

JOB REFERENCE: XXXX

SCHEDULE OF CONDITION

XXX
Cardiff
CF24 XXX

XXXX



FOR

Mr X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

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Rear area: One room

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Introduction and Instruction

We have been instructed to inspect and prepare a Schedule of Condition for XXX Cardiff. CF24 XXX We inspected the property on XXX

Information Summary

Address:	XXXX Cardiff. CF24 XXX
Tenant:	Mr X
Covenants:	We have not seen a copy of the lease (other than a hand written document) and we have therefore assumed the property has 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 immediately.
Option to buy:	We are aware there is an option to buy this property which should form part of the lease. This needs to be legally confirmed within the lease to ensure you do have the rights to purchase at a pre-agreed price and date.
Photographs:	We typically take approximately 250 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.
Orientation:	All directions are taken as if viewing the property from the front.
Weather:	At the time of the survey the weather was dull and overcast. The weather did not hamper our survey.
Limitations:	We were unable to comment on the rear of the property and the hall and stairway area as we have been unable to view these areas and/or there is rubbish and waste materials present in these areas.

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REPORT FORMAT

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

Key to terms used:

Description

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

Condition

This identifies the condition and anticipated future life.

Action Required

We have used an Action Required column throughout the report which identifies and clarifies repairs required and will sometimes give a performance specification i.e. requiring an area of roof to be water tight leaving the how part to the builder. This section may also specify materials, British Standards and Codes of Practice or their equivalent.

Dated defined

Where the term dated is used, we are advising that we do not believe the cyclical three/five year redecoration as per typical clauses within a Full Repairing and Insuring (FRI) lease has 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 option to buy is legally attached to the lease and legally binding with the landlord.

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ELEVATIONS

All directions given as you face the property.

The property has been viewed from ground level.

Contents:

Front Elevation
Rear Elevation
Right Elevation

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FRONT EXTERNAL ELEVATION

Limited view from ground level



Ground floor



First and second/top floor



Street view

Chimney

Description:

Brick chimney right side

Condition:

Weathered pointing and vegetation growth

Action Required:

Remove vegetation.
Re-point.
Check flashings
Scaffolding required



Chimney



View of chimney

Main Roof

Description:

Shallow pitched clad with slate

Condition:

Leaks visible internally
For example: front right and left
No sarking felt/protective underlayer to front pitch

Action Required:

Initially ad hoc repairs to slates to make watertight.
In the long term removal of slates and re-roofing with the adding of a sarking felt.
We would recommend undercladding to the front

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pitch in the short term.
(Limited view from ground level)

Roof Structure

Description:

Prefabricated timber truss

Condition:

Part fire damaged

Action Required:

Fire damaged timbers if not structurally sound to be repaired or replaced as necessary.



Burnt roof timbers



Unaffected roof timbers

Gutters and Downpipes

Description:

Plastic

Condition:

We viewed the gutters from ground level

Action Required:

Ensure all gutters are watertight and falling towards the downpipe and clear.

Repair downpipes and secure as necessary, ensure downpipes are clean and clear.



Guttering

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Walls

Description: Flemish bond brickwork

Condition: Weathered pointing
Some dampness

Action Required: Re-point and make watertight



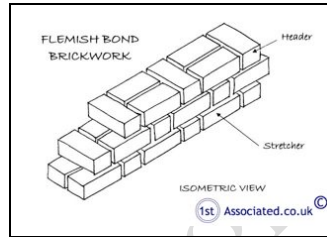
Brickwork



Weathered pointing

Detailing

Description: Windows
First and second/top floor timber windows fixed lights with a top fan light



Flemish bond brickwork

Condition: Dilapidated

Action Required: Cut and splice in new timber or replacement may be more economical

Description: Aluminium shop front
Single glazed
Access door to shop left



Aluminium shop window and door

Condition: Dated

Action Required: Clean.

Description: Access door to accommodation right to



Door to residential area

Condition: Dated

Action Required: Clean.

