

**TYPICAL  
Schedule of Condition**

at

**Premises**

Following an Inspection  
Carried out on

(date)

Recorded by Cresswell Property Surveys  
Chartered Surveyors, Building & Structural Consultants  
01530 – 563444 or 563636

The following is a Schedule of Condition recorded on the interior and exterior of a property known as .... Our inspection was carried out on ....The unit was unoccupied at inspection, having previously been used as Solicitors' Offices. The frontage of the property, via steps is directly on to ... Street The building is located adjacent to an existing Fish and Chip shop on the right-hand side and a supermarket property to the left. The roadway does slope down considerable from right to left.

Our Schedule will make reference to the internal and external aspects of the building and the condition thereof, although no other aspects of the site at the rear will be generally referred to.

Whilst the Schedule will refer to condition, this document should not be construed as any form of Building Survey, but is undertaken merely to record current condition. The Schedule will only make reference to areas that were accessible and visible during our visit, although not all aspects of the building can be viewed, due to the type of construction and location. The building was unoccupied at inspection, although there were, however, a considerable amount of internal fixtures and fittings, along with coverings, which does restrict internal viewing and the areas that can be specifically recorded.

A number of photographs are included as part of the Schedule, in order to help identify and record the overall condition.

## SCHEDULE OF CONDITION

### EXTERNAL INSPECTION

#### FRONT ELEVATION

##### Chimney Stack

The left-hand chimney stack is built with facing brickwork and has been capped off at the top recently.

The chimney stack has a lean towards the roof and recent works have been carried out to reduce the height. Slight spalling is evident at the top of the stack although the cement pointing remains serviceable.

##### Roof

The front slope has a covering of slate materials plus an upstand parapet wall to the left-hand side.

All of the slates remain in position and the ridge tiles have recently been re-bedded. Lead flashings are provided at the junction with the chimney stack, plus slate at the junction with the upstand parapet wall. Slight spalling is visible to the parapet wall upstand.

There is an inserted PVC gutter that runs along the front face, having connection to pipework on the adjoining property.

This appeared serviceable at inspection.

##### Front Wall

The front wall is built with facing brickwork, which is solid construction, and incorporates eight window openings within plus an arched door entrance door. The wall is built with a narrow gauge joint pointed in lime mortar.

There are isolated areas of recessed joints to the lime mortar in various locations. Previous mechanical fixings are visible above the arched entrance. Recessed pointing is applicable to the brickwork that is directly above the ventilation grilles to the cellar, along with some spalling of the brickwork.

The sliding sash windows have recently been decorated although many of the opening lights are painted closed within the frame. Close inspection is not possible due to location, although some deterioration is visible to the surface. Additional spalling has occurred to the exposed edges of the stonework above the window head.

Soft timberwork is applicable to the base of the door lining.

## Front Railings

There are sections of blue brickwork built up to the front, relative to the falling ground level, incorporating a capping detail above plus iron railings.

The left-hand wall has a slight outward lean and the joints are recessed throughout. There is also the odd brick that has cracked through. Sections of brickwork have been removed adjacent to the entrance steps. To the right-hand side vegetation is growing between the grilles venting the cellar and also at the junction with the adjacent wall. Decorations to the iron railings are expended. The two entrance gates into the railed areas do not open.

## LEFT-HAND SIDE ELEVATION

This fronts directly onto a site owned by the ... Society. The wall is built in solid facing brickwork for the full height, and there is a further feature wall at ground level, which, it is assumed, relates to the adjoining site. There are a number of large trees directly adjacent to the wall in question.

There are recessed joints applicable to the brickwork generally along this elevation. Areas at high level have suffered to a greater degree and further damage has occurred due to the location of the adjoining trees. Previous repairs to pointing on the coping stones have recently been carried out. The exposed corners of the over-painted stonework at high level have eroded away. Further areas of worn pointing are visible around the rear stonework adjacent to the trees. Areas of brickwork at high level have suffered some spalling to the face. The adjoining site's trees are brushing against the brickwork.

## REAR ELEVATION

### Chimney Stacks

The chimney stack to the right-hand side is built in facing brickwork and has been capped off at high level. There are lead flashings applicable at the roof junction.

The chimney stack is suffering from worn cement pointing and spalling brickwork to the inner face. There is also a slight lean on the stack towards the roof. The condition of the top capping is not recorded.

### Roof

This is pitched and has a covering of slate material, plus 2 No. former roof lights.

There is evidence of previous repair having been carried out to the surface of the slate, as lead tingles are visible. The surface is reasonably flat and even with all slates in position. The ridge tiles have recently been re-bedded. Two roof lights have a mixture of felt and lead materials and there is evidence of deterioration to the felt.

**Rainwater Goods**

The rear sections are pvc that has been over painted.

The decoration is flaking away from the pvc finish, although there is no specific evidence of leakage as viewed. Other remaining cast iron pipework has expended decorations and sections are broken and missing to the hopper head and also the former soil pipe. The pvc guttering to the single-storey section has flaking decoration and recent evidence of repair with inserted black sections. Gulleys at ground level are blocked with leaves.

**Rear Wall**

The main wall has a facing brick finish that is built in solid construction. There are five openings at second floor level, three at first floor and two at ground floor level. These openings have previously been amended over the years.

The wall has isolated areas of recessed pointing mainly at low level. Previous salt staining from leaking pipework is visible adjacent to the right-hand window. Arches to the top windows have not suffered excessively. More modern concrete lintels have been cast to the larger openings below. Slight cracking is visible to the brickwork above the centre window at first floor level.

The inserted Upvc windows have ingrain to the surface but are generally serviceable. Deterioration is visible to the base of the central timber window. The rear door and frame are serviceable as viewed, having expended decoration.

There is cabling and equipment affixed to the rear wall of the premises that appears to connect to the adjoining property.

**SINGLE-STOREY SECTION****Flat Roof**

The flat roof has a covering of felt materials laid in strips and a covering of chippings.

There is an extensive amount of moss growth applicable to the surface plus debris. Rippling is visible within the felt and damage has occurred at the brickwork upstands. The chippings are generally scattered and missing.

**Rainwater Goods**

The rear sections are pvc that has been over painted.

Recent repairs carried out with inserted sections. Paint flaking from older sections.

**Walls**

The walls are built with common brickwork and incorporate concrete lintels above. There are three large softwood casements and two smaller casements to the rear wall

The brickwork is generally serviceable as viewed, including the cement pointing. There is evidence of deterioration to the softwood casement applicable at low level. The decorations are expended throughout. Rot attack has occurred to sills to all of the large windows.

There is one damaged balanced flue that passes through the side wall.

**Yard**

The rear yard area has a concrete finish sloping down towards the building, where various gulleys have been created.

The gulleys were blocked at inspection and general debris is applicable throughout. Extensive leaf build-up from the adjoining trees has caused blockage to many of the gulleys and outlets.

The right-hand wall to the yard has an extensive covering of ivy and further comment upon condition cannot be recorded.

THE REMAINING SECTIONS OF THE SCHEDULE HAVE BEEN OMITTED FOR VIEWING PURPOSES!

.....  
**Cresswell Property Surveys Limited**  
**Chartered Building Surveyors**  
**Architectural & Structural Consultants**  
*Tel: 01530 – 563444 or 563636*

Dated:



**Photo 1** – Here we would describe the condition of the structural element.



**Photos 2 & 3** – Here we would describe the condition of the structural elements.