

# Schedule of Condition

**XXXX**

**XXXX**

Allcott Associates  
**XXXX**

<b>Address</b>	XXXX	<b>Prepared for</b> XXXX
<b>Survey Date</b>	XXXX	
<b>Prepared by</b>	Mark Davies	
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**File reference**  
**Version**  
**Date of issue**

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## 1.0 Introduction

- 1.1 A Schedule of Condition (SoC) report is a factual record of the condition of a property and what it looked like at the point it was occupied/purchased and may identify any existing defects prior to occupation or commencement of work. SoCs can be prepared for either residential or commercial buildings and are used to protect the interests of the Landlord and the Tenant with regard to potential future dilapidations claims when the Lease expires.
- 1.2 Allcott Associates were appointed by XXXX to prepare a SoC report.
- 1.3 The survey was carried out on XXXXX by Mark Davies of Allcott Associates LLP.
- 1.4 The weather at the time of inspection was dry and fine
- 1.5 The property was subject to a visual non-disruptive inspection. No testing of services or opening of the structure was undertaken
- 1.6 The property was occupied at the time of the survey
- 1.7 The SoC provides a record of the state of repair of the property both in writing and with photographs.
- 1.8 Measurements stated within this SoC and survey report are approximate.
- 1.9 For the purposes of inspection and reporting, 'left' or 'right' assume a viewpoint facing the element, and the front elevation is that which incorporates the principal entrance.
- 1.10 A list of limitations that apply to the survey are set out in section 5 of this report.
- 1.11 The SoC does not offer opinion of the cause of condition found or provide advice on repair. Allcott Associates would welcome the opportunity to provide further advice on putting in place a strategic property maintenance.

## 2.0 Glossary of Terms

### 2.1 Condition Ratings

The condition ratings within this report which describe the overall condition of the element is expressed as one of four categories:

Grade	Expression	Definition
A	Good	As new and performing as intended and with regular maintenance will continue to operate efficiently.
B	Satisfactory	Performing as intended but exhibiting minor deterioration.
C	Fair	Exhibiting major defects and/or not operating as intended and will require attention in the short term, although not immediate.
D	Poor	Life expired and/or serious risk of imminent failure.

### 2.2 Crack Classification

Where reference to cracks are made, the crack is expressed as one of five categories:

Category	Damage	Description	Approximate crack width mm
0	Negligible	Hairline cracks. No repair action required.	Less than 0.1mm
1	Very slight	Fine cracks. Generally restricted to internal wall finishes. Easily treated using normal decoration.	Up to 1mm
2	Slight	Cracks easily filled. Not necessarily visible externally, but doors and windows may require adjusting to prevent sticking. Can be masked by suitable linings.	Up to 5mm
3	Moderate	Cracks that require opening up. Weather-tightness and service pipes may be affected. External brickwork may need repointing or, in some cases, to be replaced.	5 to 15mm
4	Severe	Extensive damage. Windows and door frames become distorted, walls lean or bulge noticeably. Requires breaking-out and replacement of wall sections.	15 to 25mm
5	Very severe	Structural damage. Beams lose their bearing, walls require shoring and the structure is generally unstable. May require major repair works.	Greater than 25mm

## 3.0 Schedule of Condition

The table below lists condition issues identified:

Area	Location	Element	Condition	Description	Photo
Internal	Loft	Roof trusses - Sarking felt	Good	No twisting or cracking noted to the timbers, no damage to the sarking felt  Block work in satisfactory condition, no cracking noted	[Photos 1 - 5]
Internal	Office	Ceilings - Plasterboard & Skim	Satisfactory	Satisfactory condition very slight crack across the centre of the room from partition wall to external wall and to the edge of the plasterboards where butt jointed.	[Photos 6 - 13]
Internal	Office	Walls - Plasterboard & Skim	Satisfactory	The wall finish consists of paint , the current condition of the walls are in a reasonable state of repair with minor undulations and scuff marks noted.	[Photos 14 - 21]
Internal	Office	Floor Finishes - Carpet	Satisfactory	General wear and tear. Satisfactory condition.	[Photos 22 - 23]
Internal	Office	Floor Structure - Timber Joist & Board	Good	Level and firm underfoot	

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## Schedule of Condition

Area	Location	Element	Condition	Description	Photo
Internal	Office	Doors and Frames - Softwood Frame	Satisfactory	Slight scuffs and marks noted, generally Satisfactory condition	[Photos 24 - 27]
Internal	Office	Skirting - Softwood	Satisfactory	The gloss painted softwood timber is scuffed in areas but generally satisfactory	[Photo 28]
Internal	Office	Window - PVCu	Good	Slightly begrimed, generally satisfactory, timber cill in good decorative order	[Photos 29 - 33]
Internal	Bedroom 3	Ceilings - Plasterboard & Skim	Satisfactory	Slight undulations noted throughout. No cracking noted	[Photos 34 - 40]
Internal	Bedroom 3	Internal Walls/ Partitions - Dry Lined	Satisfactory	Generally in satisfactory condition with 1no crack noted above head of door to wardrobe. (Hairline) Slight scuffing evident. Cracked vertically to junction of window frame	[Photos 41 - 55]
Internal	Bedroom 3	Floor Finishes - Carpet	Satisfactory	General wear and tear. Satisfactory condition	[Photos 56 - 60]
Internal	Bedroom 3	Floor Structure - Timber Joist & Board	Good	Solid underfoot	

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## Schedule of Condition

Area	Location	Element	Condition	Description	Photo
Internal	Bedroom 3	Doors and Frames - Softwood Frame & Panelled	Satisfactory	Satisfactory condition, scuffed and marks noted	[Photos 61 - 68]
Internal	Bedroom 3	Skirting - Softwood	Satisfactory	The gloss painted softwood timber is scuffed in areas.	[Photos 69 - 70]
Internal	Bedroom 3	Radiator - Metal	Satisfactory	Very slight scuffing to vented panel	[Photo 71]
Internal	Bedroom 3	Window - PVCu	Good	PVCu casement double glazed good condition.	[Photos 72 - 74]
Internal	Bedroom 2	Ceilings - Plasterboard & Skim	Good	Slight markings, slightly undulating, hairline crack noted along width of room adjacent to en suite to external wall	[Photos 75 - 82]
Internal	Bedroom 2	Internal Walls/ Partitions - Dry Lined	Satisfactory	Slight scuffing and marks noted. Generally satisfactory	[Photos 83 - 93]
Internal	Bedroom 2	Floor Finishes - Carpet	Satisfactory	General wear and tear.	[Photos 94 - 96]
Internal	Bedroom 2	Floor Structure - Timber Joist & Board	Good	Level and firm underfoot	

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## Schedule of Condition

Area	Location	Element	Condition	Description	Photo
Internal	Bedroom 2	Doors and Frames - Softwood Frame & Panelled	Satisfactory	Satisfactory condition, scuff marks noted	[Photos 97 - 104]
Internal	Bedroom 2	Skirting - Softwood	Good	Slight scuffs noted	[Photos 105 - 106]
Internal	Bedroom 2	Window - PVCu	Satisfactory	Slightly begrimed	[Photos 107 - 111]
Internal	Bedroom 2	Radiator - Metal	Good	No damage noted.	[Photo 112]
Internal	Bedroom 1	Ceilings - Plasterboard & Skim	Good	<p>Slight cracking above entrance door leading across to wardrobe.</p> <p>Cracks above window to both left and right hand sides.</p> <p>Marks noted throughout</p>	[Photos 113 - 121]
Internal	Bedroom 1	Internal Walls/ Partitions - Dry Lined	Satisfactory	<p>Scuffed and marked.</p> <p>Vertical crack adjacent the lh side of the radiator</p> <p>Vertical crack above head of window to lh side</p> <p>Hairline crack above door to en suite and entrance door</p>	[Photos 122 - 137]

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## Schedule of Condition

Area	Location	Element	Condition	Description	Photo
Internal	Bedroom 1	Floor Finishes - Carpet	Satisfactory	Slightly stained	[Photos 138 - 140]
Internal	Bedroom 1	Doors and Frames - Softwood Frame & Panelled	Satisfactory	Generally satisfactory, slightly begrimed and damage to the door frame noted	[Photos 141 - 143]
Internal	Bedroom 1	Skirting - Softwood	Satisfactory	The gloss painted softwood timber is scuffed in areas, cracked to the junction with the wall in the above garage area, however generally satisfactory	[Photos 144 - 146]
Internal	Bedroom 1	Radiator - Metal	Satisfactory	No damage noted.	[Photo 147]
Internal	Bedroom 1	Window - PVCu	Satisfactory	Slightly begrimed in good operable condition	[Photos 148 - 151]
Internal	Bedroom 1 En suite	Ceilings - Plasterboard & Skim	Satisfactory	Satisfactory condition, no cracks noted	[Photos 152 - 155]
Internal	Bedroom 1 En suite	Internal Walls/ Partitions - Dry Lined	Good	Floor to ceiling tiling within shower area. Plaster and skim painted finish to the remaining walls no cracks noted Tiling in good condition, no cracks, broken or damaged tiles noted	[Photos 156 - 166]



Area	Location	Element	Condition	Description	Photo
Internal	Bedroom 1 En suite	Floor Finishes - Laminate wood flooring	Satisfactory	Slight damage noted to the corner of one board	[Photos 167 - 169]
Internal	Bedroom 1 En suite	Doors and Frames - Softwood Frame & Panelled	Satisfactory	Slight paint damage to door frame and top edge of door	[Photos 170 - 174]
Internal	Bedroom 1 En suite	Sanitary Fittings - Enclosed shower	Satisfactory	generally satisfactory	[Photos 175 - 181]
Internal	Bedroom 1 En suite	Sanitary Fittings - Vanity Wash Basin	Satisfactory	Slight soiling to silicone bead beneath inset sink.  Slight water penetration and blowing of the underside of the vanity top	[Photos 182 - 185]
Internal	Bedroom 1 En suite	Sanitary Fittings - Low Cistern WC	Satisfactory	Cracking to silicone bead to base of pan	[Photos 186 - 187]
Internal	Bedroom 1 En suite	Window - PVCu	Satisfactory	Slightly Begrimed	[Photos 188 - 191]
Internal	Bedroom 1 En suite	Radiator - Metal	Satisfactory	No damage noted.	[Photo 192]

Area	Location	Element	Condition	Description	Photo
Internal	Bathroom	Ceilings - Plasterboard & Skim	Good	No cracks noted	[Photos 193 - 197]
Internal	Bathroom	Internal Walls/ Partitions - Dry Lined	Satisfactory	Generally in satisfactory condition	[Photos 198 - 212]
Internal	Bathroom	Skirting - Softwood	Satisfactory	Blown paint to bottom edge as not sealed to perimeter with the floor finish	[Photos 213 - 214]
Internal	Bathroom	Floor Finishes - Vinyl sheet	Satisfactory	Not sealed to perimeter edge	[Photos 215 - 217]
Internal	Bathroom	Sanitary Fittings - Wall Mounted Wash Basin	Satisfactory	Seal to lh side perishing	[Photos 218 - 220]
Internal	Bathroom	Sanitary Fittings - Low Cistern WC	Good	No damage noted.	[Photos 221 - 222]
Internal	Bathroom	Window - PVCu	Good	No damage noted.	[Photos 223 - 228]
Internal	Bathroom	Sanitary Fittings - Bath	Satisfactory	Soiled grouting  Crack to grouting with junction of wall tiling	[Photos 229 - 232]

Area	Location	Element	Condition	Description	Photo
Internal	Bathroom	Doors and Frames - Softwood Frame & Panelled	Satisfactory	No damage noted.	[Photos 233 - 234]
Internal	Landing	Ceilings - Plasterboard & Skim	Satisfactory	Slight crack to plaster around loft hatch	[Photos 235 - 240]
Internal	Landing	Internal Walls/ Partitions - Dry Lined	Satisfactory	Minor undulations, scuffed and marked, cracking noted to corners of sloping section above ceiling to staircase. Vertical crack noted above head of doorway to bedroom 1	[Photos 241 - 265]
Internal	Landing	Floor Finishes - Carpet	Good	No damage noted.	[Photos 266 - 268]
Internal	Landing	Skirting - Softwood	Satisfactory	The gloss painted softwood timber is scuffed in areas but generally satisfactory	[Photo 269]
Internal	Stairway	Staircase - Timber	Satisfactory	Paint chipped to handrail and balustrading	[Photos 270 - 273]
Internal	Utility	Ceilings - Plasterboard & Skim	Good	No cracks noted	[Photos 274 - 279]

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## Schedule of Condition

Area	Location	Element	Condition	Description	Photo
Internal	Utility	Internal Walls/ Partitions - Dry Lined	Satisfactory	cracking noted above head of doorway.  Historic fixing holes and damage filled.	[Photos 280 - 289]
Internal	Utility	Floor Finishes - Ceramic tiles	Satisfactory	In reasonable condition	[Photos 290 - 291]
Internal	Utility	Doors and Frames - MDF	Fair	No door fitted, MDF door frame blown at low level	[Photos 292 - 295]
Internal	Utility	Skirting - MDF	Fair	Water damaged at low level	[Photos 296 - 298]
Internal	Utility	Doors and Frames - PVCu	Satisfactory	Minor scuffmarks throughout, generally satisfactory	[Photos 299 - 300]
Internal	Utility	Kitchen Fittings - Work Top	Satisfactory	Post formed laminate worktop in satisfactory condition	[Photos 301 - 302]
Internal	Utility	Kitchen Fittings - Base Unit	Satisfactory	Doors to wall units out of alignment	[Photos 303 - 304]
Internal	Kitchen	Ceilings - Plasterboard & Skim	Satisfactory	Minor undulations no cracking noted  Damage where light fittings replaced	[Photos 305 - 313]
Internal	Kitchen	Floor Finishes - Ceramic tiles	Satisfactory	No cracked or damaged tiles	[Photos 314 - 318]

Area	Location	Element	Condition	Description	Photo
Internal	Kitchen	Internal Walls/ Partitions - Dry Lined	Satisfactory	Undulations evident, no cracking noted.  Patch painting and I filling noted around window overlooking front elevation	[Photos 319 - 329]
Internal	Kitchen	Doors and Frames - Softwood Frame & Panel/Glazed	Satisfactory	Damage to rear edge	[Photos 330 - 334]
Internal	Kitchen	Skirting - MDF	Satisfactory	Paint chipped at low level	[Photos 335 - 336]
Internal	Kitchen	Kitchen Fittings - Base Unit	Satisfactory	Plinth damaged and section of plinth missing	[Photos 337 - 341]
Internal	Kitchen	Kitchen Fittings - Wall Units	Good	No damage noted.	[Photos 342 - 345]
Internal	Kitchen	Kitchen Fittings - Work Top	Good	No damage noted.	[Photos 346 - 347]
Internal	Kitchen	Kitchen Fittings - Sink/ Taps	Satisfactory	Slightly begrimed	[Photo 348]

Area	Location	Element	Condition	Description	Photo
Internal	Hallway	Ceilings - Plasterboard & Skim	Satisfactory	Slight undulations and scuff marks no cracking evident	[Photos 349 - 353]
Internal	Hallway	Internal Walls/ Partitions - Dry Lined	Good	Minor scuffs, marks and indentations noted no cracking evident	[Photos 354 - 364]
Internal	Hallway	Floor Finishes - Laminate wood flooring	Satisfactory	No damage noted.	[Photos 365 - 367]
Internal	Hallway	Skirting - MDF	Satisfactory	Minor scuffs and marks noted.	[Photos 368 - 369]
Internal	Hallway	Radiator - Metal	Satisfactory	No damage noted.	[Photo 370]
Internal	Ground Floor wc	Ceilings - Plasterboard & Skim	Satisfactory	Slight undulations no cracks noted	[Photos 371 - 373]
Internal	Ground Floor wc	Internal Walls/ Partitions - Dry Lined	Satisfactory	No cracks noted, generally satisfactory	[Photos 374 - 385]
Internal	Ground Floor wc	Floor Finishes - Ceramic tiles	Good	No damage noted.	[Photos 386 - 387]
Internal	Ground Floor wc	Skirting - MDF	Satisfactory	The gloss painted softwood timber is scuffed in areas and requires re-decoration.	[Photos 388 - 389]

Area	Location	Element	Condition	Description	Photo
Internal	Ground Floor wc	Radiator - Metal	Satisfactory	No damage noted.	[Photo 390]
Internal	Ground Floor wc	Sanitary Fittings - Pedestal Wash Basin	Good	No damage noted.	[Photo 391]
Internal	Ground Floor wc	Sanitary Fittings - Low Cistern WC	Good	No damage noted.	[Photo 392]
Internal	Ground Floor wc	Doors and Frames - Softwood Frame & Panelled	Good	No damage noted.	[Photos 393 - 399]
Internal	Lounge	Ceilings - Plasterboard & Skim	Satisfactory	Minor undulations no cracking evident.	[Photos 400 - 415]
Internal	Lounge	Internal Walls/ Partitions - Dry Lined	Satisfactory	No cracks noted, minor areas of historic filling and minor undulations evident	[Photos 416 - 441]
Internal	Lounge	Floor Finishes - Carpet	Good	No damage noted.	[Photos 442 - 444]
Internal	Lounge	Doors and Frames - Softwood Frame & Panelled	Satisfactory	The paint is flaking on the mdf door frame	[Photos 445 - 448]

Area	Location	Element	Condition	Description	Photo
Internal	Lounge	Skirting - MDF	Satisfactory	Minor scuffs noted Slight cracking to junction with wall below bay window.	[Photos 449 - 451]
Internal	Lounge	Radiator - Metal	Satisfactory	No damage noted.	[Photos 452 - 453]
Internal	Lounge	Doors and Frames - PVCu	Satisfactory	Minor scuffs and marks noted	[Photos 454 - 461]
Internal	Under stairs	Ceilings - Plasterboard & Skim	Satisfactory	Marks noted	[Photos 462 - 463]
Internal	Under stairs	Internal Walls/ Partitions - Dry Lined	Satisfactory	Scuffs and marks noted	[Photos 464 - 465]
Internal	Under stairs	Floor Finishes - Carpet	Good	No damage noted.	
Internal	Under stairs	Doors and Frames - Softwood Frame & Panelled	Good	No damage noted.	[Photos 466 - 467]
External	Rear Elevation	Roof Structure & Covering - Clay Tile Covering	Good	No damage noted.	[Photos 468 - 470]



Area	Location	Element	Condition	Description	Photo
External	Rear Elevation	Rainwater Goods - UPVC Gutters	Satisfactory	No damage noted.	[Photos 471 - 473]
External	Rear Elevation	Soffit & Fascia - Timber painted	Satisfactory	Slightly begrimed	[Photos 474 - 475]
External	Rear Elevation	Main Walls - Brick	Satisfactory	Staining at low level  1 brick repainted, generally satisfactory	[Photos 476 - 494]
External	Rear Elevation	Window -	Satisfactory	The UPVC windows are in reasonable condition. No action is required. Stone cills slightly begrimed, generally satisfactory as no cracks noted.	[Photos 495 - 502]
External	Rear Elevation	Doors - PVCu	Good	No damage noted.	[Photos 503 - 512]
External	Rear Garden	Fencing & Boundary Walls - Timber Boarded Fence	Good	No damage noted.	[Photos 513 - 519]
External	Rear Garden	Paving - Stone slabbing	Satisfactory	Minor unevenness, none damaged	[Photos 520 - 525]
External	Front garden	Driveway - Asphalt	Satisfactory	Minor staining no damage noted	[Photos 526 - 533]

Area	Location	Element	Condition	Description	Photo
Internal	Garage	Ceilings - Plasterboard & Skim	Satisfactory	no cracking noted	[Photos 534 - 538]
Internal	Garage	Walls -	Satisfactory	No damage noted.	[Photos 539 - 548]
Internal	Garage	Floor Structure - Concrete (INSTU)	Satisfactory	No cracking noted slightly uneven	[Photos 549 - 553]
Internal	Garage	Doors and Frames - Metal	Satisfactory	damage noted at low level	[Photos 554 - 555]
Internal	Bedroom 2 en suite	Ceilings - Plasterboard & Skim	Satisfactory	Minor undulations and historic repairs noted Slight crack where the plasterboard butts together.  Coving in reasonable condition with no cracking noted	[Photos 556 - 559]
Internal	Bedroom 2 en suite	Internal Walls/ Partitions - Dry Lined	Satisfactory	Generally satisfactory with no cracks noted.	[Photos 560 - 570]
Internal	Bedroom 2 en suite	Floor Finishes - Laminate wood flooring	Satisfactory	Slight opening of the joints noted	[Photos 571 - 573]

Area	Location	Element	Condition	Description	Photo
Internal	Bedroom 2 en suite	Skirting - Softwood	Satisfactory	The gloss painted softwood timber is scuffed in areas and sealant perishing with junction to floor finish	[Photos 574 - 575]
Internal	Bedroom 2 en suite	Window - PVCu	Satisfactory	Generally satisfactory	[Photos 576 - 580]
Internal	Bedroom 2 en suite	Sanitary Fittings - Pedestal Wash Basin	Satisfactory	No damage noted.	[Photo 581]
Internal	Bedroom 2 en suite	Sanitary Fittings - Low Cistern WC	Satisfactory	No damage noted.	[Photo 582]
Internal	Bedroom 2 en suite	Sanitary Fittings - Enclosed Cubicle Shower	Satisfactory	No damage noted.	[Photos 583 - 588]
Internal	Bedroom 2 en suite	Doors and Frames - Softwood Frame & Panelled	Good	No damage noted.	[Photos 589 - 592]
Internal	Hallway	Doors and Frames - PVCu	Satisfactory	Minor soiling and chipped paint noted to low level	[Photos 593 - 599]

Area	Location	Element	Condition	Description	Photo
Internal	Dining room	Ceilings - Plasterboard & Skim	Good	No cracks noted  Minor scuffs and marks evident	[Photos 600 - 603]
Internal	Dining room	Internal Walls/ Partitions - Dry Lined	Good	No damage noted.	[Photos 604 - 616]
Internal	Dining room	Floor Finishes - Carpet	Satisfactory	No damage noted.	[Photos 617 - 618]
Internal	Dining room	Skirting - MDF	Satisfactory	No damage noted.	[Photo 619]
Internal	Dining room	Window - PVCu	Good	No damage noted.	[Photos 620 - 622]
Internal	Dining room	Radiator - Metal	Satisfactory	Chipped to front face	[Photo 623]
Internal	Dining room	Doors and Frames - Softwood Frame & Panelled	Satisfactory	No damage noted.	[Photos 624 - 628]
External	Front garden	Gates -	Satisfactory	No damage noted.	[Photos 629 - 630]
Internal	Airing cupboard	-	Satisfactory	Minor crack to junction of side and rear wall No cracks to ceiling Floor and door satisfactory	[Photos 631 - 637]

Area	Location	Element	Condition	Description	Photo
Internal	Kitchen	Window - PVCu	Satisfactory	No damage noted.	[Photos 638 - 648]
External	Front Elevation	Roof Structure & Covering - Clay Tile Covering	Good	No damage noted.	[Photos 649 - 652]
External	Front Elevation	Main Walls - Brick	Good	No damage noted.	[Photos 653 - 674]
External	Front Elevation	Roof Structure & Covering - Softwood Fascias	Satisfactory	Slightly begrimed	[Photos 675 - 676]
External	Front Elevation	Drainage - Plastic Drain Pipes	Satisfactory	Generally satisfactory	[Photo 677]
External	Front Elevation	Window - PVCu	Satisfactory	The UPVC windows are in good condition. No action is required. Stone chills slightly begrimed, generally satisfactory as no cracks noted.	[Photos 678 - 682]
External	Front Elevation	Doors -	Satisfactory	Crack to threshold	[Photos 683 - 694]
External	Garage	Roof Structure & Covering - Clay Tile Covering	Satisfactory	Mortar cracked to verge	[Photos 695 - 697]

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Area	Location	Element	Condition	Description	Photo
External	Garage	Soffit & Fascia - Timber painted	Fair	Paintwork in poor condition	[Photos 698 - 705]

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## 4.0 Declaration

We the undersigned confirm that this Schedule of Condition accurately records the condition of the property at XXXXX.