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REAR EXTERNAL ELEVATION

Limited view from garden of neighbouring house in Topaz Street of the rear of property



Rear view



View of rear



Rear garden

Chimney

Description: See front elevation



Chimney

Main Roof

Description: See front elevation

Condition: Protective underlayer present in rear pitch of the main roof

Rear red brick Extension Roof:

Description: Pitched, slate

Condition: No protective underlayer



Top of slate roof

Roof Structure

Description: Prefabricated timber truss

Condition: Part fire damaged

Action Required: Fire damaged timbers if not structurally sound to be repaired or replaced as necessary.

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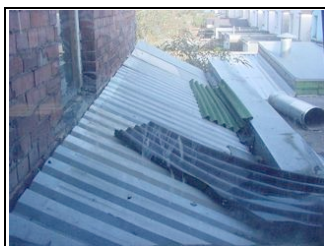
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Profile Metal Roof (Right, single storey)

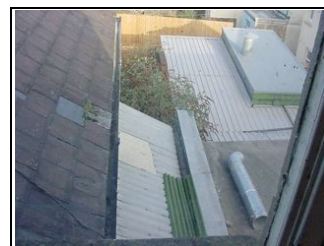
Description: Profile metal roof

Condition: Leaking

Action Required: Make watertight
Flashing and box gutter included
Checking of joints



Profile metal roof



View of profile metal roof

Flat Roof and Pitched Roof over Stairs

Description: Mineral felt

Condition: Limited view.

Action Required: Access required to the rear of the property



Roof over stairs

Gutters and Downpipes

Description: Plastic and cast iron

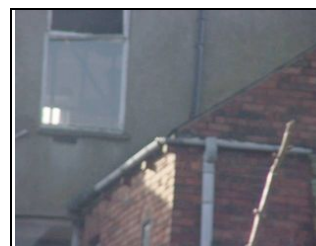
Condition: Cast iron rusting

Action Required: Ensure all gutters are watertight and falling towards the downpipe and clear.

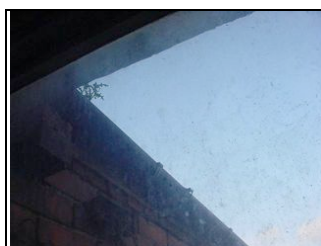
Repair downpipes and secure as necessary, ensure downpipes are clean and clear.



Gutters and downpipes



Close up of gutters and downpipes



Guttering

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Main Walls

Limited view see Limitations section

Description: Render

Condition: Dated

Action Required: Likely to require patch repair. See Limitations. Prepare and redecorate.



Render

Brickwork two storey rear extension

Limited view see Limitations section

Description: Brickwork

Condition: Pointing weathered

Action Required: Re-point



Rear two storey brickwork extension



Close up of rear extension



Brickwork rear extension

Overall Action Required:

Further investigations required to rear elevation.

We would be happy to return once cutting back of trees etc has been carried out and safe access is available.

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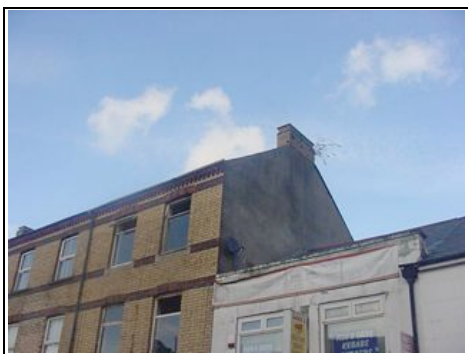
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RIGHT/GABLE END EXTERNAL ELEVATION

Limited view from ground level



Right Side view



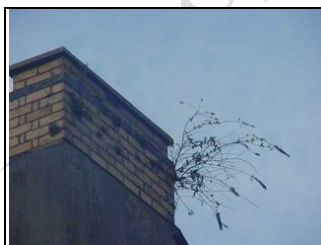
View to right side

Chimney

Description: See front elevation

Roof

Description: Roof from adjoining property abuts the gable end wall at two storey level.



Chimney

Condition: We were unable to see if there is a flashing present.

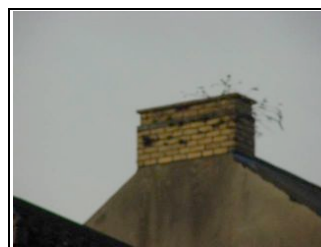
Action Required: Check and add flashing if necessary.

