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

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.





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

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) Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase.
- 6) Gas Safe inspection and test report (you need to see heating in working order)
- 7) Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
- 8) Man-safe system - Ensure there is a full man safe system for maintenance access and that this has been tested.
- 9) Security System test
- 10) Comfort cooling system test.
- 11) Any other specialist testing.
- 12) 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 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 XXXX 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 XXXX, Dunstable,  
Bedfordshire LU6 XXX**

**Schedule of Condition**

This signature document represents page 75 and 76 of a 76 page Schedule of Condition relating to:

XXXX, Dunstable, Bedfordshire LU6 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, Dunstable, Bedfordshire LU6 XXX

As inspected on XXXX

By

XXXX Limited, Chartered Surveyors

Signed: ..... Dated: XXXX

For and on Behalf of XXX Limited,  
Chartered Surveyors

——— Marketing by: ———

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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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