\_\_\_\_\_  
Signed:

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
For and on behalf of the landlord:

\_\_\_\_\_  
Date of Signing:

\_\_\_\_\_  
Signed:

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
For and on behalf of the tenant:

\_\_\_\_\_  
Date of Signing:

## 5.0 Limitations to the Report

- 5.1 The survey has been carried out on a visual basis and no intrusive or destructive testing has been carried out. Inspections have not been carried out in those parts of the sites which are built-in, covered up or made otherwise inaccessible in the normal course of construction.
- 5.2 Due to the non-intrusive nature of the survey, timberwork may be affected by wood boring insect infestation, dry rot or other forms of fungal decay not obvious from a visual inspection. Should this level of detail be required a specialist survey should be commissioned
- 5.3 This survey does not cover in detail Health and Safety and Statutory Compliance matters. Anything observed during the site visit will be noted for information purposes only. Should more detailed assessments be required a specialist survey should be commissioned.
- 5.4 Measurements stated within the maintenance schedule and survey report are approximate.
- 5.5 No furniture was removed, fixtures and fittings disturbed, contents removed from storage, floor coverings and floorboards raised to access floors, and suspended ceilings inspected unless otherwise stated.
- 5.6 No formal enquiries were made to the Local Authority to obtain historical information, town planning, existing user rights, proposed use, road widening, legal interest, fire certificate, partywall agreements/issues, extent of ownership (boundaries, boundary disputes rights of light, sunlight and daylight etc.), prescriptive rights, easements, servitudes and wayleaves.
- 5.7 Unless stated, it is assumed that no deleterious or hazardous materials or techniques have been used in the construction of the property.
- 5.8 Unless stated, no detailed specialist surveys have been carried out.
- 5.9 No investigation on fire safety, including cladding and compartmentation have been carried out.
- 5.10 No assessment of structural engineering and design have been carried out, nor calculations of load bearing capacity.



## 6.0 Appendices

Appendix A    Photographs

## Appendix A

### Photographs

**NB report example: some photos have been removed**



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

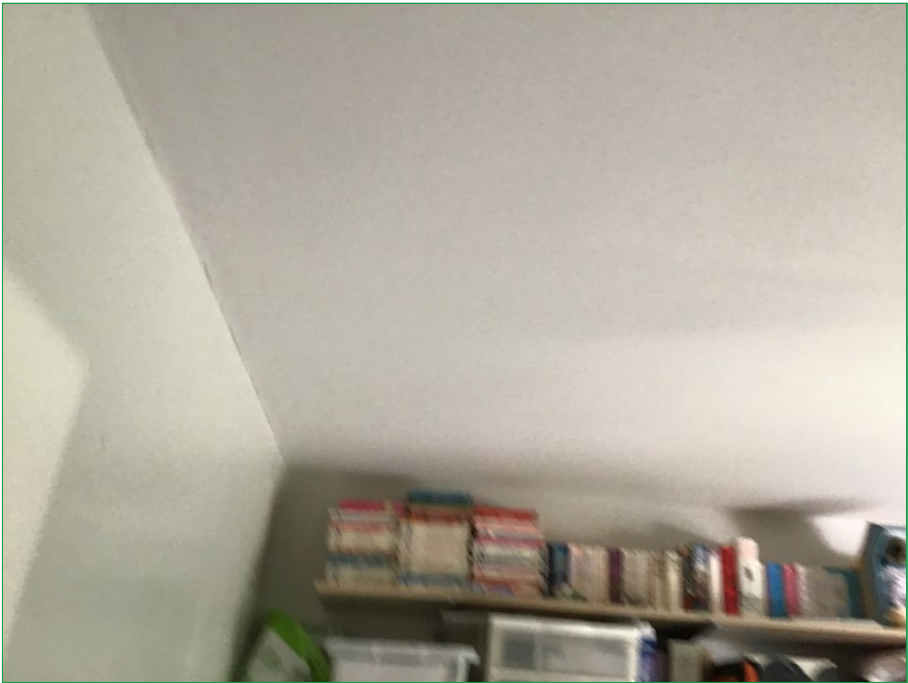


Photo 6



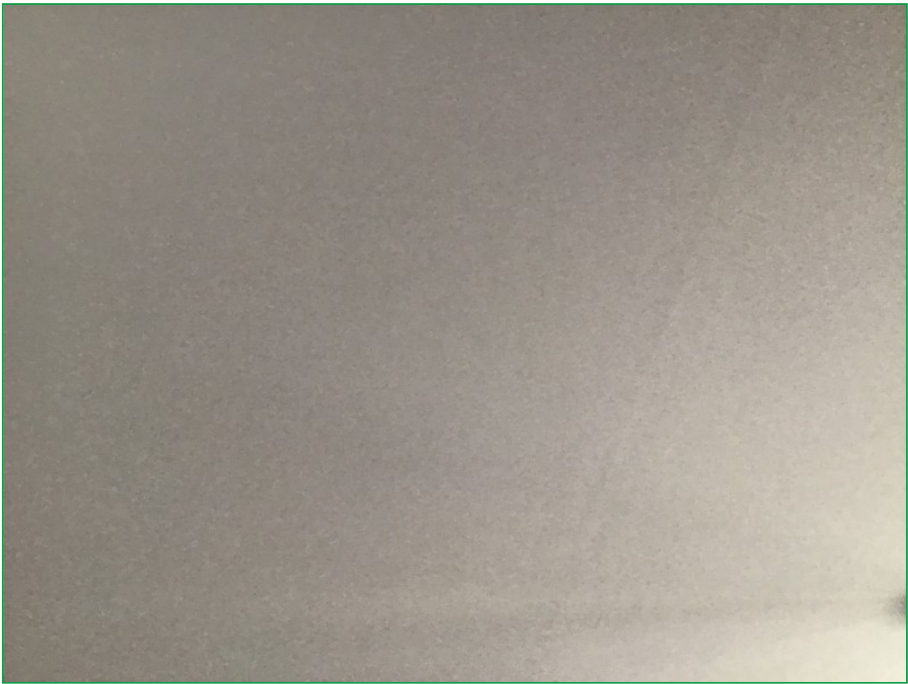


Photo 7



Photo 8



Photo 9



Photo 10

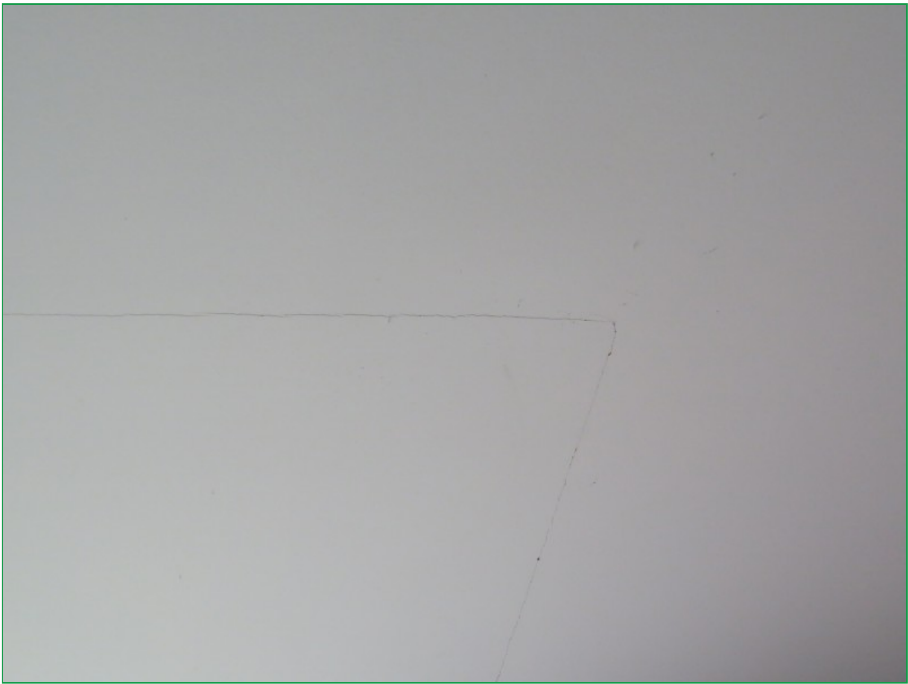


Photo 11



Photo 12



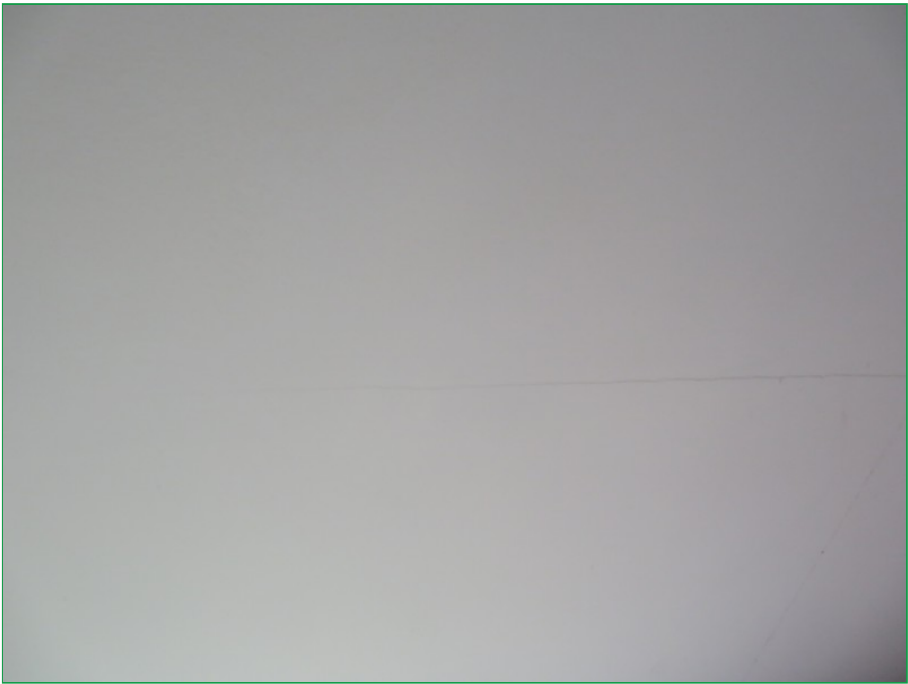


Photo 13



Photo 14

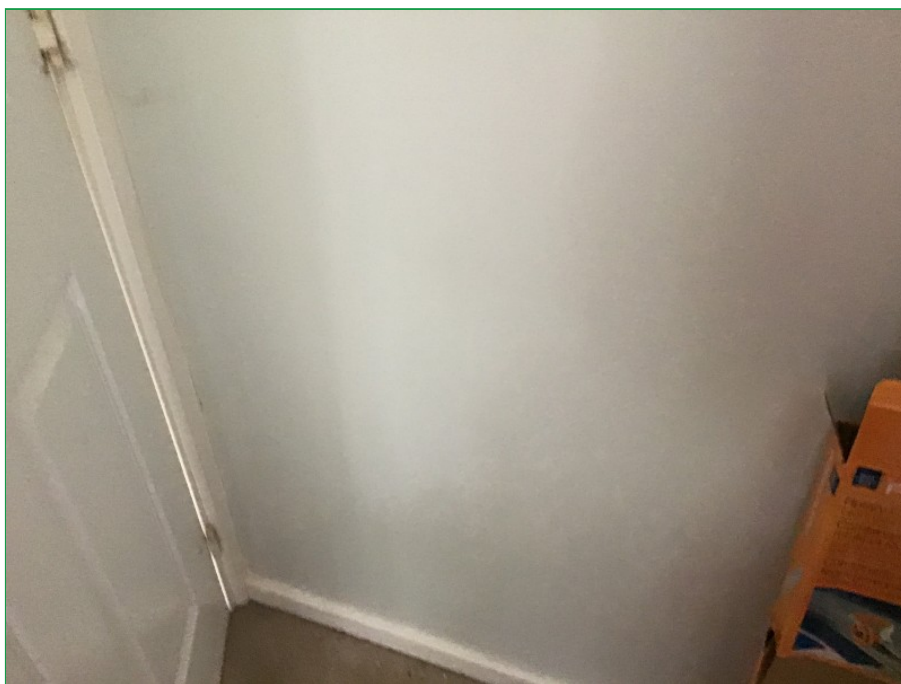


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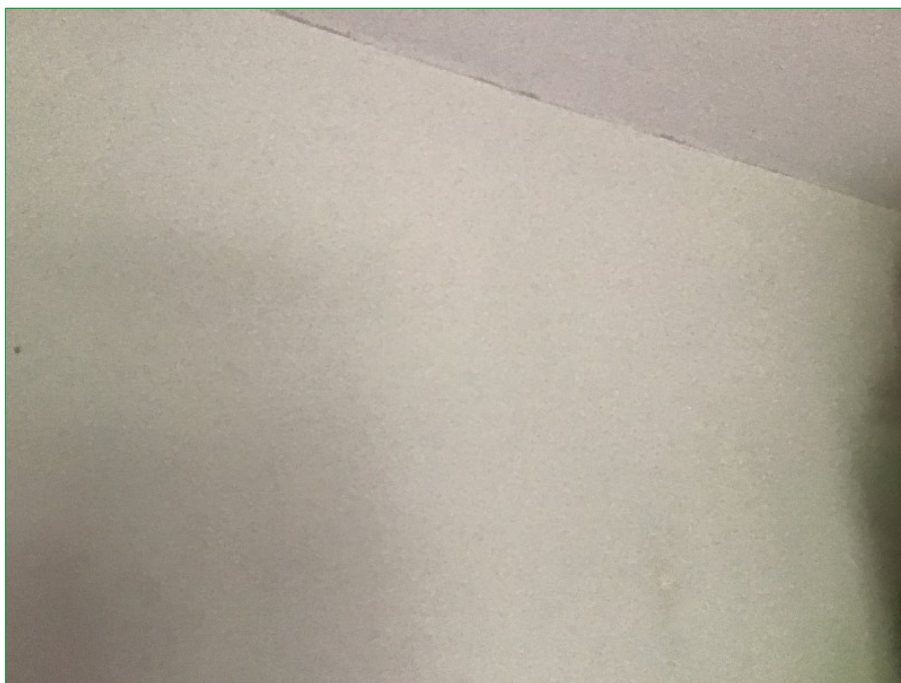