Gable Wall

Description: Render

Condition: Staining indicating dampness

Action Required: Repair/replace render where necessary.
Ensure watertight.



Render

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OUTSIDE AREAS



Location Plan

Rear Garden

We were unable to gain access to the rear garden, our view was limited from rear windows and from an adjoining property where we could view the rear elevation.

Condition: Overgrown

Action Required: Cut back trees and vegetation. Ensure safe access.

Re-visit required.

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INTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

Contents -

Ground Floor

Shop Trading Area – open plan barber’s shop

Back of Shop Area – open plan workshop, clothes repair area and toilet

First Floor

Front area: Two rooms

Rear area: One room

Second Floor

Front area with front and rear room

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SHOP TRADING AREA

Ground Floor

Open plan Barber's area
Workshop area and toilet

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Open Plan Barbers Area



Barbers looking towards front



Right wall



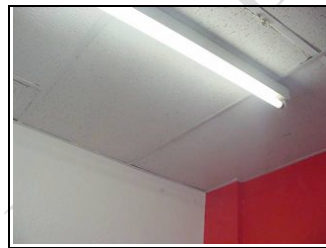
Rear wall

Ceilings

Description: Rectangular fibre tile, exposed grid. Painted

Condition: Dated

Action Required: We would recommend the entirety of the ceiling is replaced in due course.



Ceiling tiles

Walls

Description: Painted render

Condition: Average

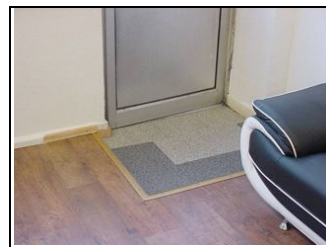
Action Required: Repair, prepare and redecorate.

Floors

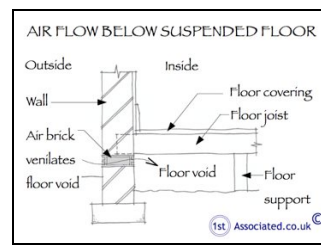
Description: Laminate Overlaid over a timber suspended floor

Condition: Unable to see structural floor. Laminate floor in average condition

Action Required: Provide adequate ventilation to suspended timber floor



Floor



Suspended timber floor

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Detailing

Description: Aluminium framed window with single glazing to front wall

Condition: Dated

Action Required: Clean.



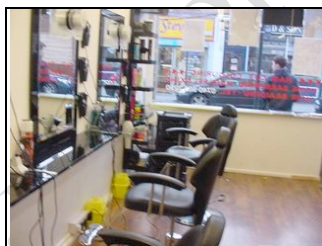
Front window and door

Description: Entrance door to left side

Condition: Dated

Action Required: Clean.

Description: Barber workstations and storage areas
Reception area and cash point to rear
Advised installed by owner.



Work stations

Services

Description: Florescent lights to ceiling

Condition: No luminaries covers

Action Required: Replace with Category 2 lighting



Missing luminaries covers

Description: Electric heating system

Condition: No PAT test certificate

Action Required: IEE report and PAT testing

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Open plan workshop area



Workshop



View of workshop



Dampness

Ceilings

Description:

Plasterboard finish on wood frame
Some areas of suspended ceiling.

Condition:

Dilapidated
Areas of missing ceiling
Dampness coming into left side

Action Required:

Resolve water leak
Repair existing ceiling or
add suspended ceiling
system throughout



Ceiling tiles



Missing ceiling tiles

Walls

Right side

Description:

Painted plaster

Condition:

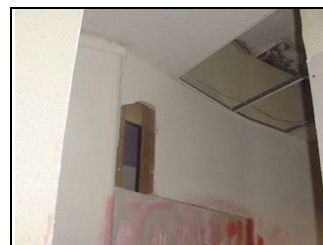
Break in fire barrier
between workshop and
adjacent stairs.

Action Required:

Repair and redecorate or
replace wall



Dampness



Broken

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Left side wall

Description: Plaster
Condition: Damp to left side
Damaged by water ingress

Action Required: Resolve water leak. Re-plaster prepare and redecorate

Front wall

Description: Studwork partition

Condition: Repair and make good

Action Required: Repair, make good, prepare and redecorate

Rear wall

Description: Painted plaster

Condition: General deterioration

Action Required: Repair, prepare and redecorate

Floors

Description: Wood

Condition: Worn

Action Required: Repair/replace as necessary

Services

Description: Florescent lights

Condition: No luminaries

Action Required: Replace with Category 2 lighting

Description: Electric heating system

Condition: Not to current standards

Action Required: IEE report and PAT testing

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Toilet



Toilet



View of toilet



Ceiling

Ceilings

Description: Painted

Condition: Dated

Action Required: Repair, prepare and redecorate

Walls

Description: Painted

Condition: Unfinished

Action Required: Repair, prepare and redecorate

Floors

Description: Wood

Condition: Worn

Action Required: Replace

Sanitary ware

Description: WC and wash hand basin

Condition: Dated

Action Required: Deep clean or replace.

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RESIDENTIAL AREAS

Ground Floor

Hallway and stairs

First Floor

Front area: Two rooms (front and middle)
Stairs left, studwork partition around them

Rear area: One room

Second Floor

All front area (front and rear)

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Hallway access to residential accommodation



Hallway



Rubbish in hallway/stairs



Hallway with debris

The area was full of waste material which requires removal and limited our view at the time of our inspection.

Ceilings – main building

Description: Painted plaster

Condition: Dilapidated

Action Required: Make watertight.
Repair, prepare and redecorate



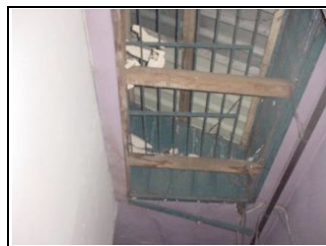
Leak above front door

Ceilings – under profile metal sheeting right

Description: Areas of profile metal sheeting to right

Condition: Visible where plasterboard ceiling is no longer present
Water damage

Action Required: Make watertight.
Repair, prepare and redecorate



Missing plasterboard



Underside of roof

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Walls

Description: Painted plaster

Condition: Dilapidated

Action Required: Repair, prepare and redecorate

Floors

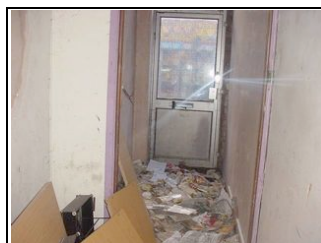
Visible to entrance area only

Description: Suspended timber floor

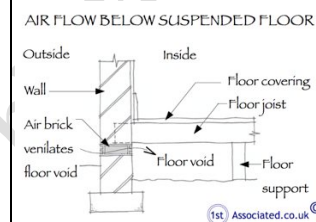
Condition: Limited view. See Limitations section.

Area covered with stored items and rubbish.

Action Required: Replace floor.



Floor covered with rubbish



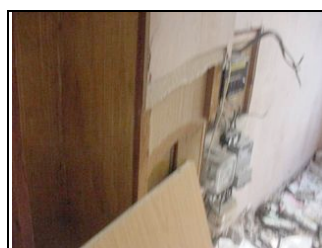
Suspended timber floor

Services

Description: Electrics

Condition: Exposed unit Not to IEE standards

Action Required: IEE test and replace



Exposed electrics

Note there may be a basement beneath the ground floor. We are aware there are other basements in adjoining properties. We have not had access to this area.

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Staircase
(ground floor to first floor)

Staircase in two sections timber and concrete



Rubbish in hallway/stairs



Rear staircase

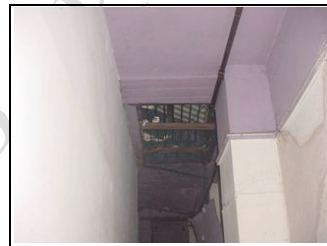
Timber Stairs - side

Hidden beneath rubbish

Condition: Limited view. See
Limitations section.