Photo 16

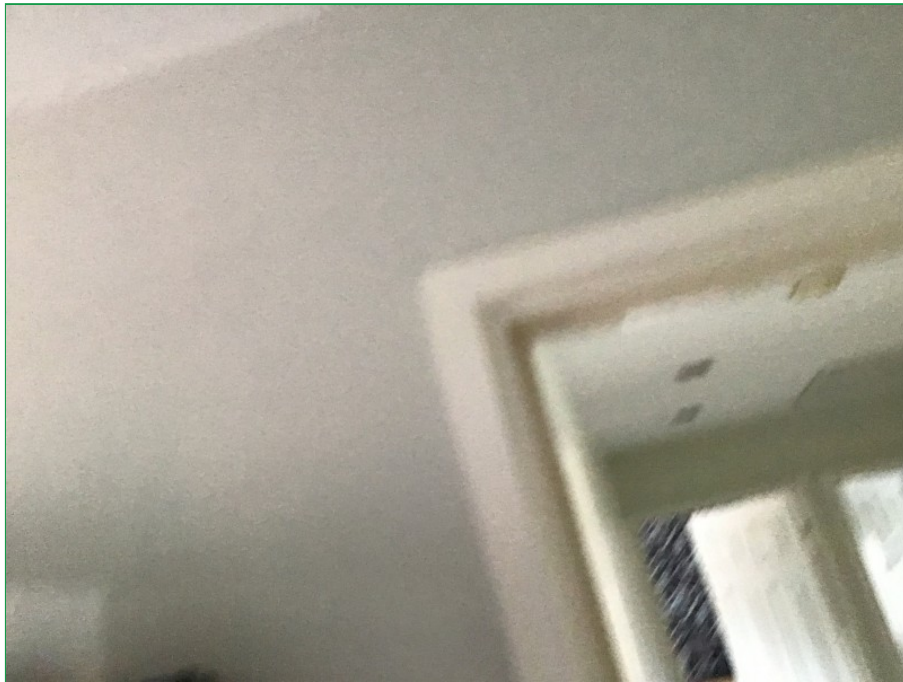


Photo 17



Photo 18



Photo 19



Photo 20



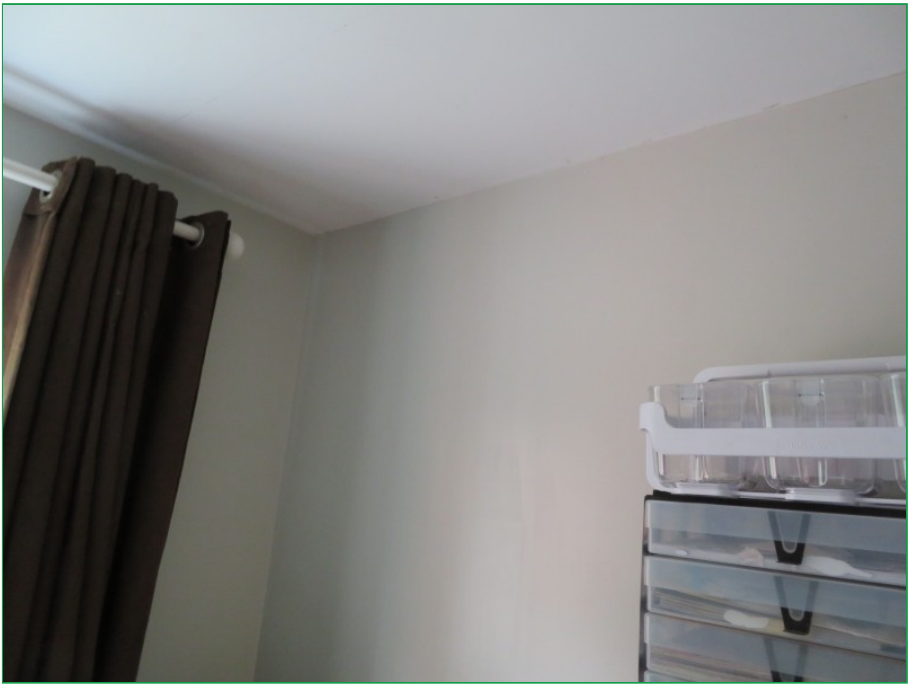


Photo 21



Photo 22



Photo 23

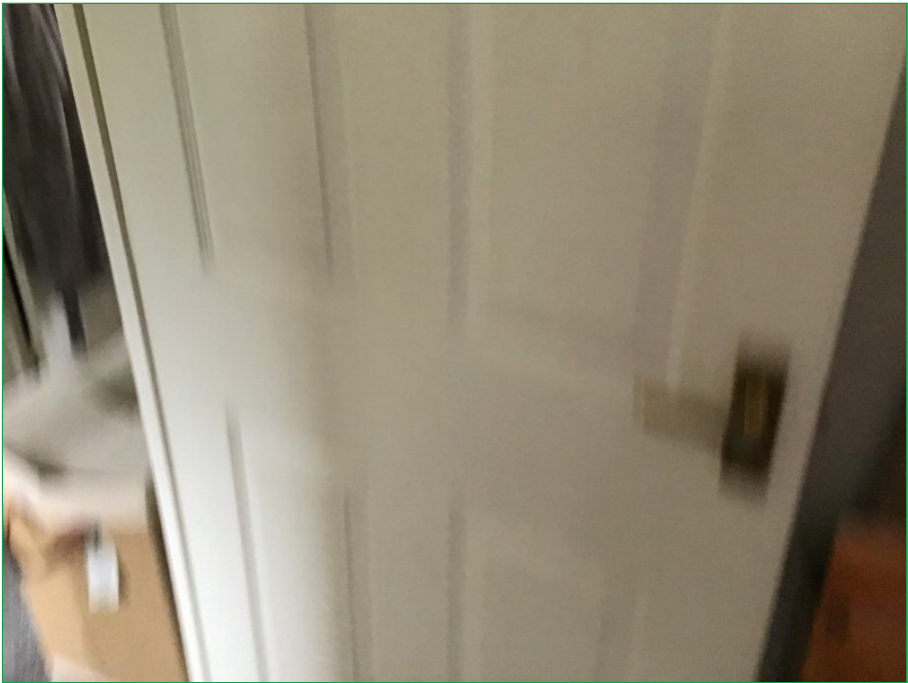


Photo 24

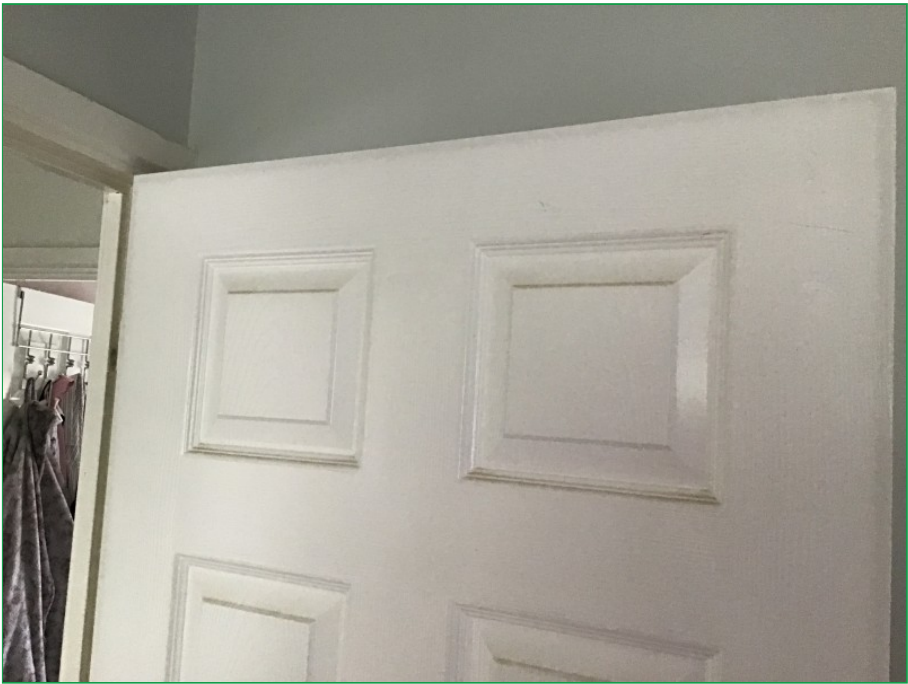


Photo 25



Photo 26





Photo 27



Photo 28





Photo 29



Photo 30



Photo 31



Photo 32

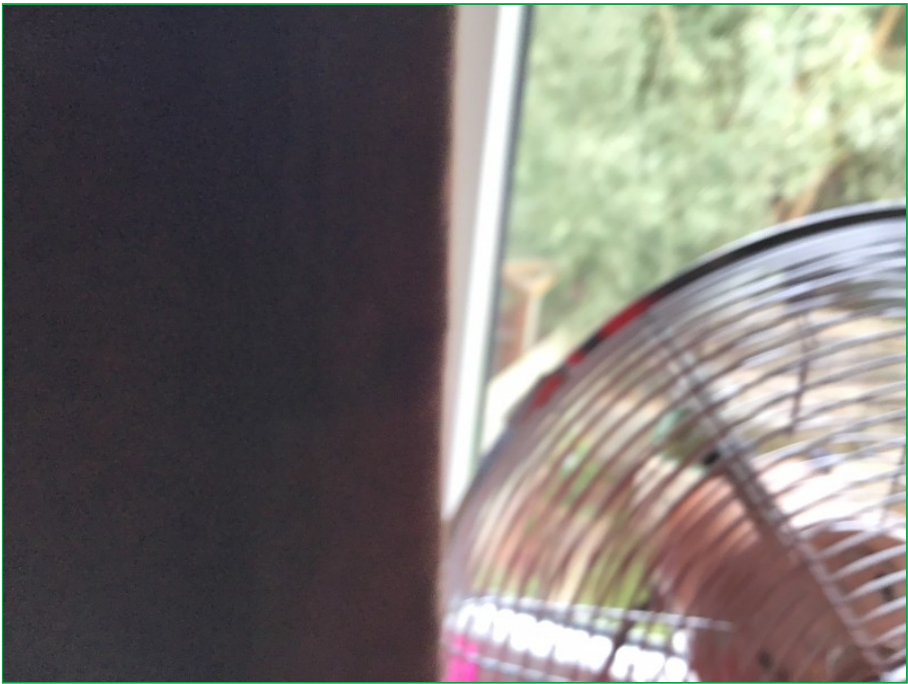


Photo 33



Photo 34

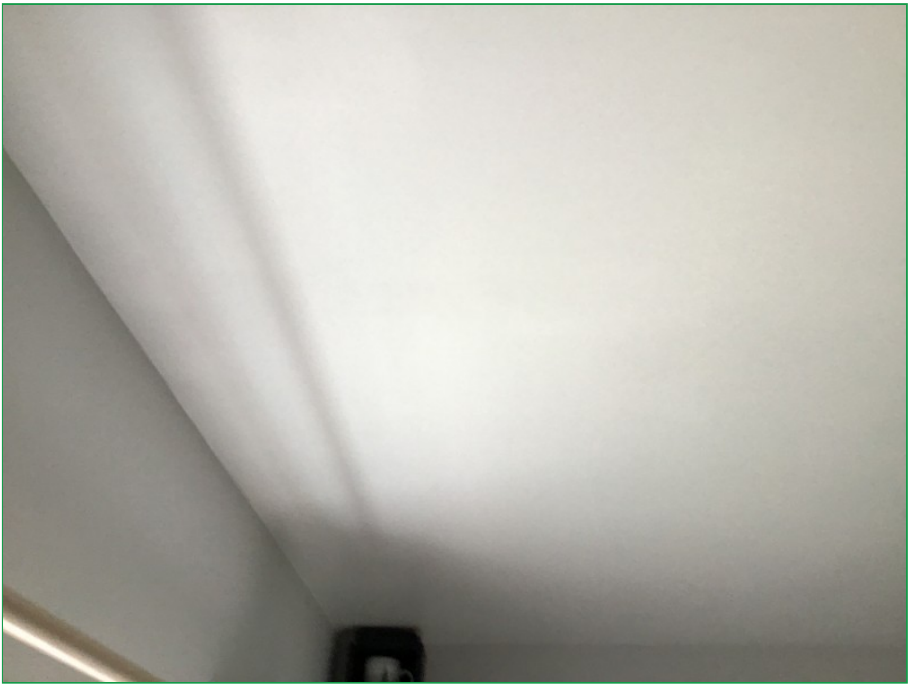


Photo 35



Photo 36





Photo 37

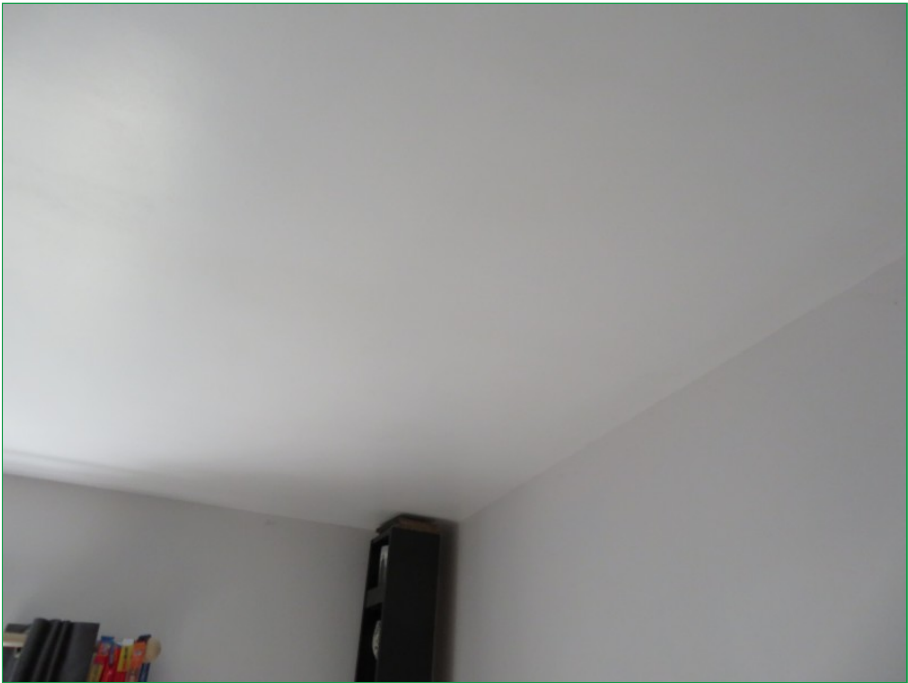


Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

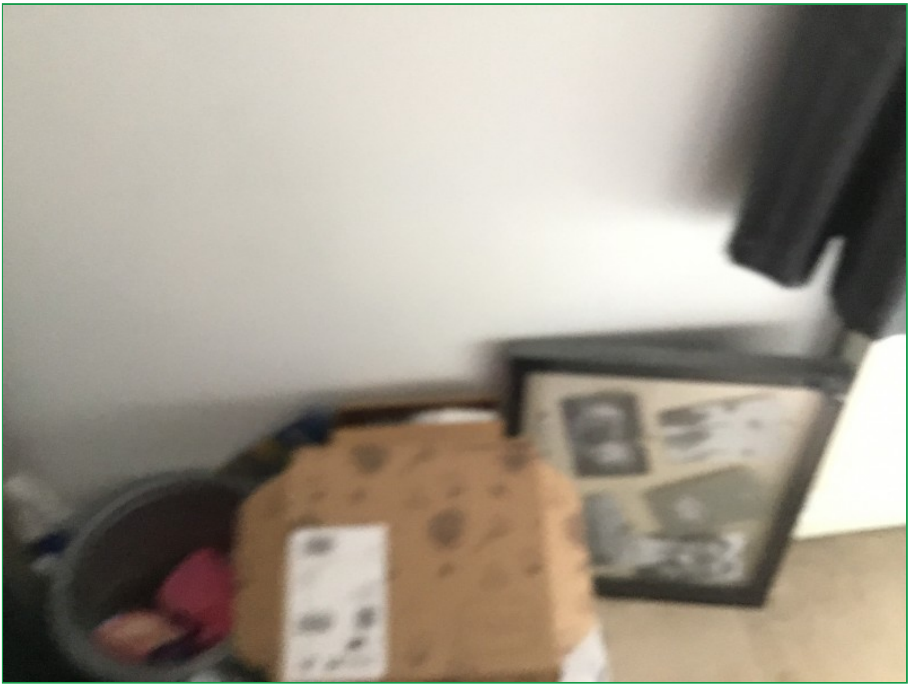


Photo 43

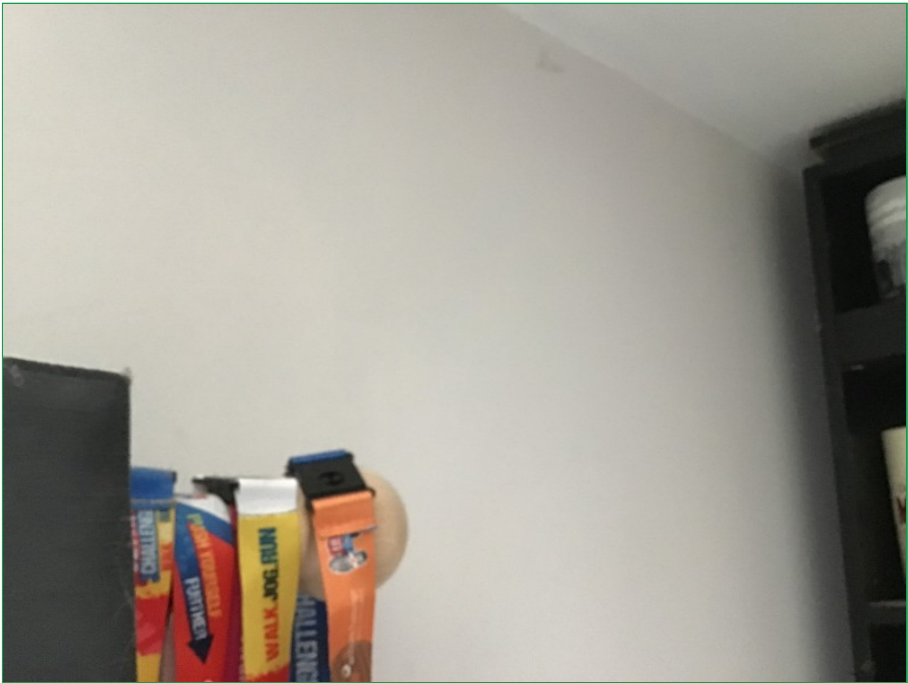


Photo 44



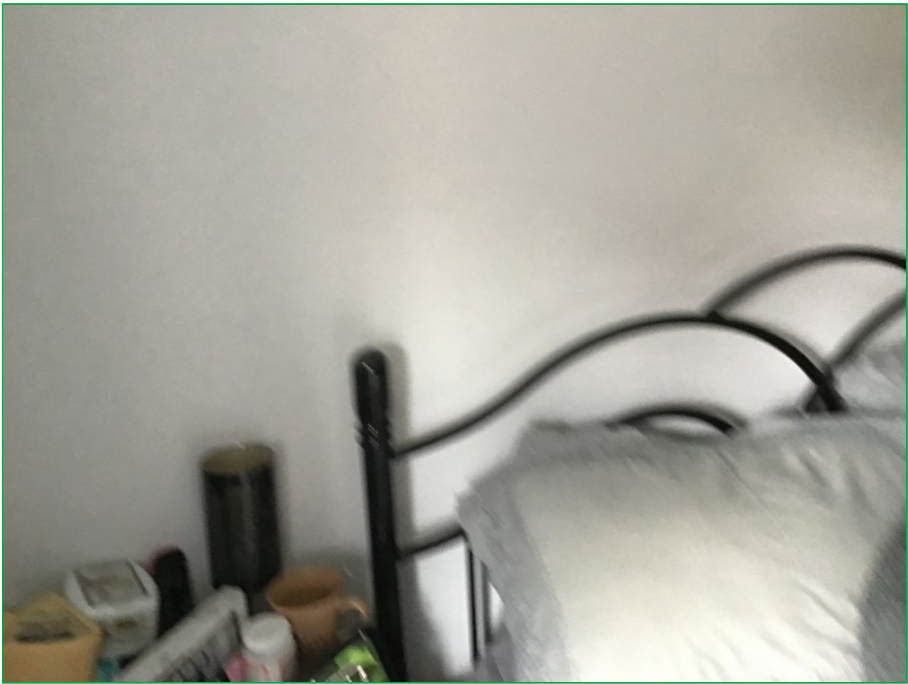


Photo 45

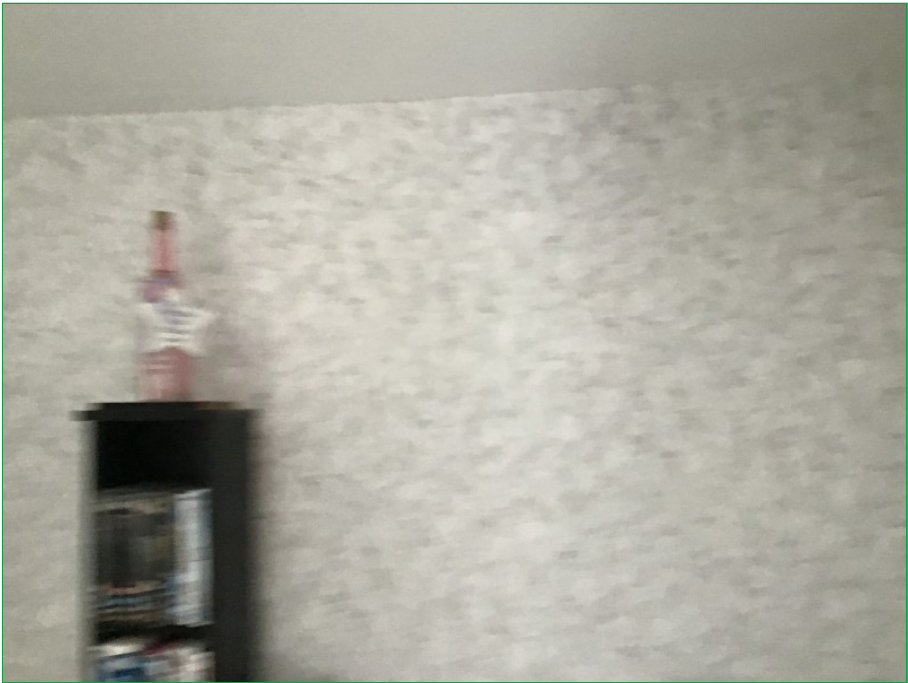


Photo 46



Photo 47

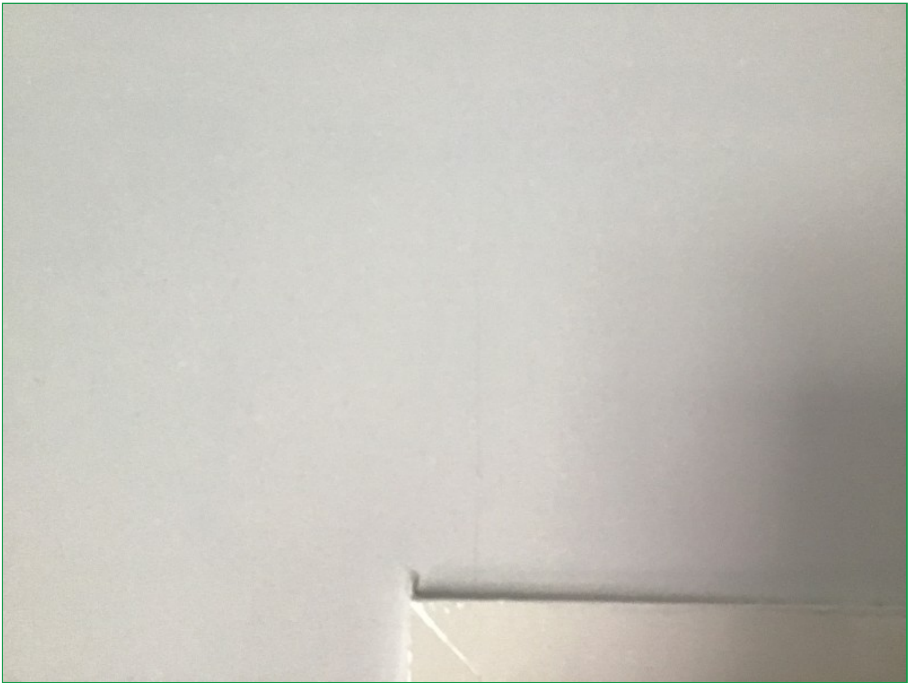


Photo 48

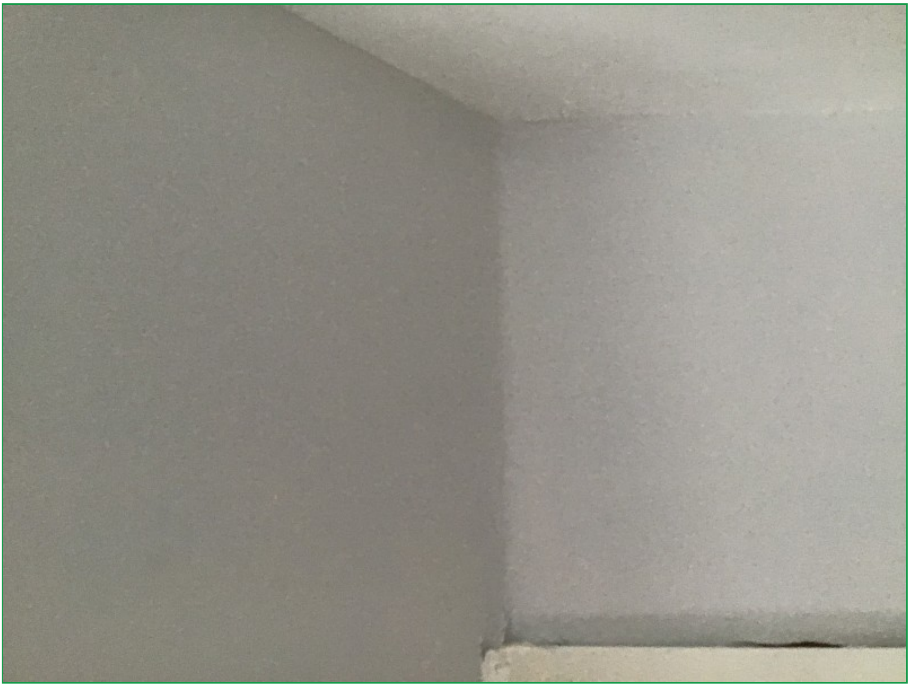


Photo 49



Photo 50



Photo 51

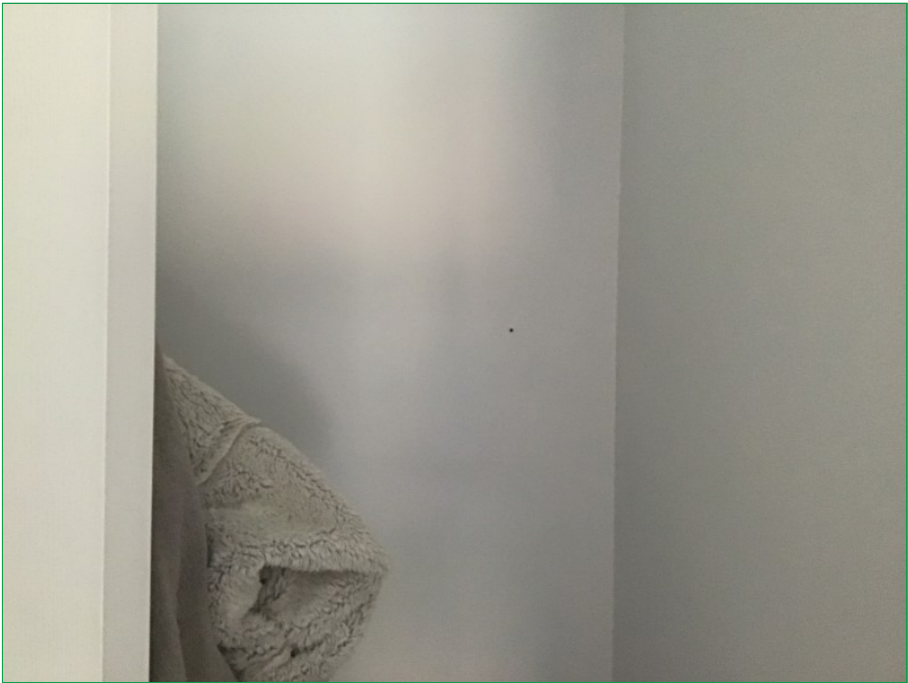


Photo 52





Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



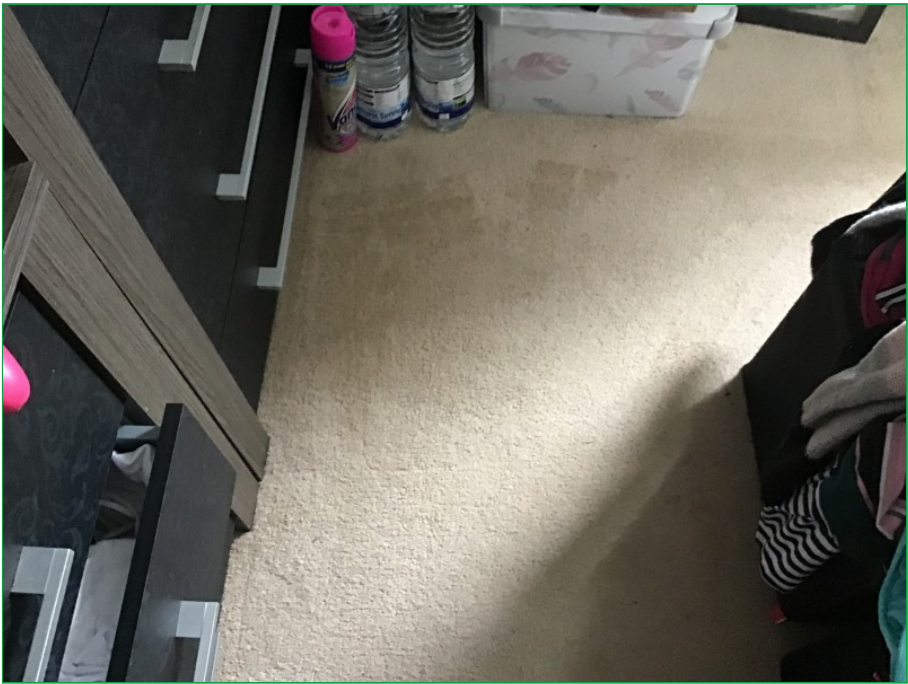


Photo 59



Photo 60





Photo 61



Photo 62

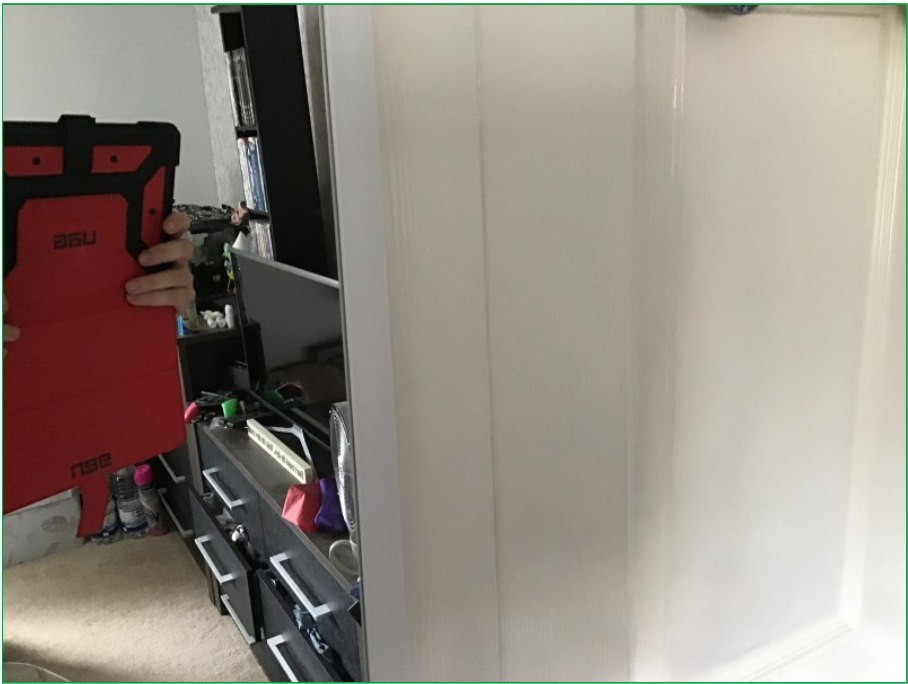


Photo 63



Photo 64



Photo 65



Photo 66





Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72





Photo 73



Photo 74

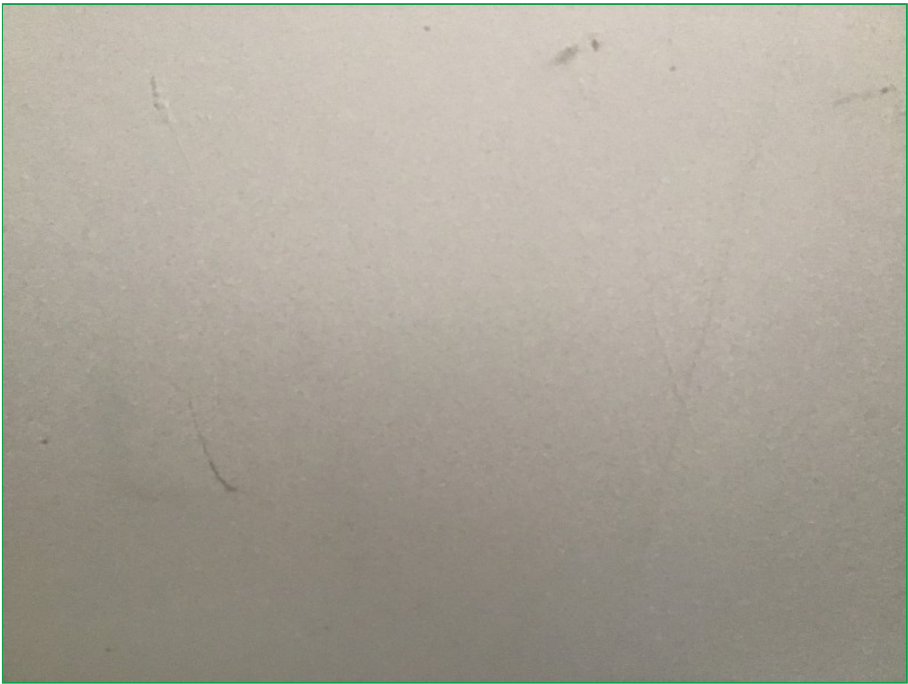


Photo 75

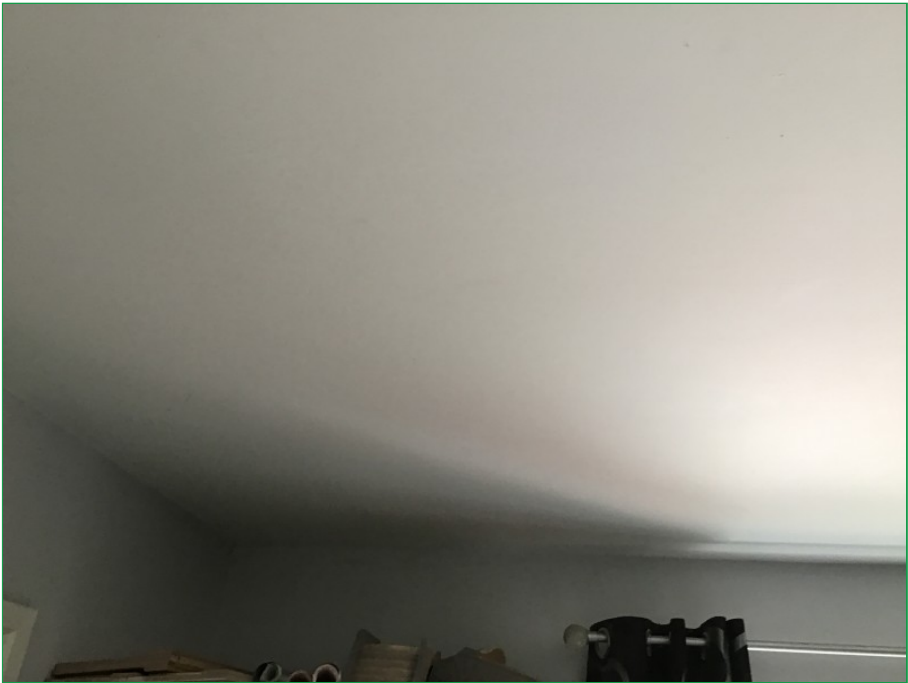


Photo 76





Photo 77

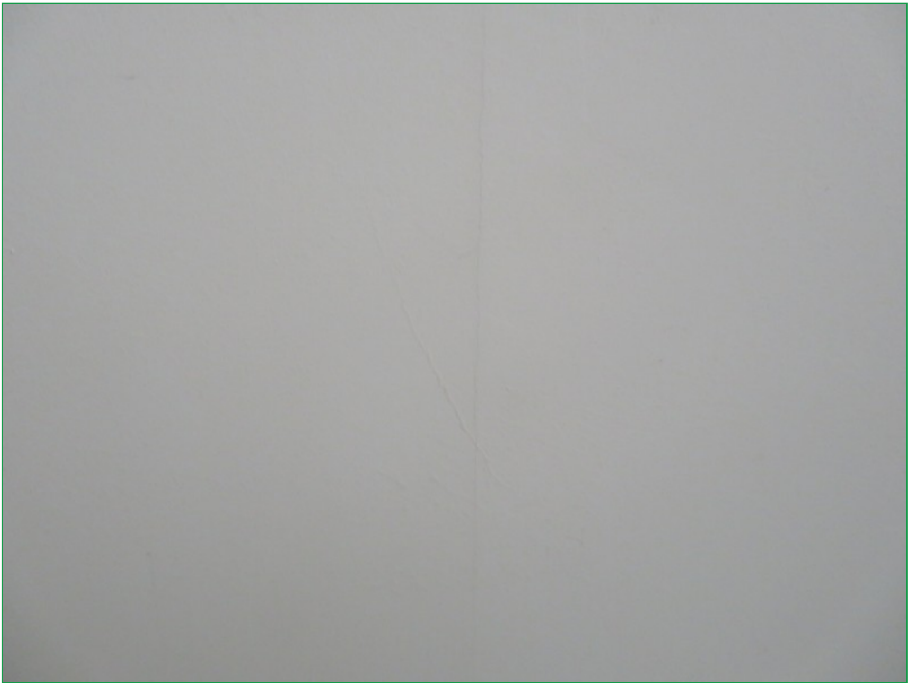


Photo 78

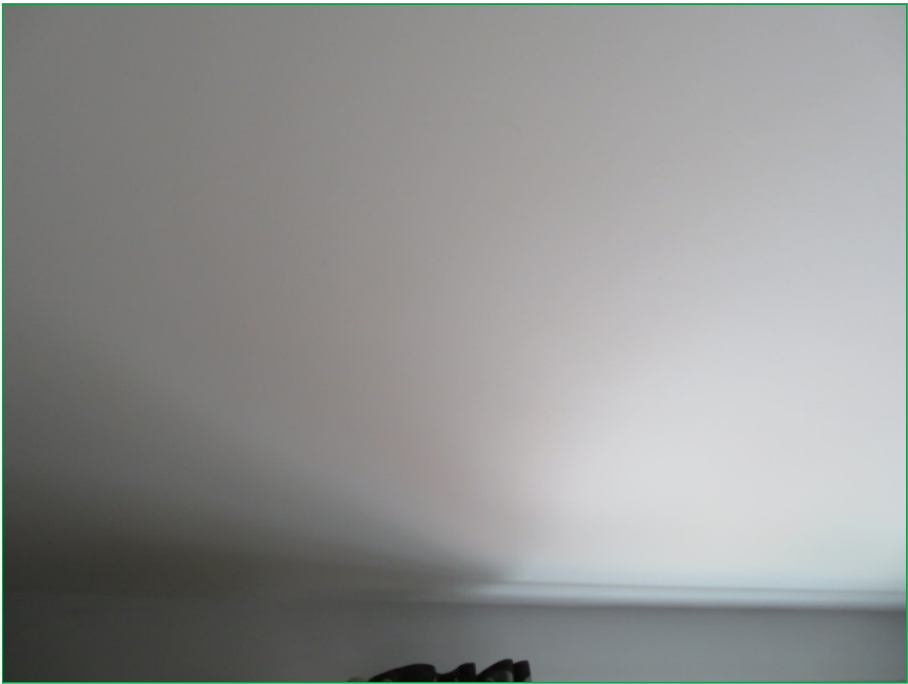


Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85

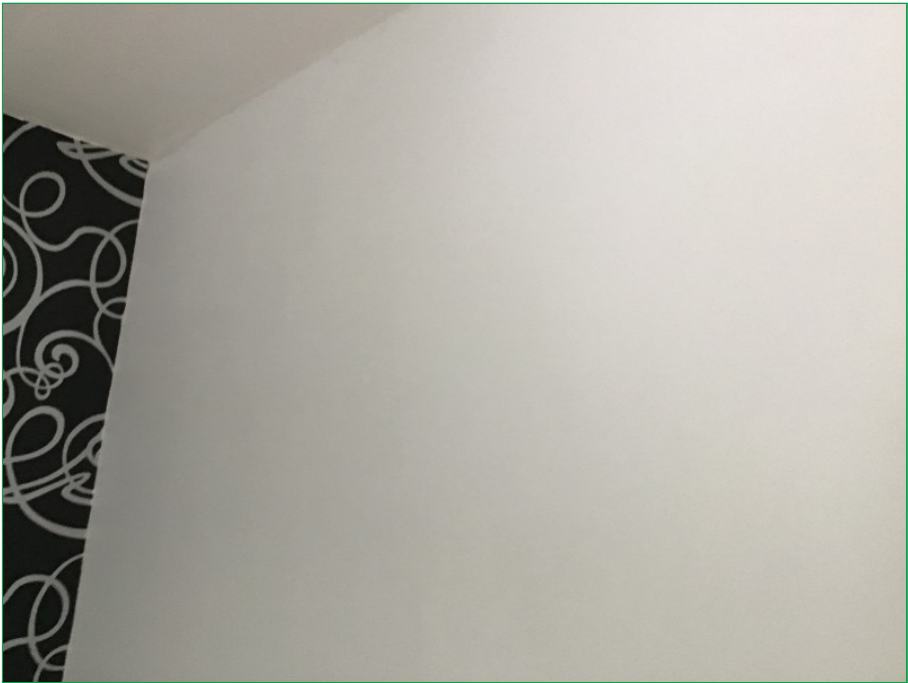


Photo 86





Photo 87

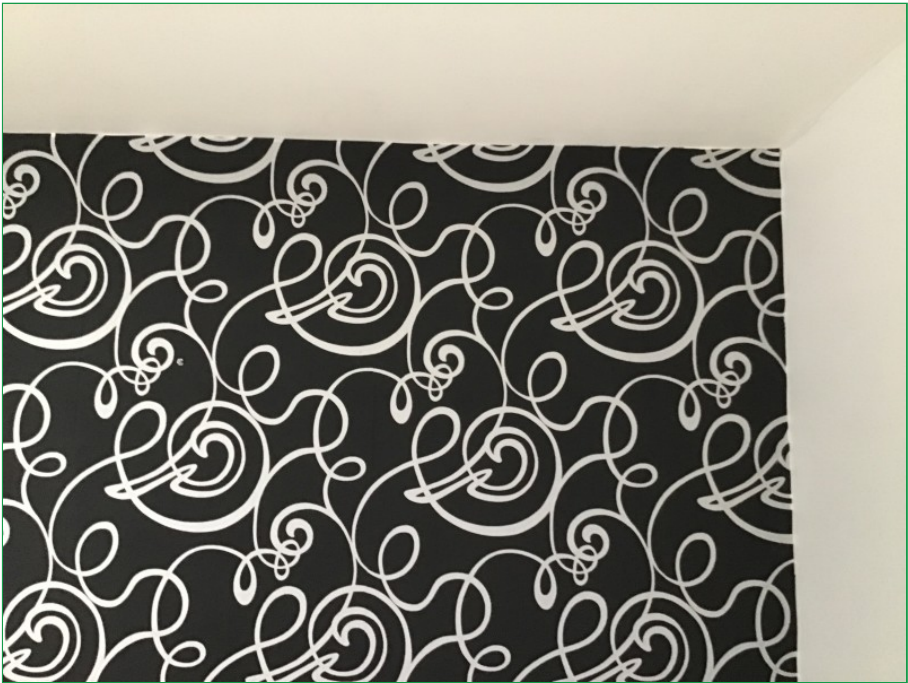


Photo 88





Photo 89



Photo 90



Photo 91



Photo 92



Photo 93

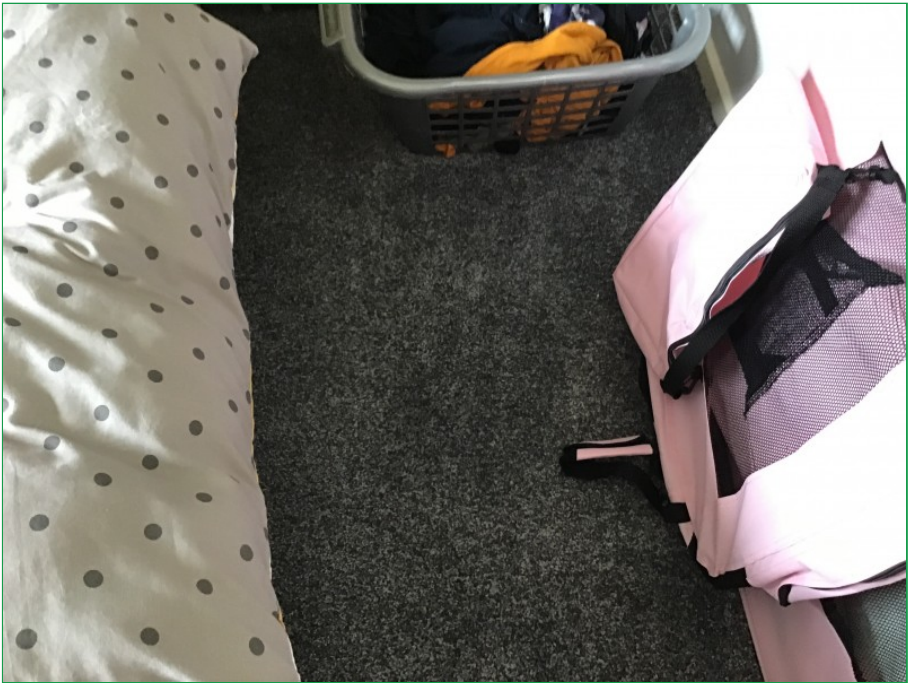


Photo 94





Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



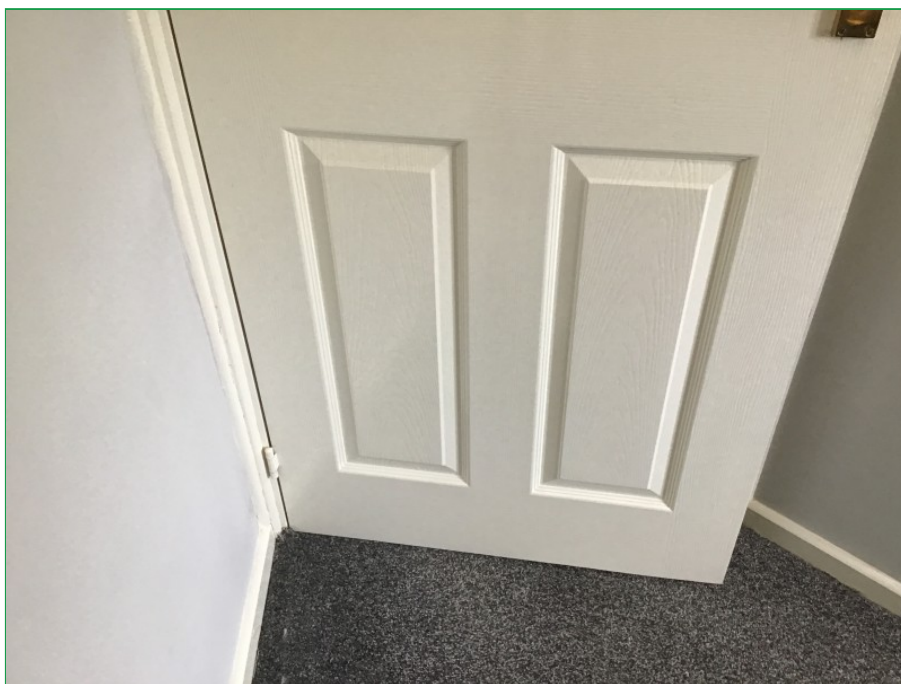


Photo 101

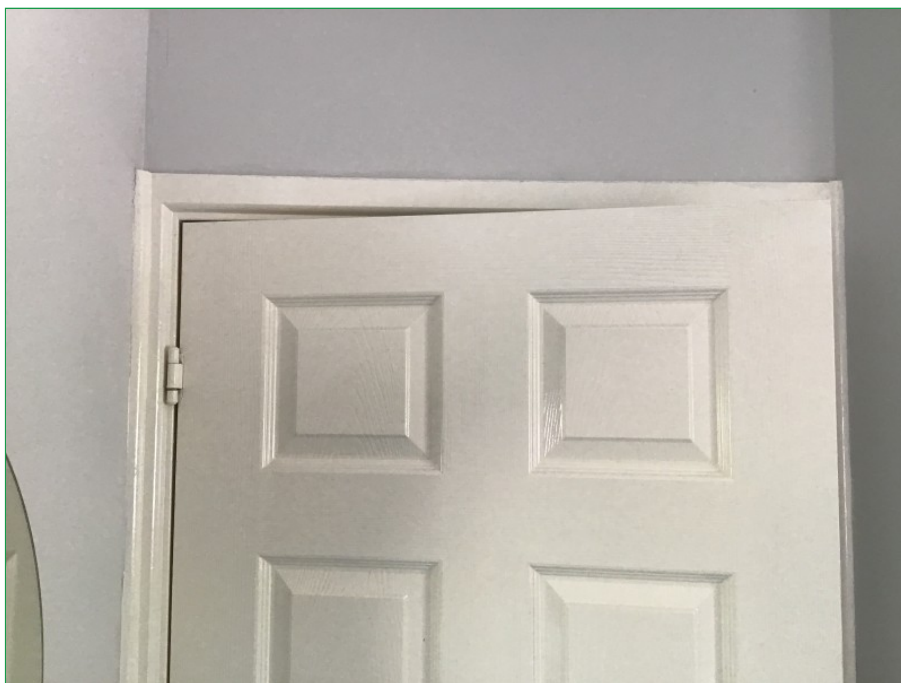


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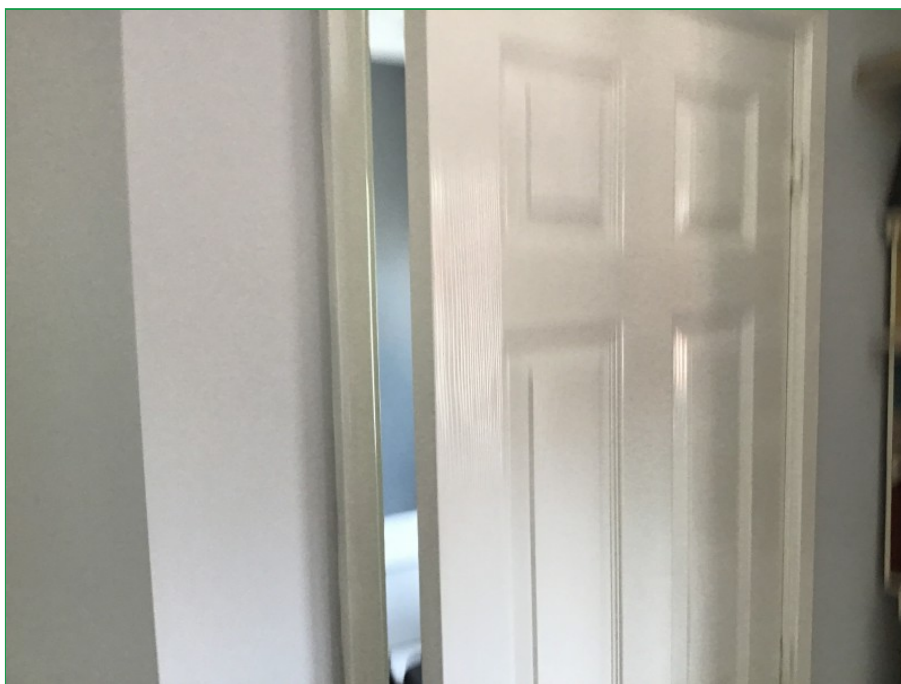