Area covered with stored
items and rubbish.

Action Required: Repair/replace



Ceiling



Rubbish in stair area

Concrete Stairs - rear

Ceiling

Description: Boarded sheets

Condition: Dilapidated

Action Required: Repair, prepare and
redecorate.



Boarded ceiling

Walls

Description: Single brick wide

Condition: Bare brick

Action Required: Clean, plaster or decorate as
necessary

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Detailing

Description:

Window

Condition:

Dilapidated – missing

Action Required:

Replace.



Dilapidated window
and ceiling

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FIRST FLOOR

Front area: Front room
Middle room
Stairs left front room

Rear area: One room adjacent to stairs (from ground floor to first floor)

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Front area
(front and middle rooms)



First floor room



Front area



Front room

Ceilings

Description: Plasterboard and part
exposed roof
Dilapidated

Condition: Water damage front right
Generally dilapidated

Action Required: Make main roof watertight
Add ceiling and associated
insulation



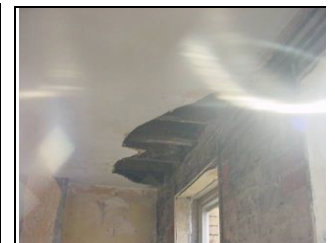
Ceiling



Dilapidated ceiling



Ceiling missing



Water damage right

Perimeter Walls

Description: Partly plastered and partly
bare
Partly stone

Condition: Dilapidated

Action Required: Re-plaster and redecorate



Stone wall



Front wall

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Internal walls

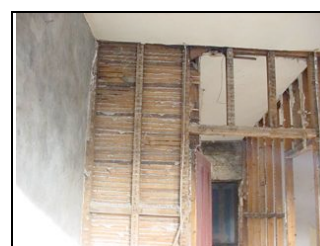
Description: Studwork partitions

Condition: Dilapidated

Action Required: Repair, prepare and redecorate



Studwork in place



Studwork

Party Wall (left side)

Description: Party wall does not appear to be giving lateral restraint between front and rear walls.

Action Required: Check and tied into front and rear wall structure.

Floors

Description: Timber joists
Joists run front to back

Condition: Sections missing
Missing skirtings

Action Required: Replace



Floorboards missing



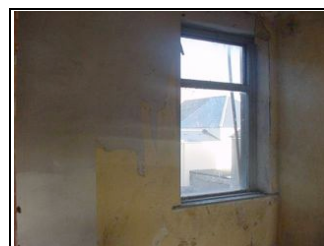
Missing skirting

Detailing

Description: Windows

Condition: Dilapidated

Action Required: Replace or repair and decorate



Window

Services

Description: Electrics

Condition: Not to IEE standards

Action Required: IEE test and report
Likely to need complete replacement

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Description: Heating
Condition: Two fireplaces
Action Required: Recommend install heating system

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Rear Area - one room
(directly underneath rear roof)



Rear room



Rear area



Rear wall

Ceilings

Description:

Exposed roof
No sarking felt

Condition:

Water damage left
Generally dilapidated

Action Required:

Make roof watertight
Add ceiling and associated insulation
We would also recommend re-roofing and adding ventilation
Any fire damaged timbers to be checked and repaired/replaced. Damage looks minimal, closer inspection may reveal more.



Ceiling

Perimeter Walls

Description:

Partly plastered, partly bare

Condition:

Dilapidated
Vertical crack right approx 1m
New lintel required

Action Required:

Re-plaster and redecorate



Vertical crack right approx 1m



Looking at chimney and doorway

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Lintel

Description: Lintel between original building and rear extension

Condition: Dilapidated

Action Required: Remove and replace existing lintel carrying out associated re-plastering and redecorating.



Rear area joins front area - lintel

Floors

Description: Timber and joists

Condition: Sections missing
Skirting missing

Action Required: Replace and redecorate



Floor sections missing



Missing skirtings

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Staircase from first floor to second floor



Stairs



Studwork around staircase

Staircase

Description: Timber

Condition: Nosings deteriorated
No handrails
No newel posts

Action Required: Repair, prepare and redecorate
Add handrails and newel posts
Underclad with fire protective layer

Ceilings

Description: Plaster

Condition: Dilapidated

Action Required: Repair, prepare and redecorate

Walls surrounding staircase

Description: Studwork
Some lath and plaster remaining.