Photo 103

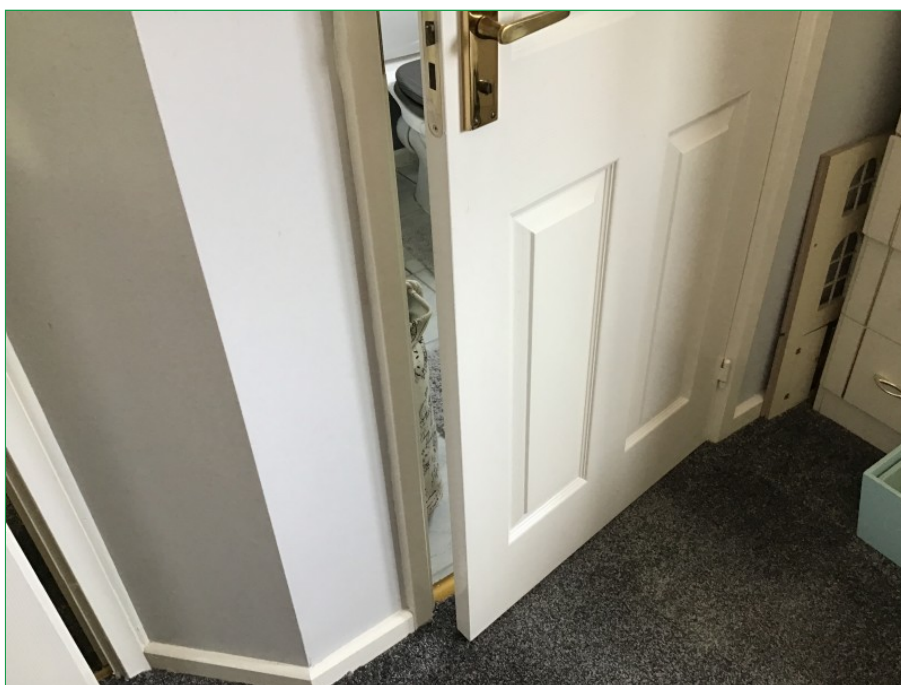


Photo 104



Photo 105



Photo 106





Photo 107

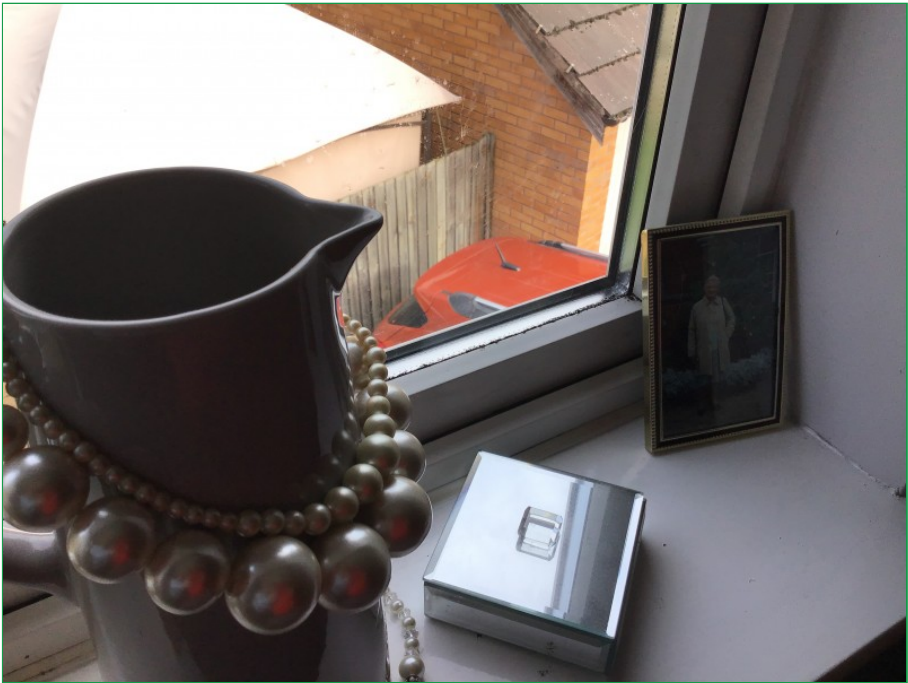


Photo 108



Photo 109



Photo 110



Photo 111



Photo 112





Photo 113

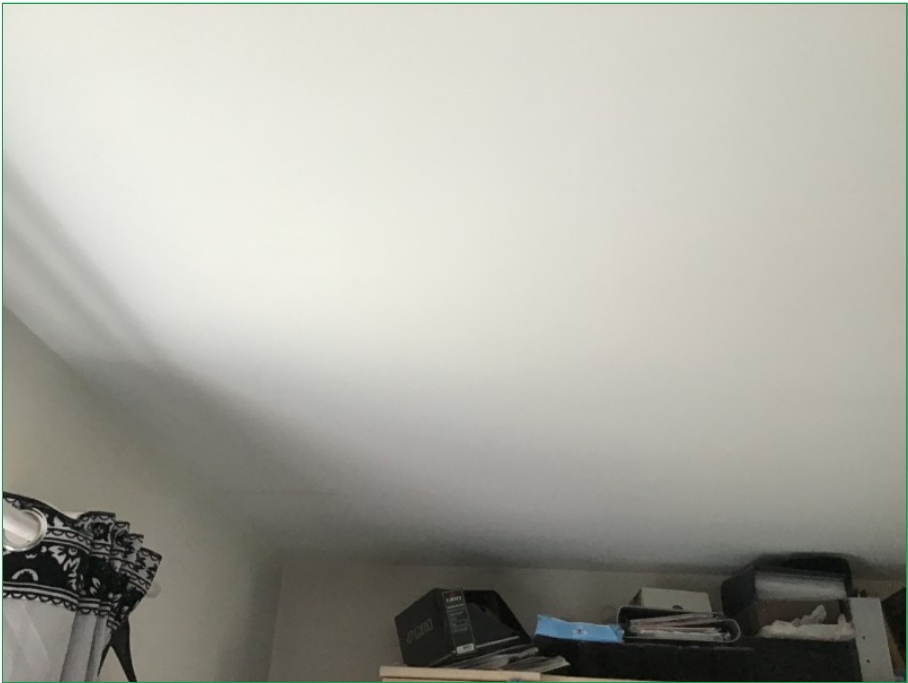


Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



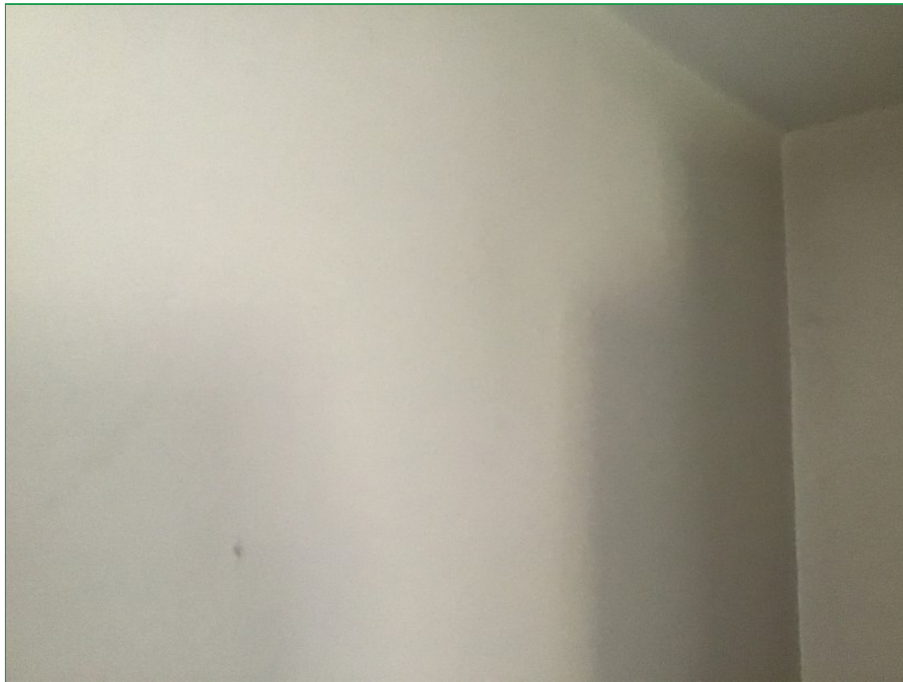


Photo 125

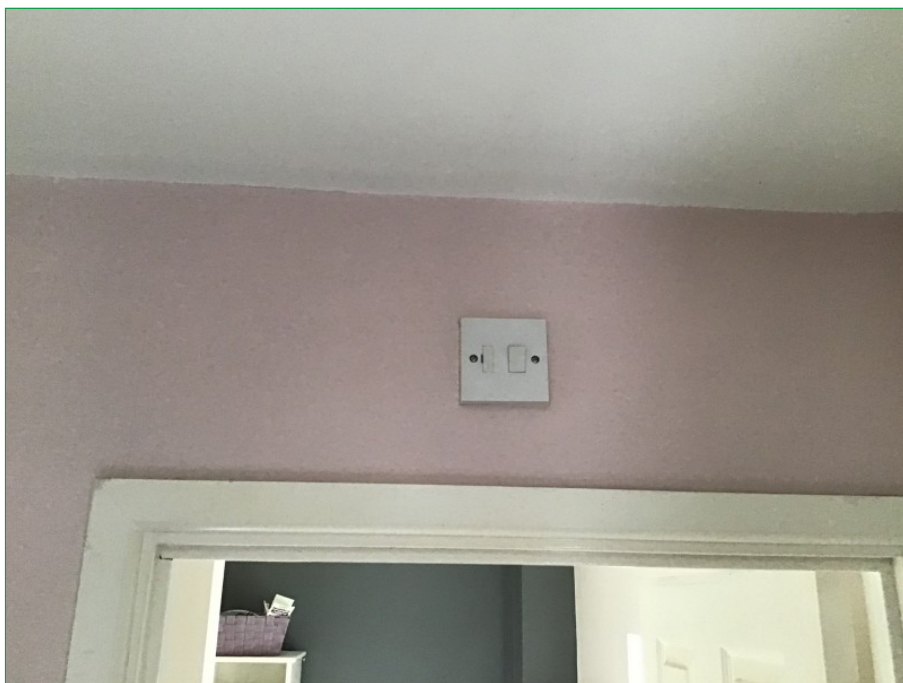


Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134





Photo 135



Photo 136



Photo 137



Photo 138



Photo 139

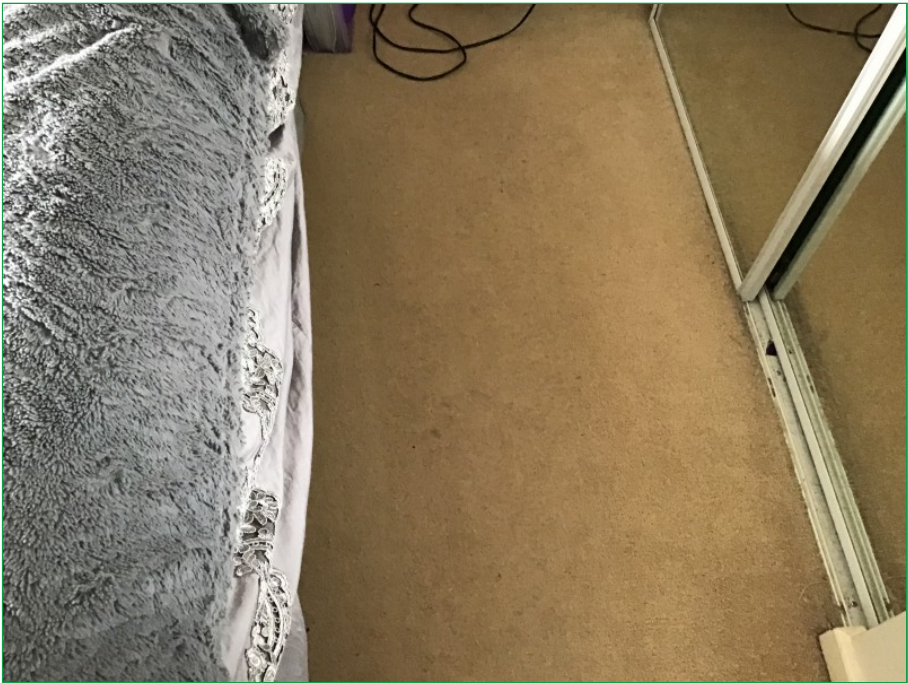


Photo 140



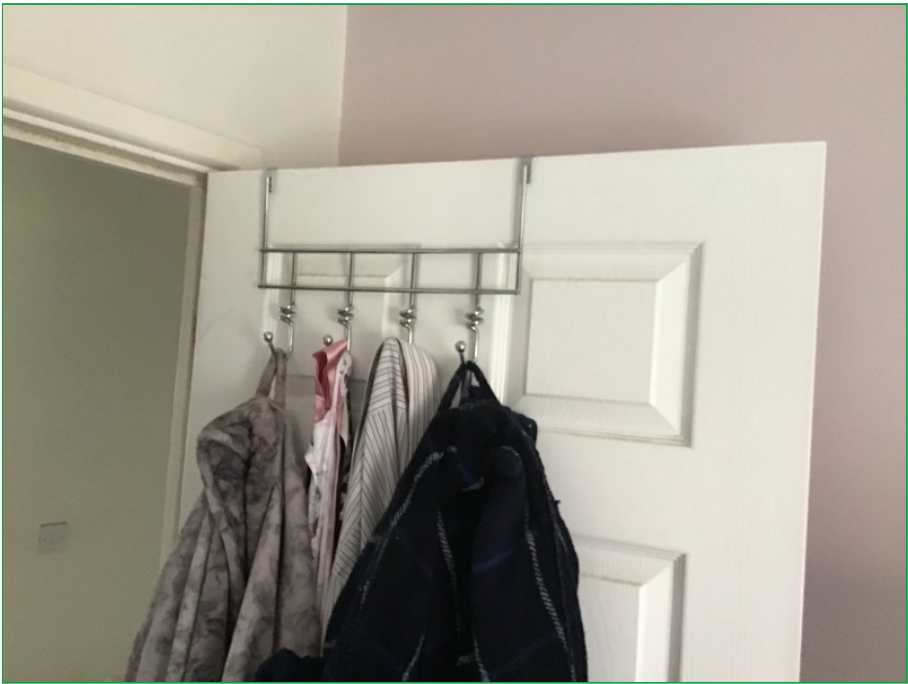


Photo 141



Photo 142

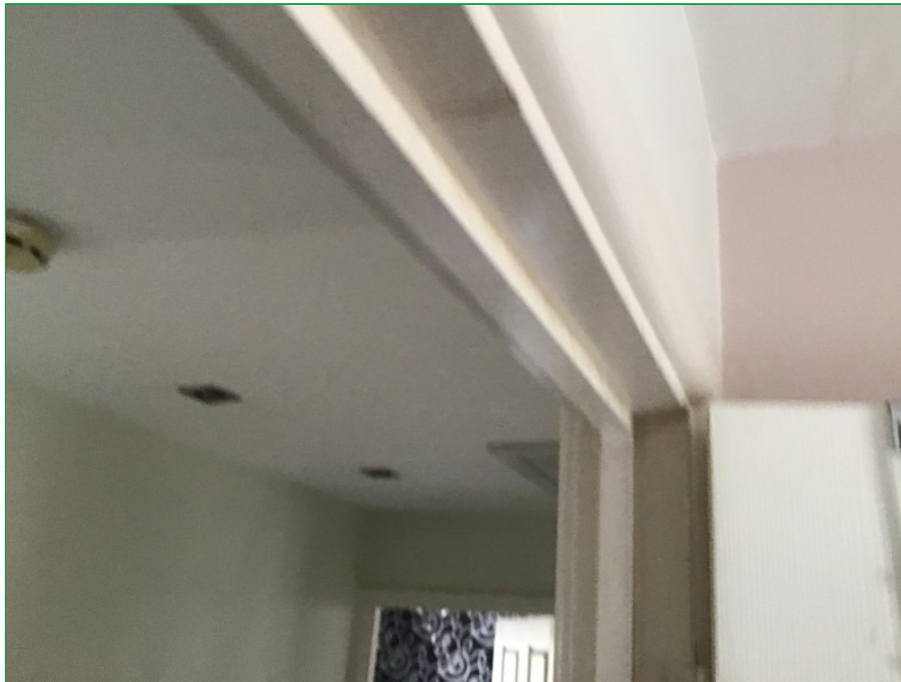


Photo 143



Photo 144





Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150





Photo 151



Photo 152



Photo 153



Photo 154





Photo 155

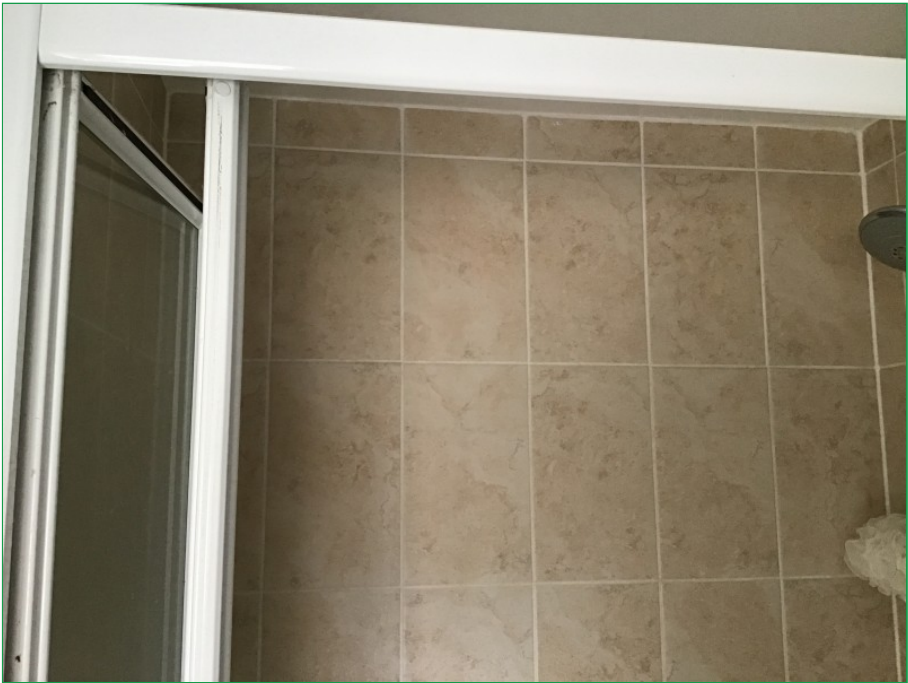


Photo 156

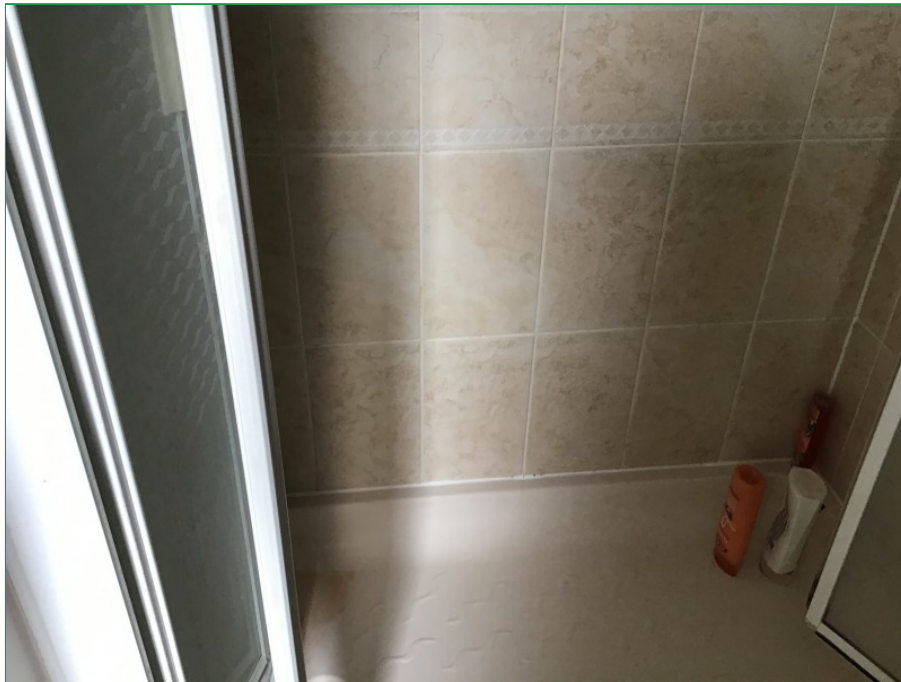


Photo 157

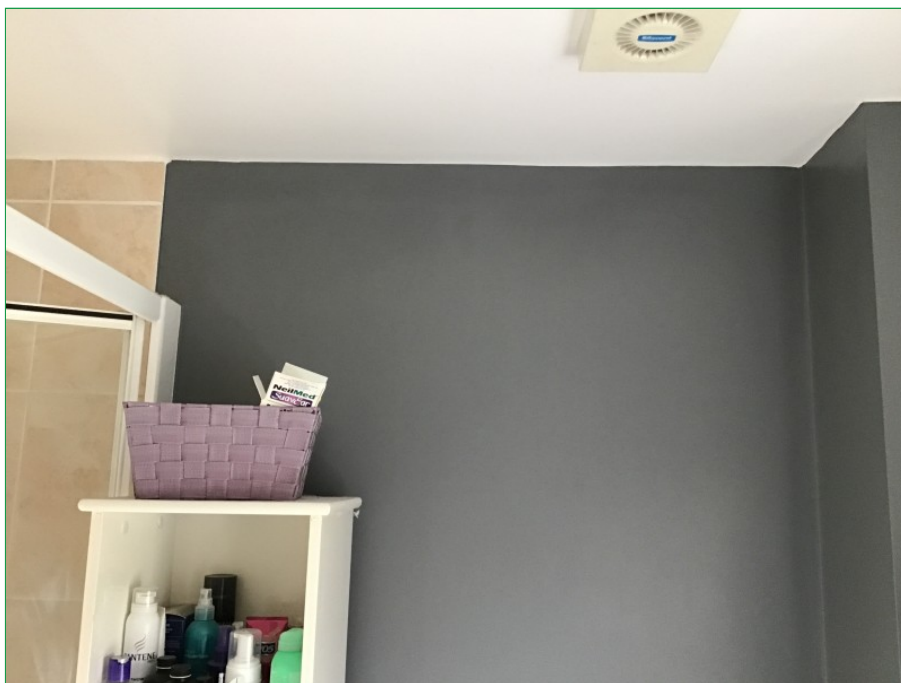


Photo 158

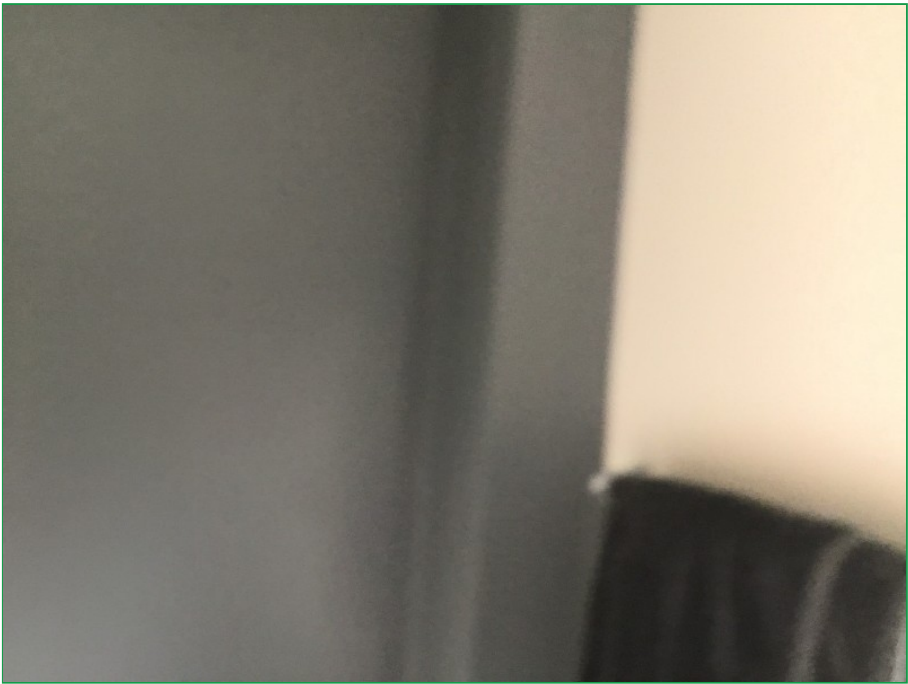


Photo 159

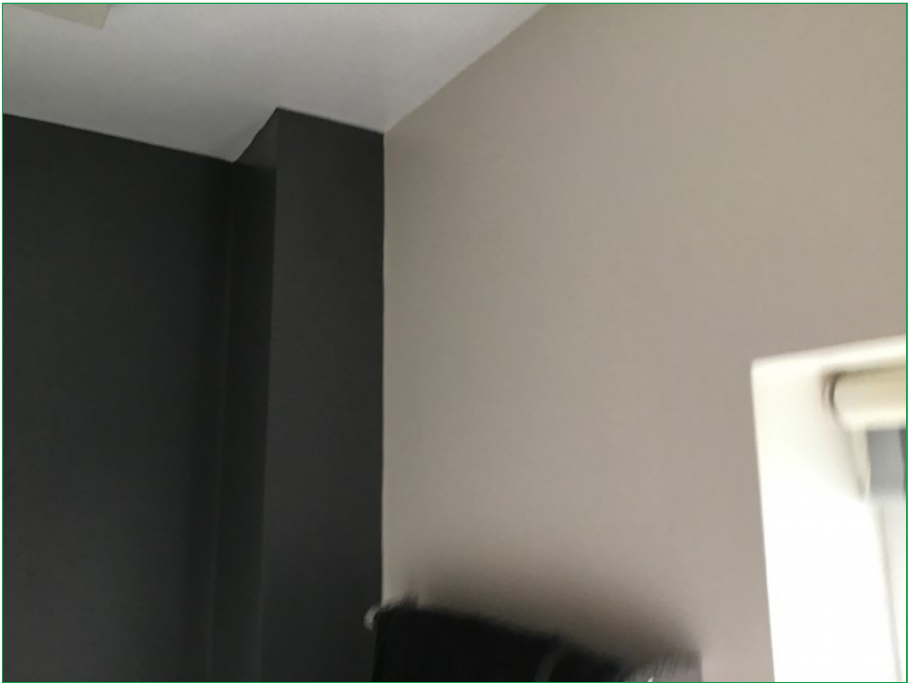


Photo 160

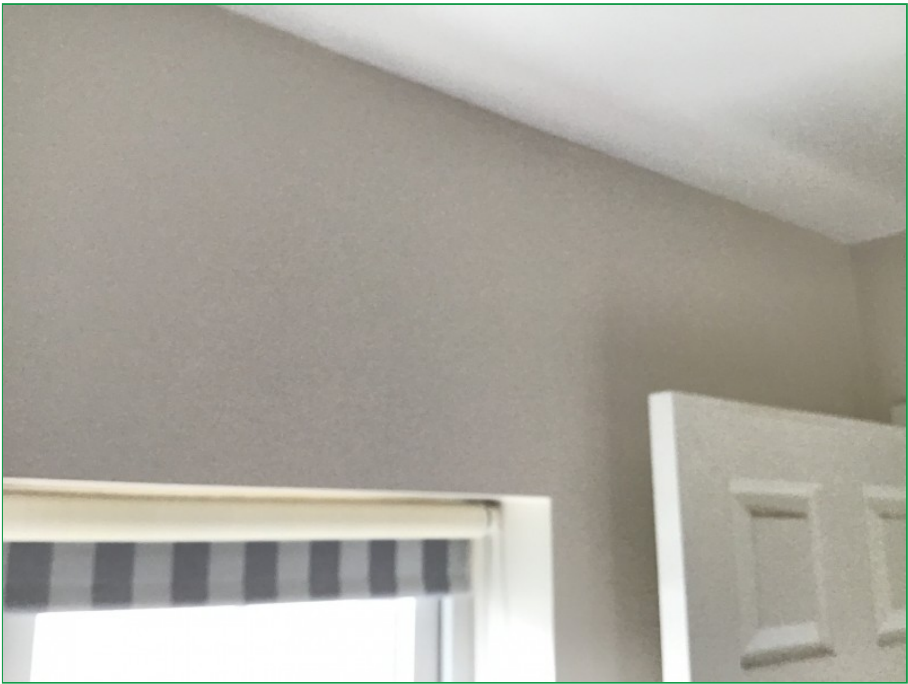


Photo 161



Photo 162

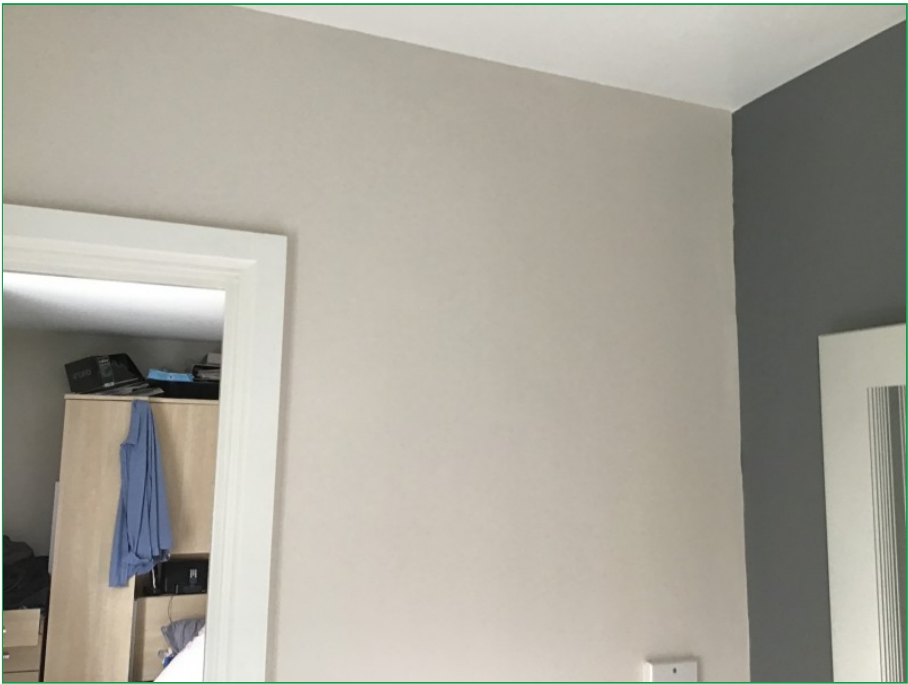


Photo 163

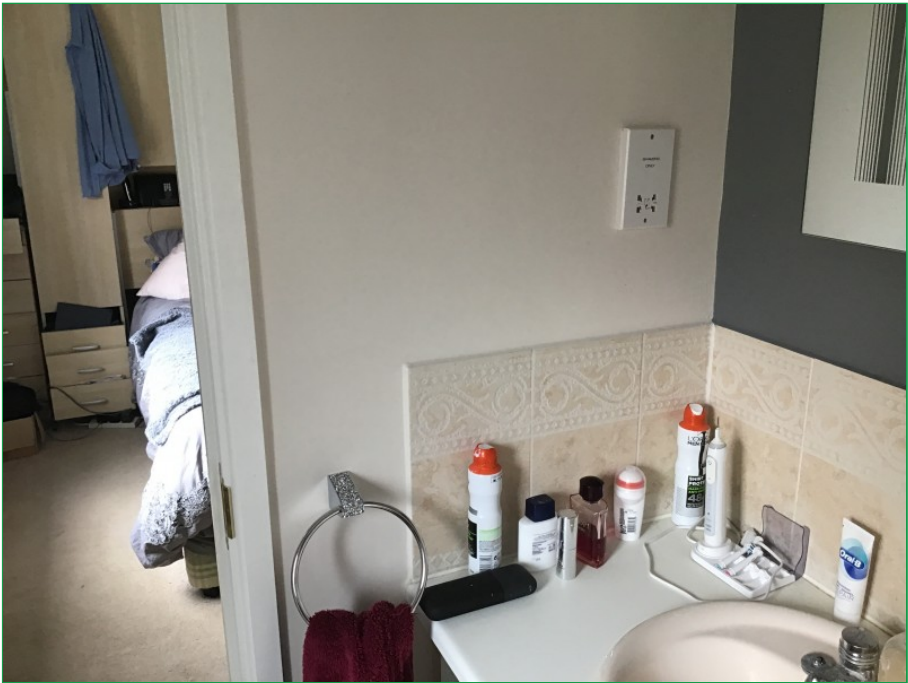


Photo 164



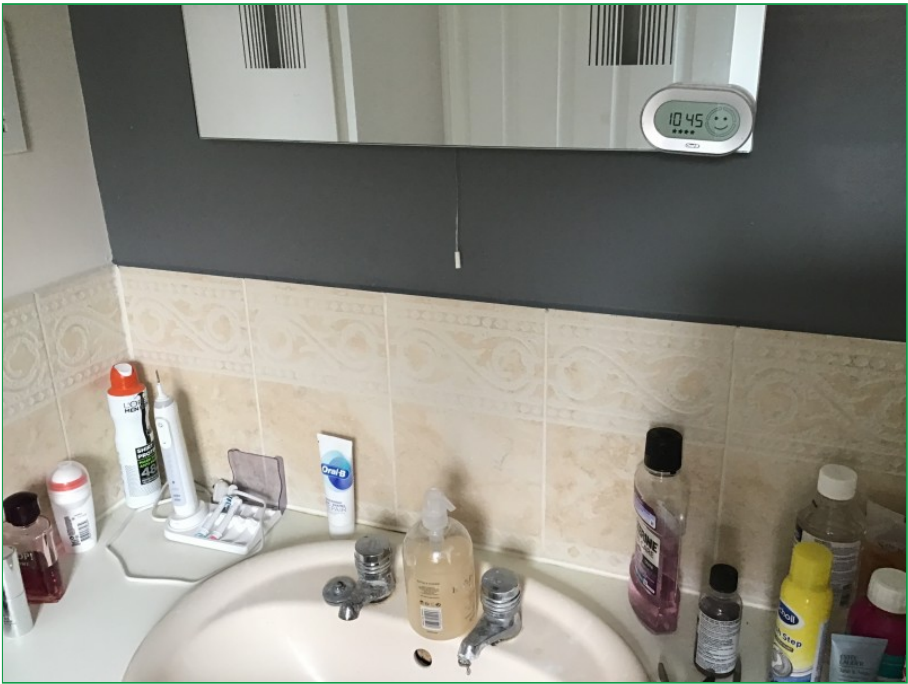


Photo 165

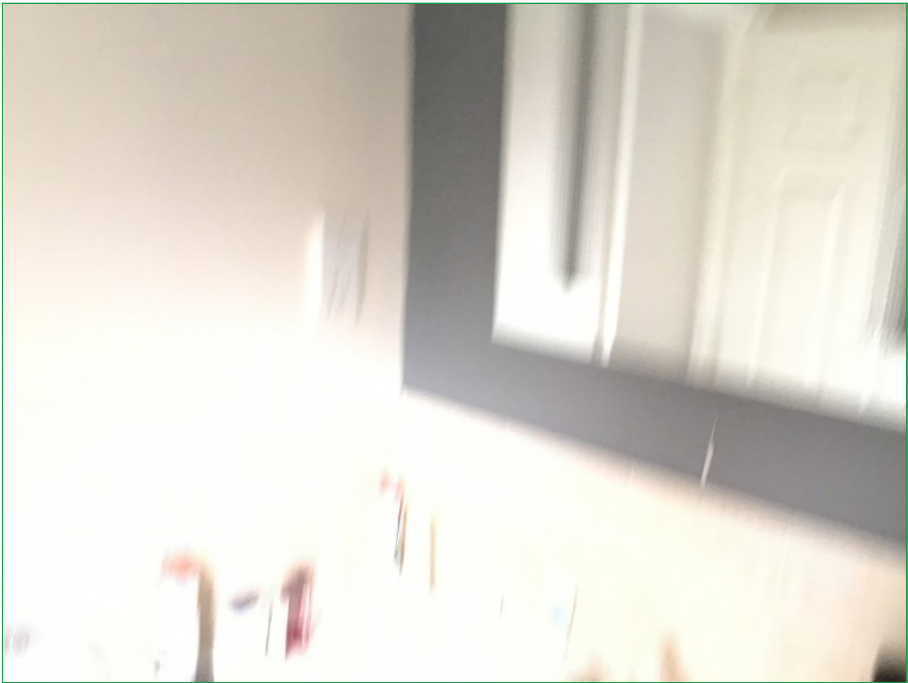


Photo 166



Photo 167



Photo 168



Photo 169

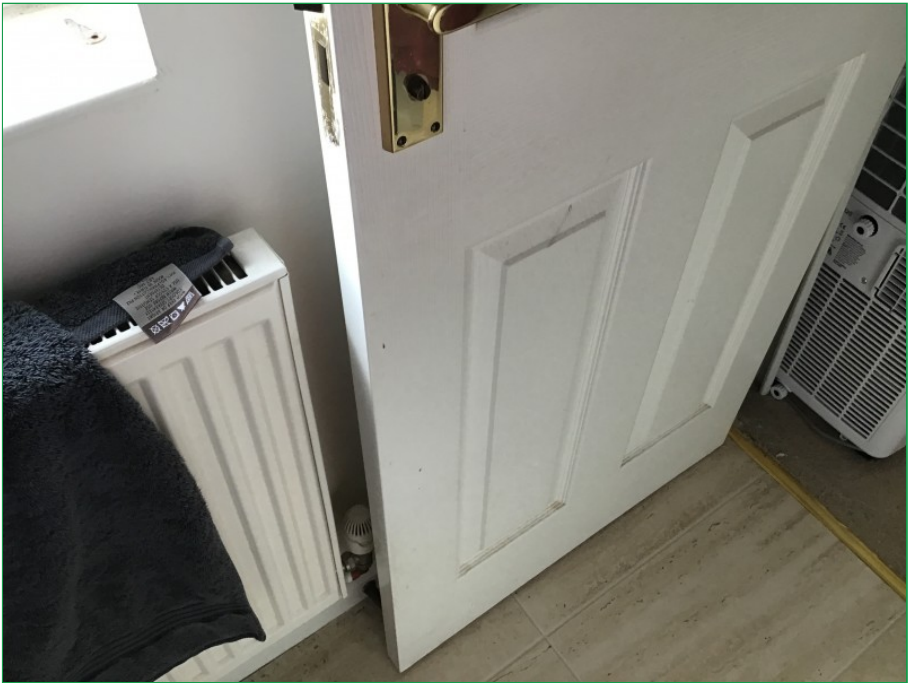


Photo 170

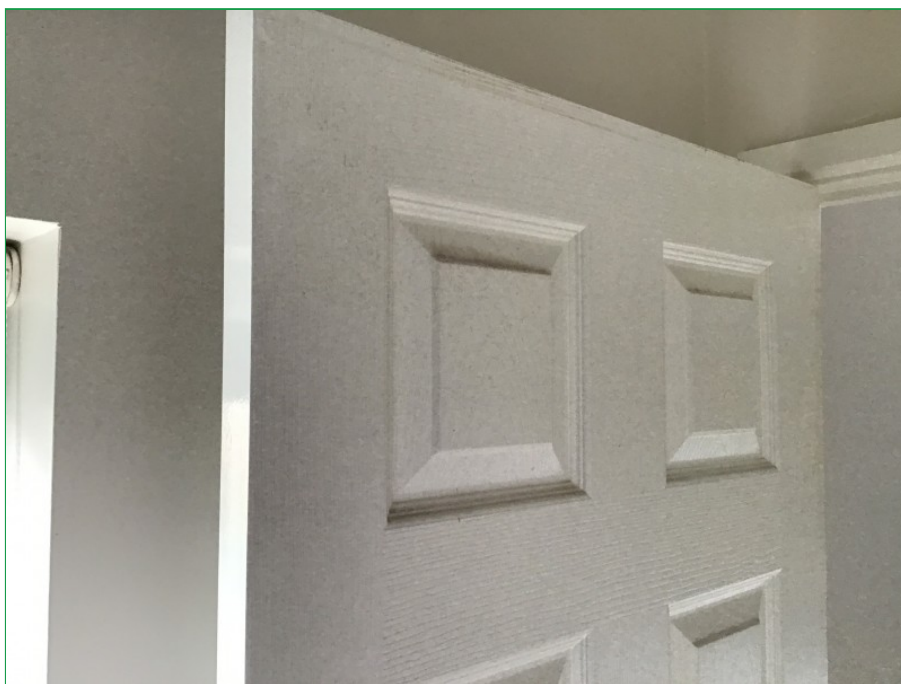


Photo 171

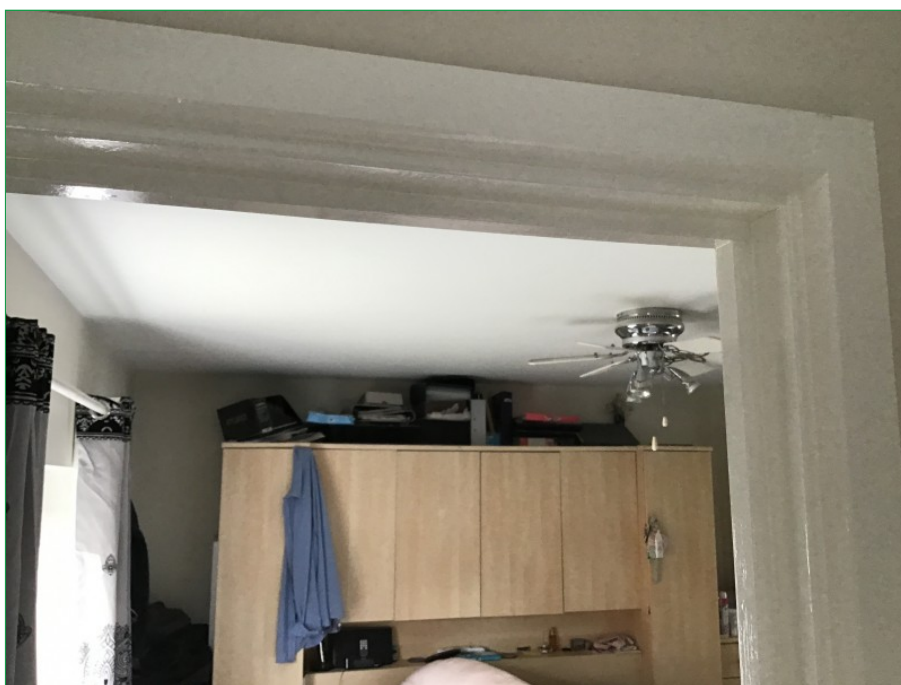


Photo 172





Photo 173

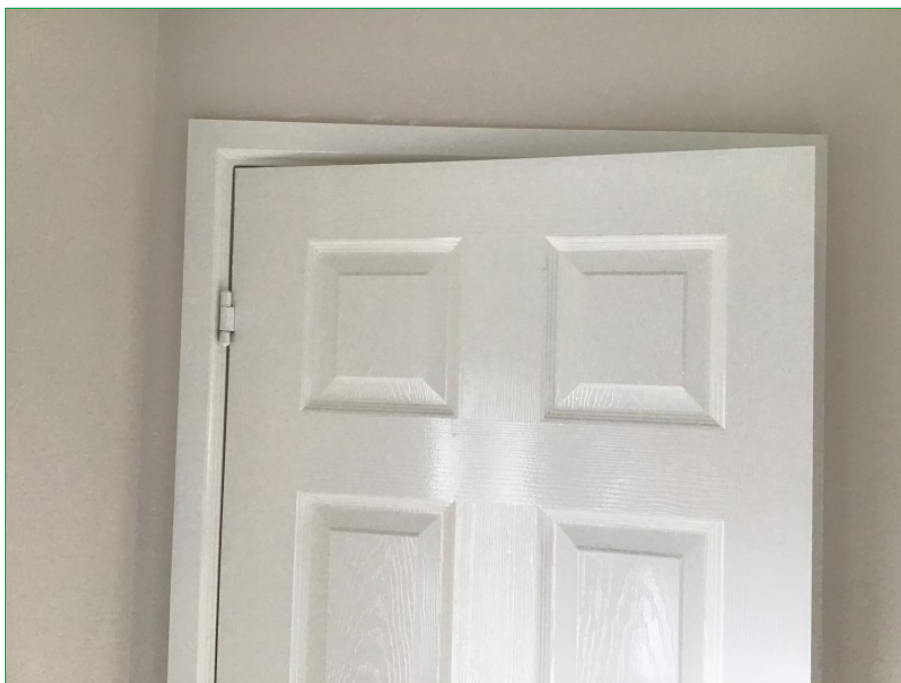


Photo 174





Photo 175



Photo 176



Photo 177



Photo 178



Photo 179



Photo 180





Photo 181



Photo 182



Photo 183



Photo 184



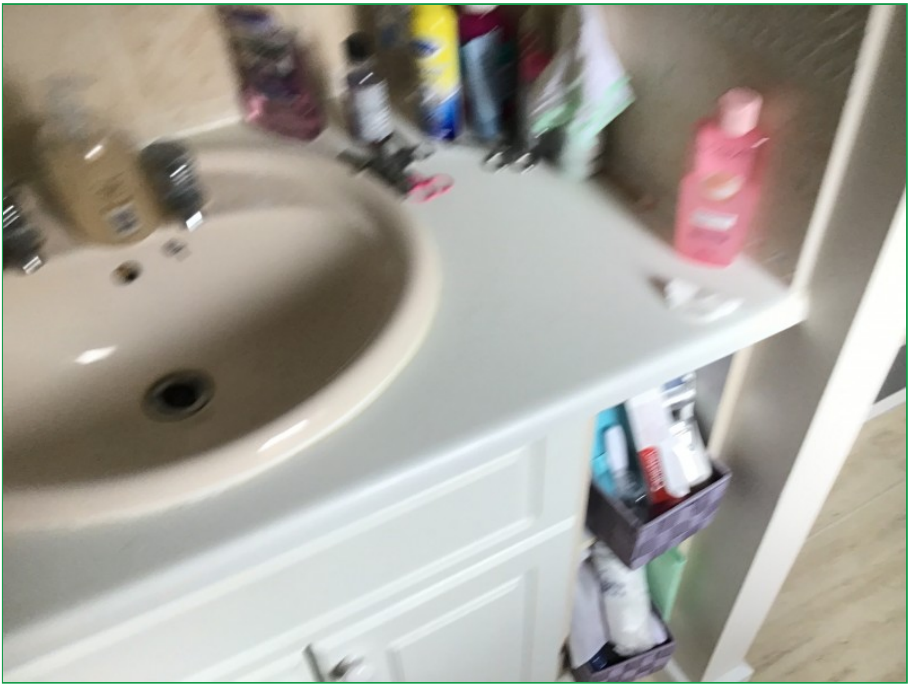


Photo 185



Photo 186



Photo 187



Photo 188



Photo 189



Photo 190





Photo 191



Photo 192



Photo 193



Photo 194





Photo 195



Photo 196

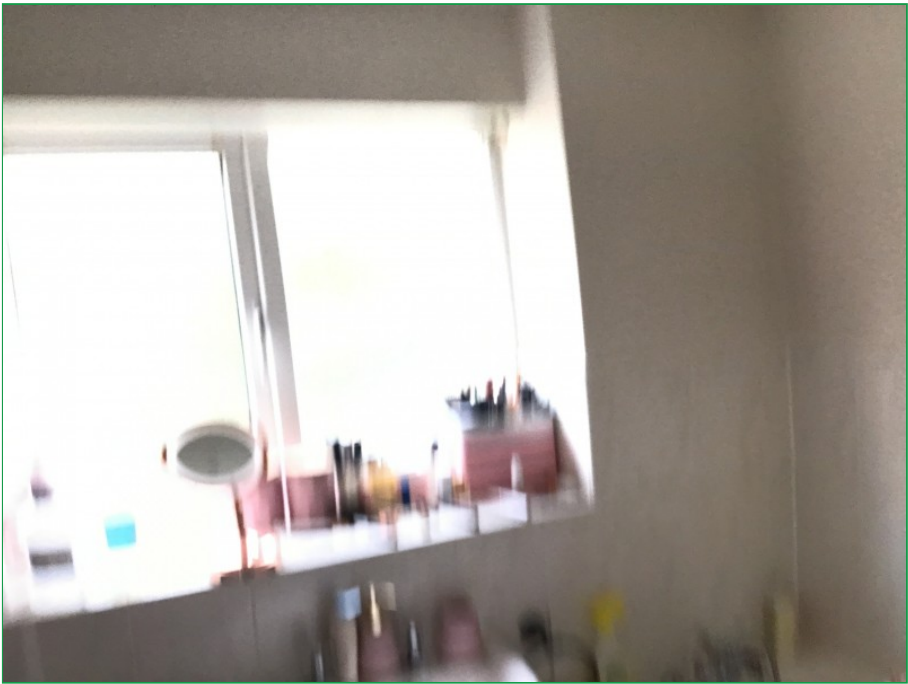


Photo 197



Photo 198

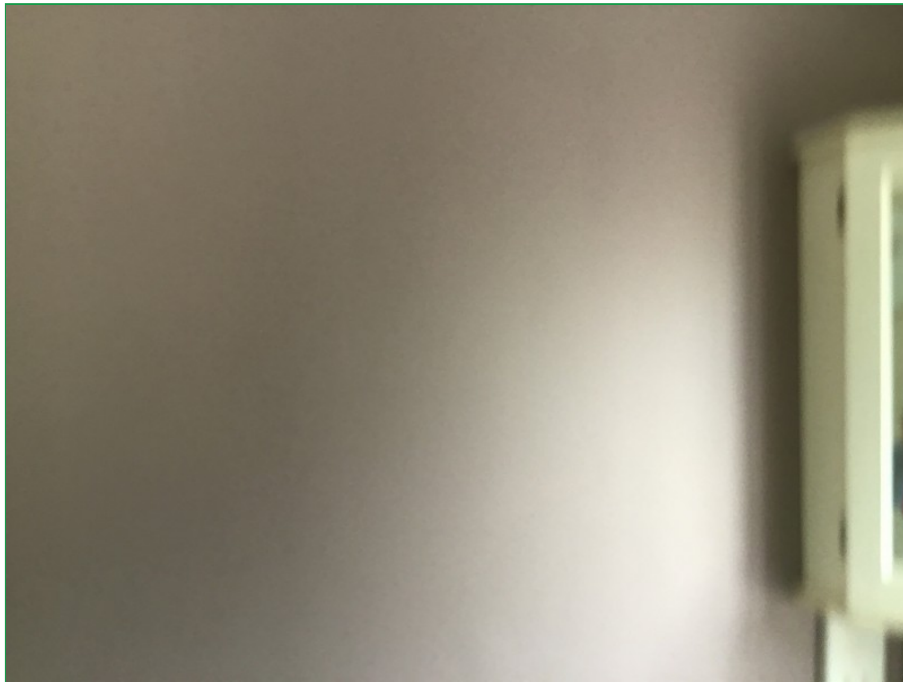


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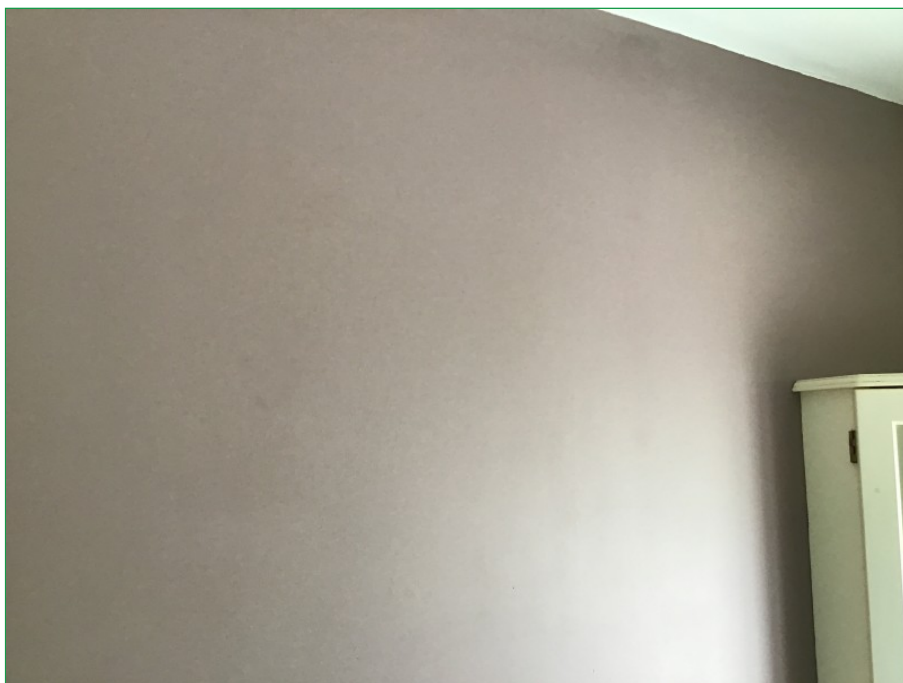