Condition: Dilapidated

Action Required: Add insulation and plaster.
Redecorate



Some lath and plaster remaining.

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SECOND/TOP FLOOR

Rooms within front of main building

Front room

Rear room

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Front area (front and rear room)



Top floor room



Looking at left side Party Wall



Rear room

Ceilings

Description:

Open joists visible

Condition:

Damage and deteriorating timbers.

Action Required:

Close check of ceiling timbers. Plaster and insulate as necessary. Redecorate.



Looking at ceiling joists and roof



Ceiling at front

Walls

Description:

Mixture of brickwork and stone to front
Stone to rear

Condition:

Cracking to rear
Missing skirtings

Action Required:

Investigate crack. Plaster.
Add skirtings



Chimney breast



Rear stone wall to rear



Elements of stone wall to front



Studwork

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Chimneys

Description: Two chimneys to right

Condition: Cracking to chimney breast
We believe this may relate to dampness in the right side gable wall, it may also relate to movement for example from the drains which requires further investigation.

Action Required: Repair, prepare and redecorate

Party Wall (left)

Description: Party wall does not appear to be giving lateral restraint between front and rear walls.

Action Required: Check and tied into front and rear wall structure.

Floors

Description: Timber

Condition: Sections missing

Action Required: Repair and replace

Detailing: Windows

Description: Windows

Condition: Dilapidated

Action Required: Replacement or repair

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Services

Description: Electrics

Condition: Not to IEE standards

Action Required: IEE test and report.
Likely to require replacement

Description: Heating

Condition: Two fireplaces

Action Required: Install heating system

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OTHER MATTERS

SERVICES

Electrics

The electrics were not located. Not to Institute of Electrical Engineers (IEE) standards. Generally electrics are dilapidated in residential area and in working order in commercial area.

ACTION REQUIRED: An Institute of Electrical Engineers (IEE) test and report should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Heating

Commercial

Lock up shop

Heating via electric heaters

Residential

Chimneys are still in place; no other heating system noted. Generally areas are dilapidated.

ACTION REQUIRED: We recommend a central heating system to be installed. We recommend separate heating systems to be installed in the commercial section and the residential section.

Security Alarm

No security alarm system noted.

ACTION REQUIRED: We recommend a video entry system is added to the residential area.

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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-saleability/rentability of a property.

As part of the refurbishment you have the opportunity to upgrade the insulation standards. However there are certain characteristics of the property that are difficult to amend such as the Flemish bond brickwork wall.

Disability Discrimination Act

Building Regulations may require you to amend and adapt the building appropriately.

ACTION REQUIRED: You should seek Local Authority advice with regard to this matter and also have a policy in place with regard to the Disability Discrimination Act.

Asbestos Register

In a property of this age there may well be some asbestos present, we have not noted any during the course of our survey; we have had a limited inspection in many areas for example the rubbish present in the residential area .

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.

ACTION REQUIRED: An Asbestos Register should be provided by the outgoing tenant or the landlord, if this is not available we would recommend you have your own Asbestos Survey.

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.

We are not asbestos surveyors.

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LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

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.

It should be noted in this instance that no access has been gained to the rear of the property and that many areas were difficult to view due to rubbish and stored items within these areas.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction if they have please advise us immediately.

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

XXXXX

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Signature Document in Relation to XXX Cardiff. CF24 XXX

Schedule of Condition

This signature document represents page 40 and 41 of a 41 page Schedule of Condition relating to:

XXX Cardiff. CF24 XXX

as prepared by

XXXX, 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:

XXX Cardiff. CF24 XXXX

As inspected on XXXX

By

GEM Associates Limited, Chartered Surveyors

Signed: Dated: XXXX

For and on Behalf of XXX, Chartered Surveyors

XXXXX

Independent 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 an 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.

XXXXX

Independent Chartered Surveyors

Marketing by: _____

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