Photo 200



Photo 201



Photo 202

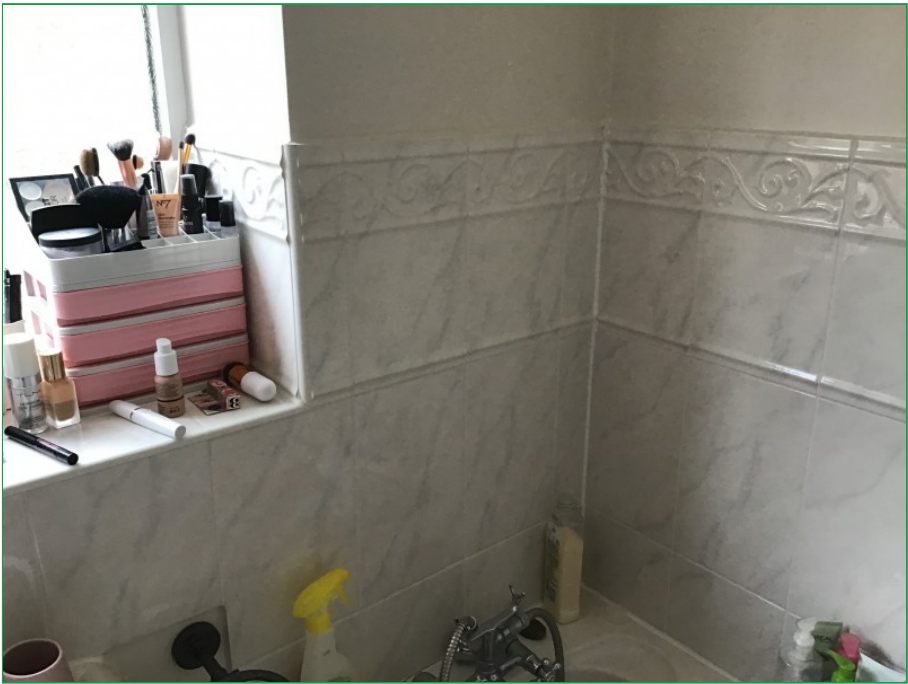


Photo 203

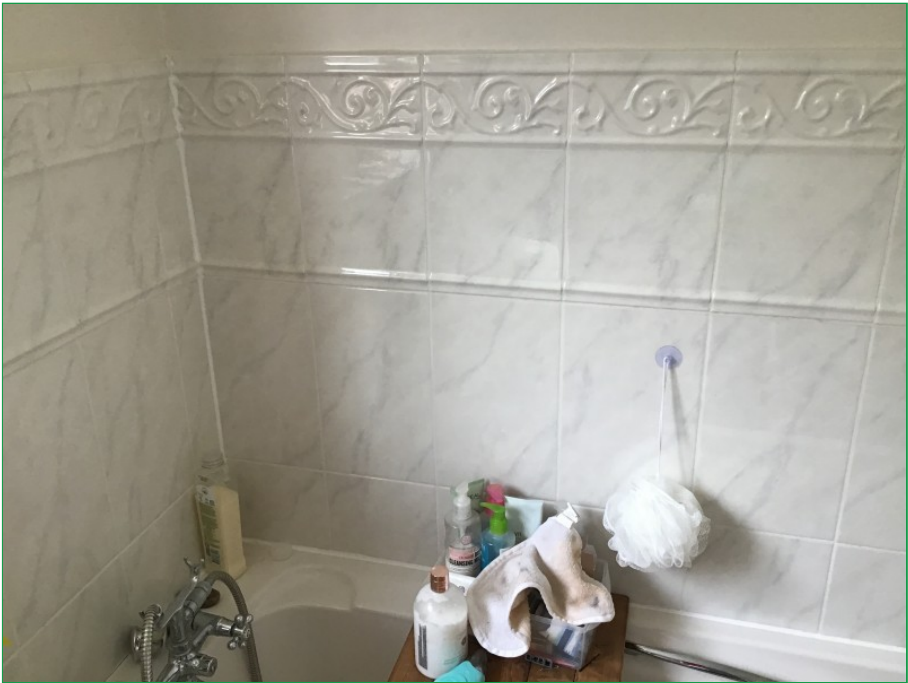


Photo 204



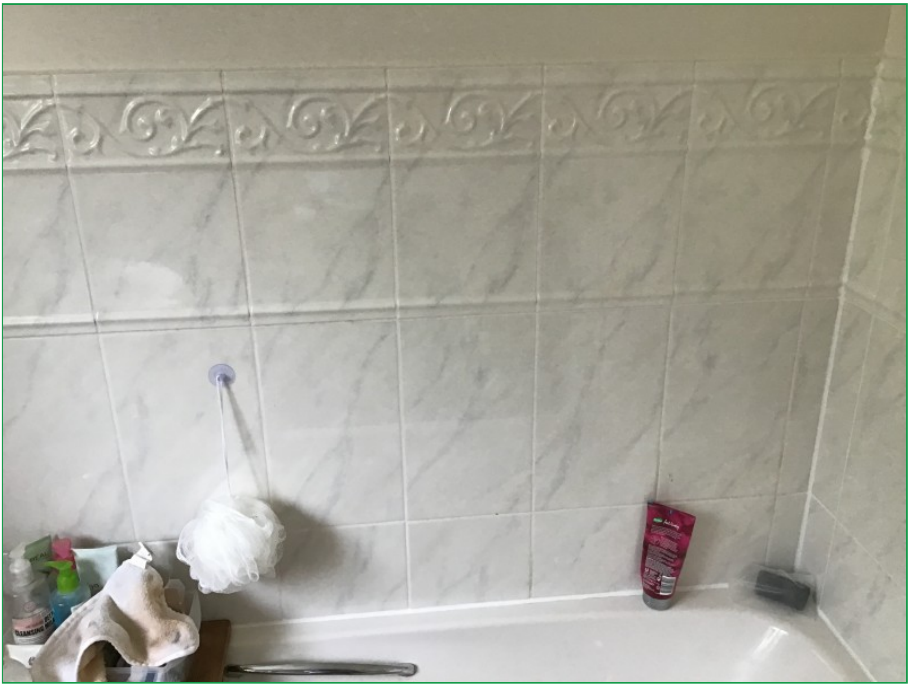


Photo 205

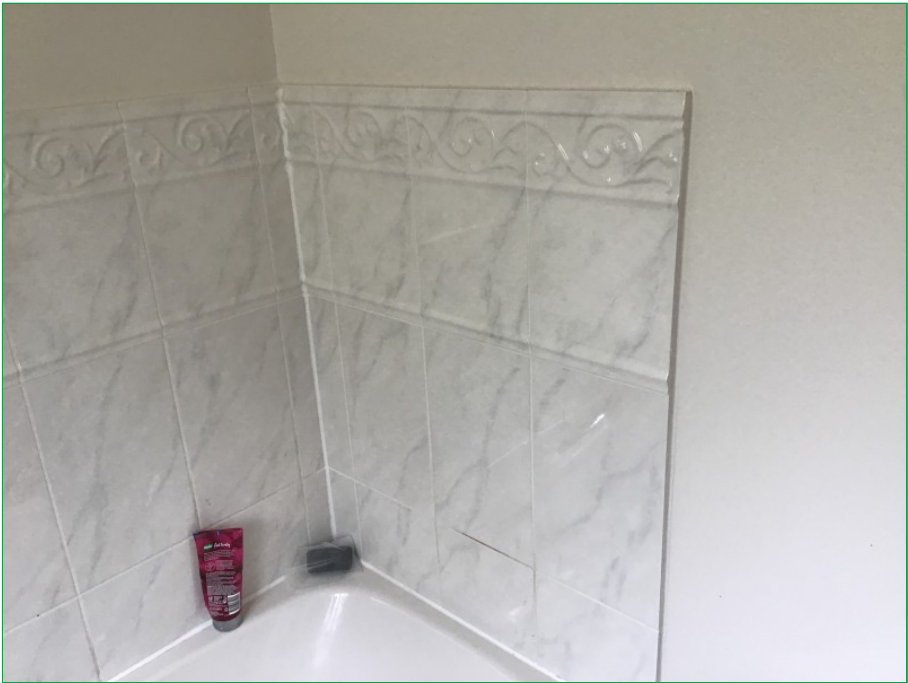


Photo 206



Photo 207



Photo 208



Photo 209



Photo 210



Photo 211



Photo 212



Photo 213



Photo 214



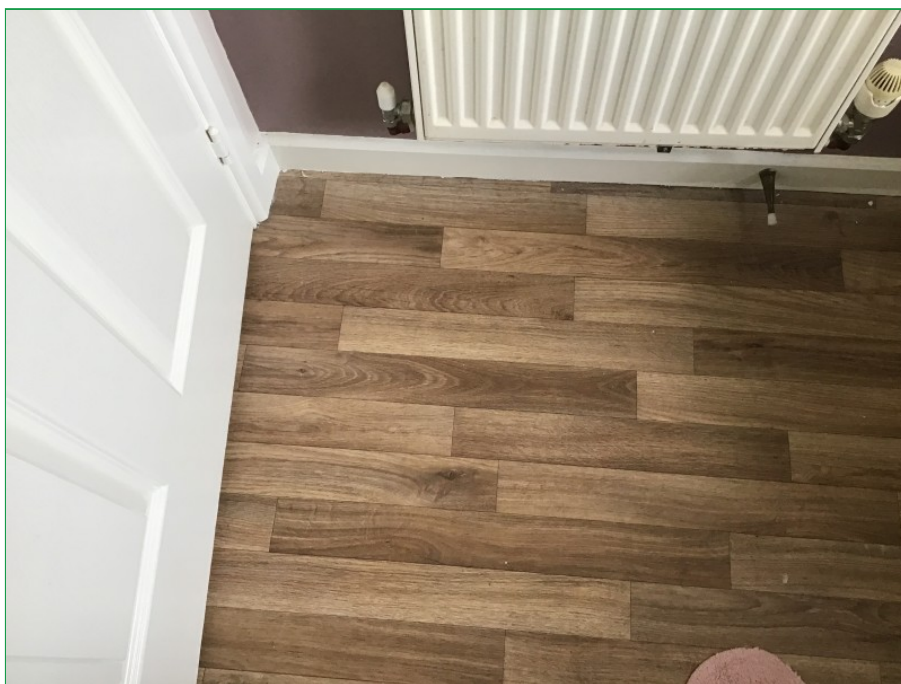


Photo 215

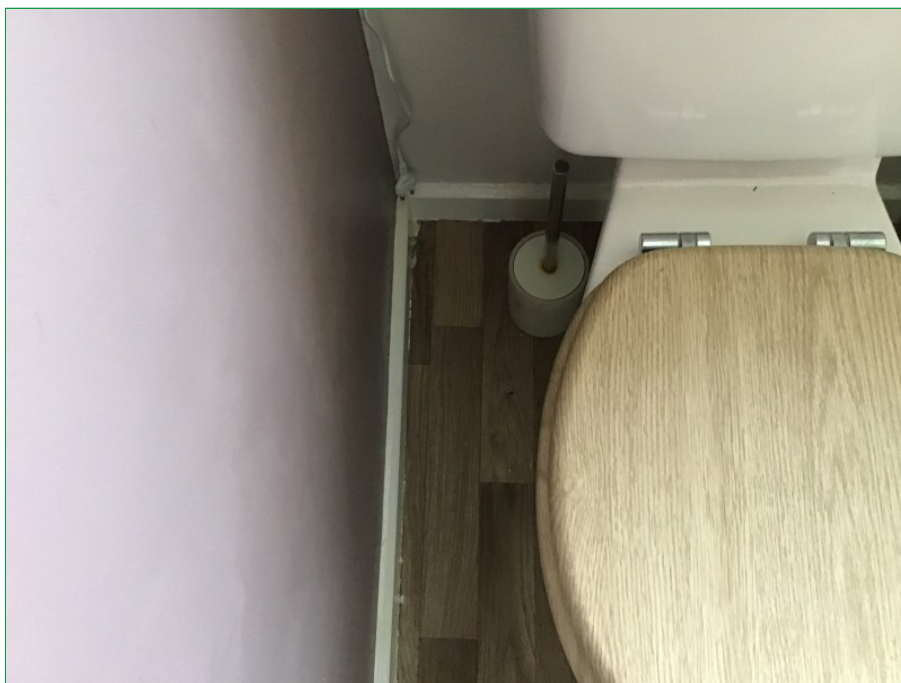


Photo 216



Photo 217



Photo 218



Photo 219



Photo 220





Photo 221



Photo 222



Photo 223



Photo 224





Photo 225



Photo 226



Photo 227



Photo 228



Photo 229



Photo 230





Photo 231



Photo 232



Photo 233



Photo 234





Photo 235



Photo 236

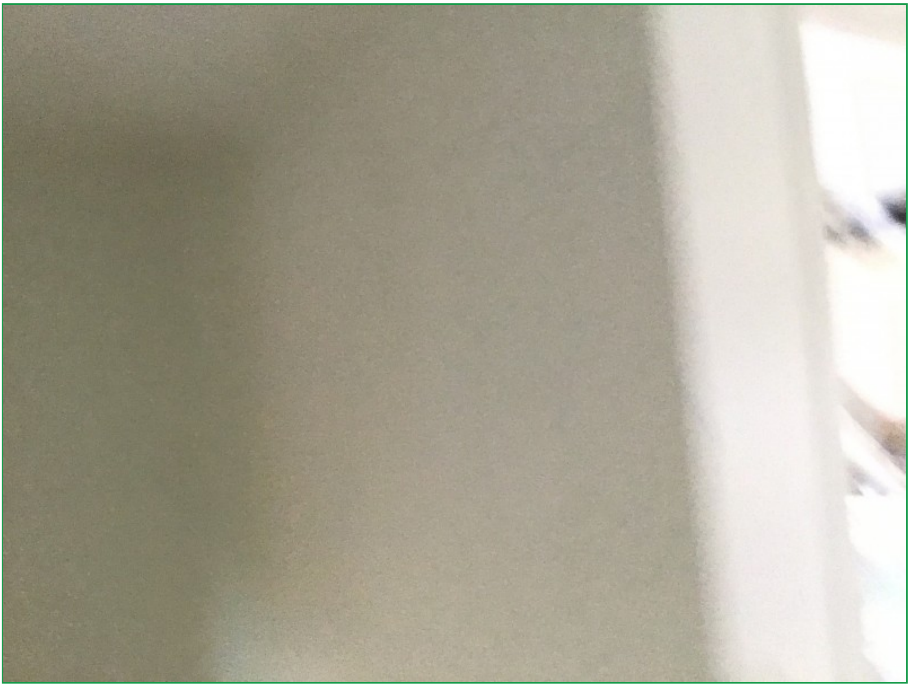


Photo 237



Photo 238



Photo 239

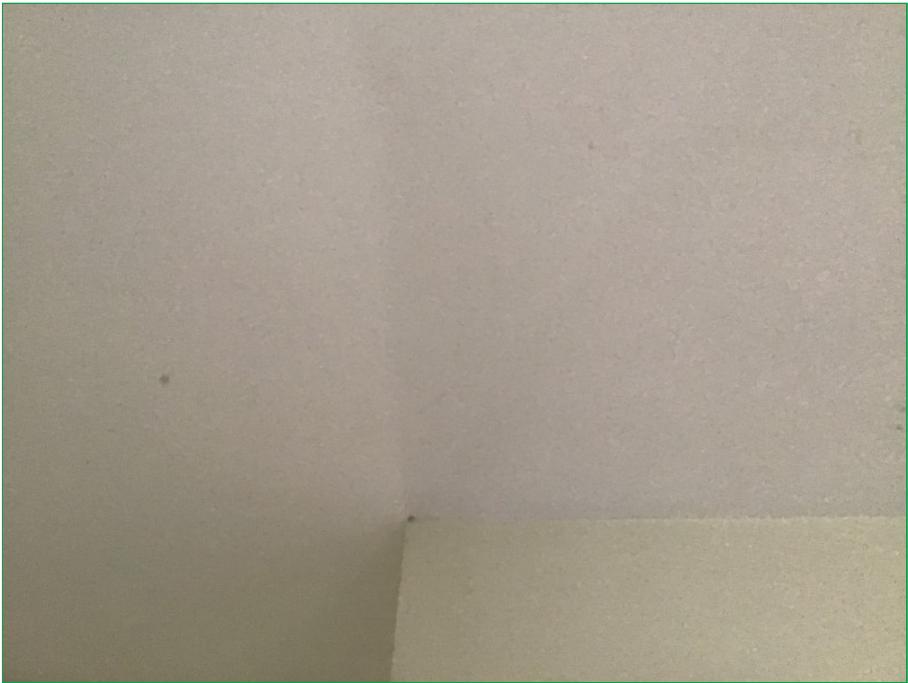


Photo 240



Photo 241



Photo 242





Photo 243



Photo 244





Photo 245



Photo 246



Photo 247



Photo 248



Photo 249



Photo 250



Photo 251



Photo 252



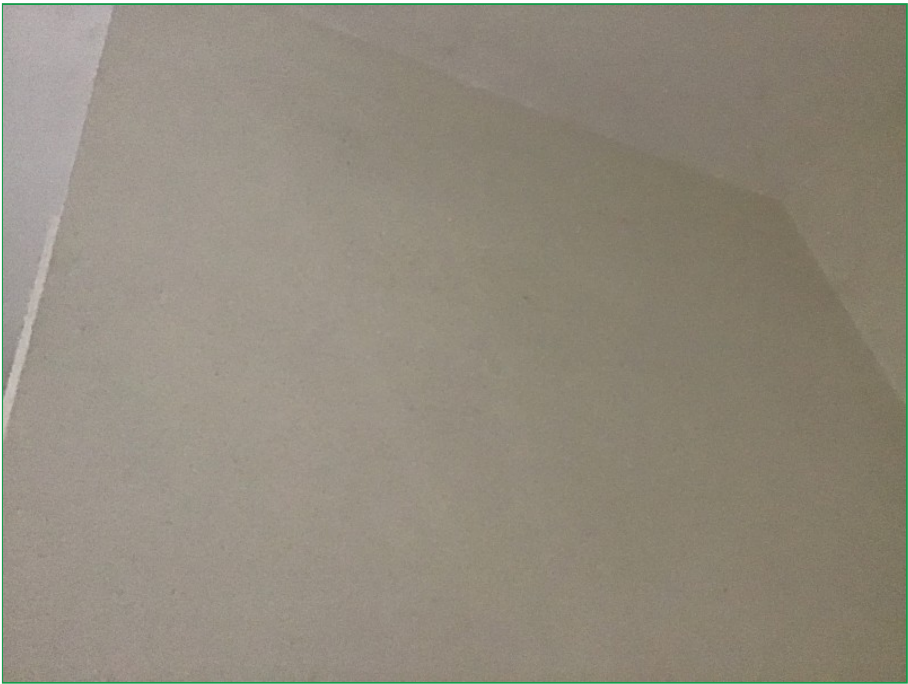


Photo 253

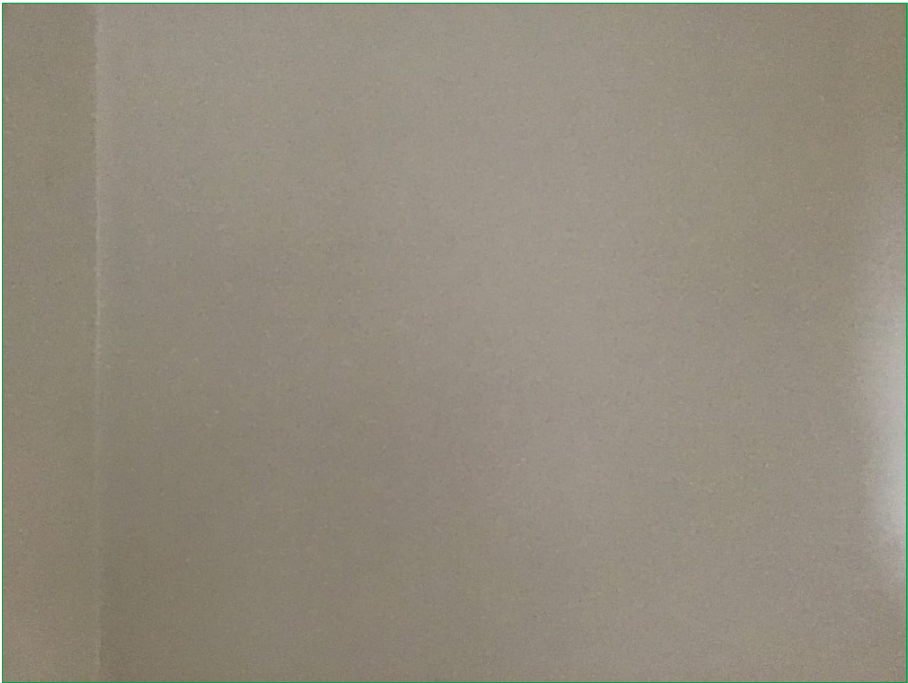


Photo 254

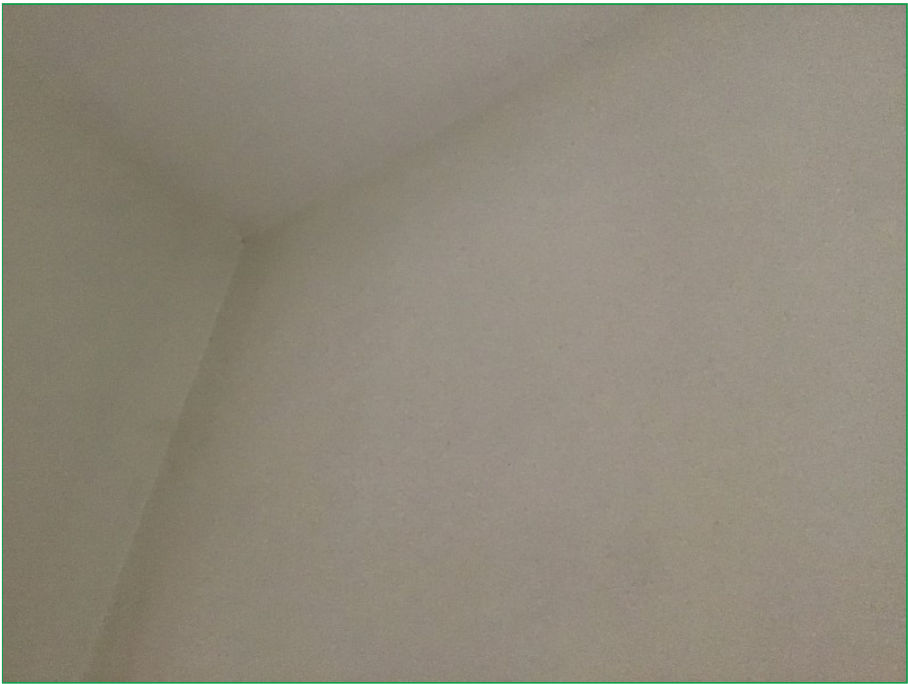


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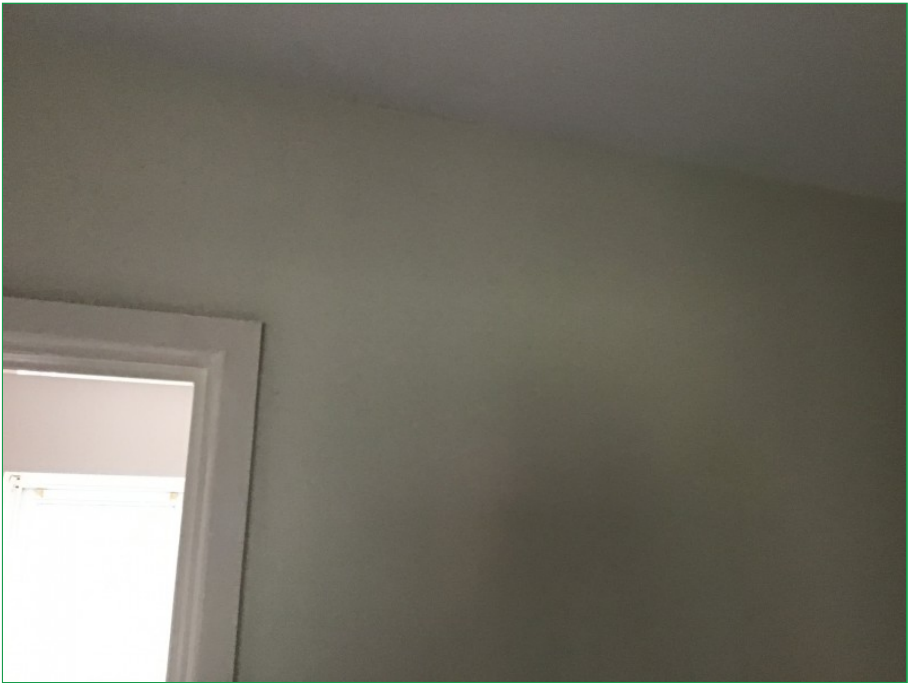


Photo 256



Photo 257



Photo 258



Photo 259



Photo 260



Photo 261



Photo 262



Photo 263



Photo 264



Photo 265



Photo 266



Photo 267



Photo 268



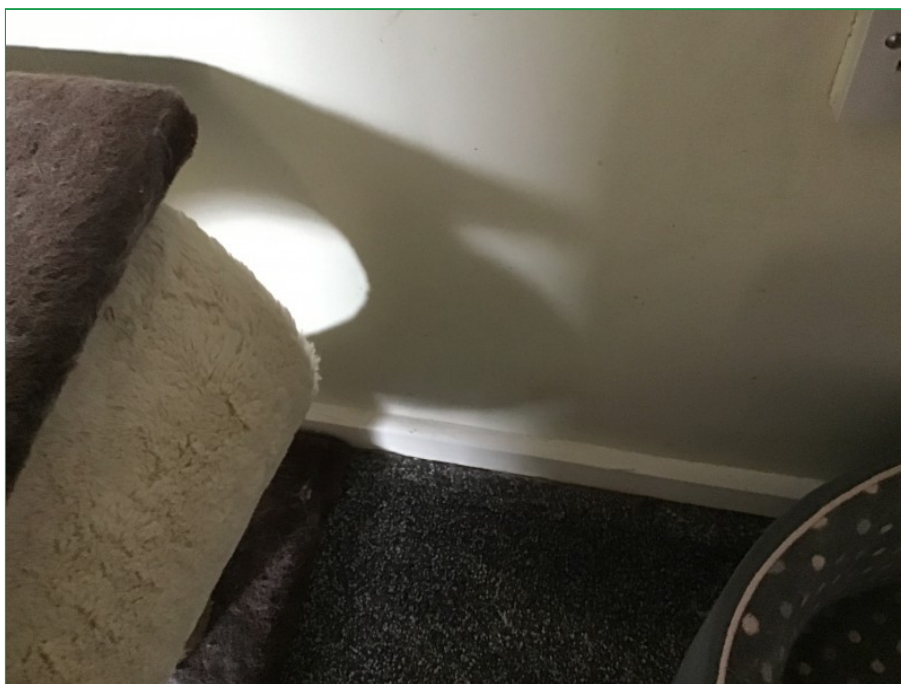


Photo 269

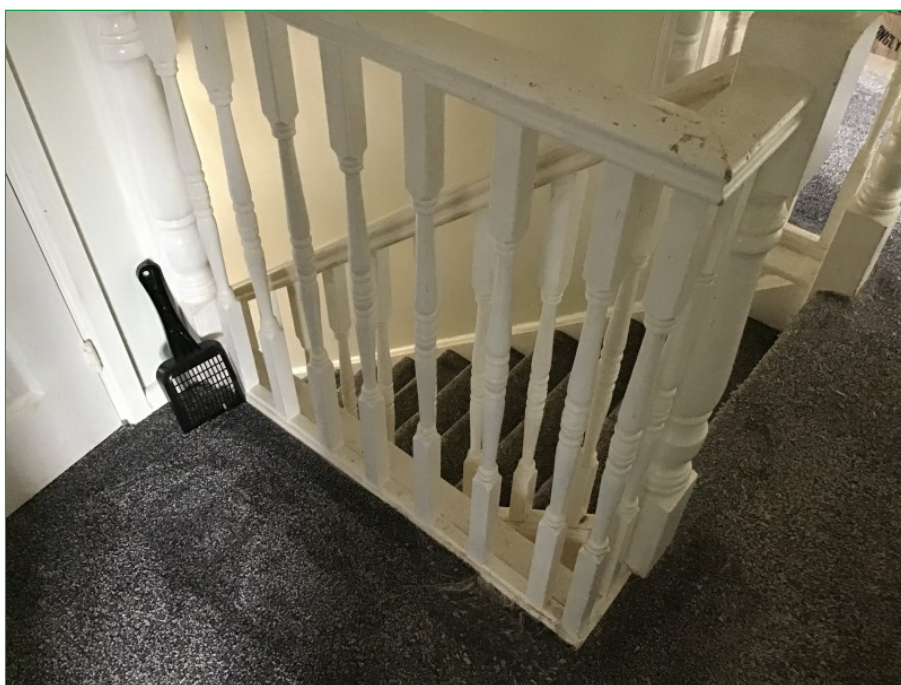


Photo 270



Photo 271



Photo 272

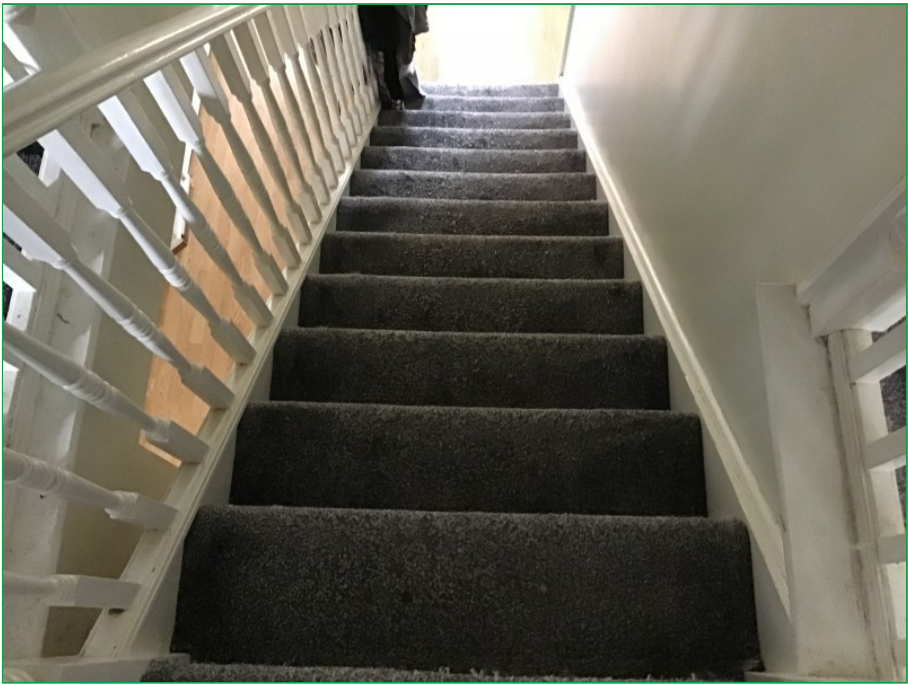


Photo 273



Photo 274





Photo 275



Photo 276





Photo 277

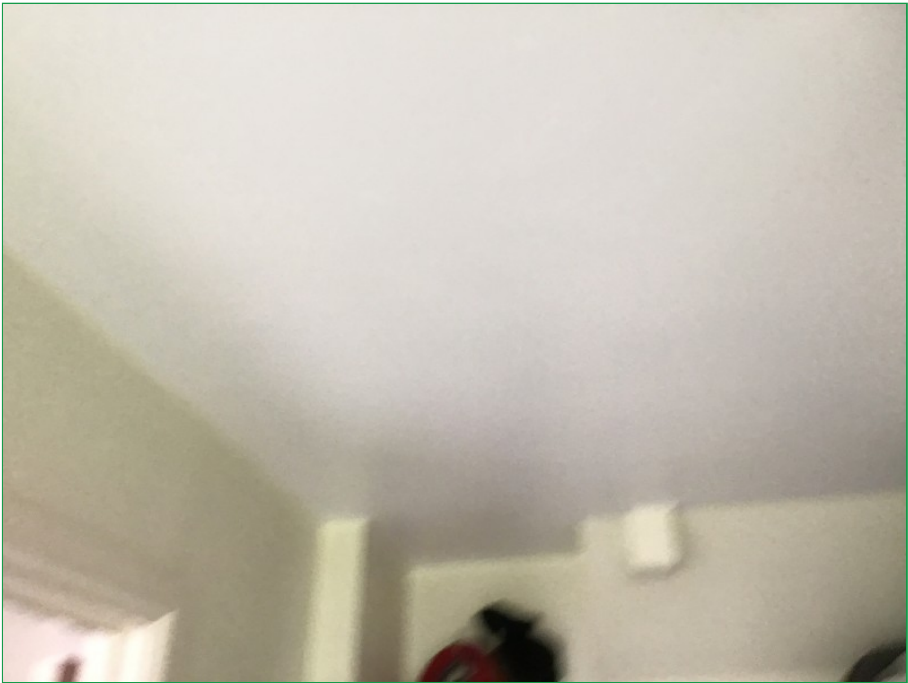


Photo 278



Photo 279



Photo 280

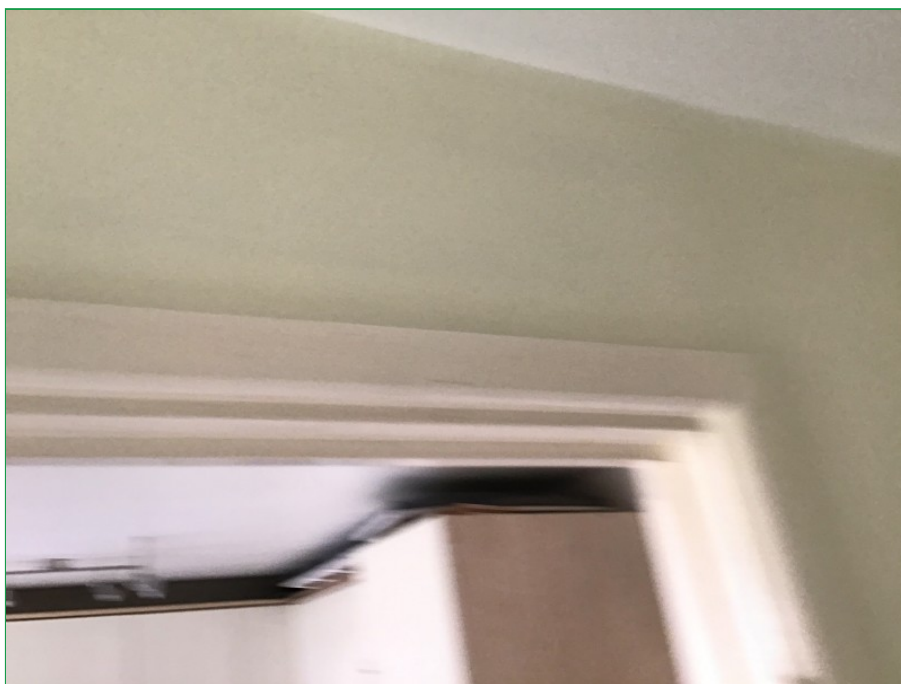


Photo 281



Photo 282



Photo 283



Photo 284





Photo 285



Photo 286

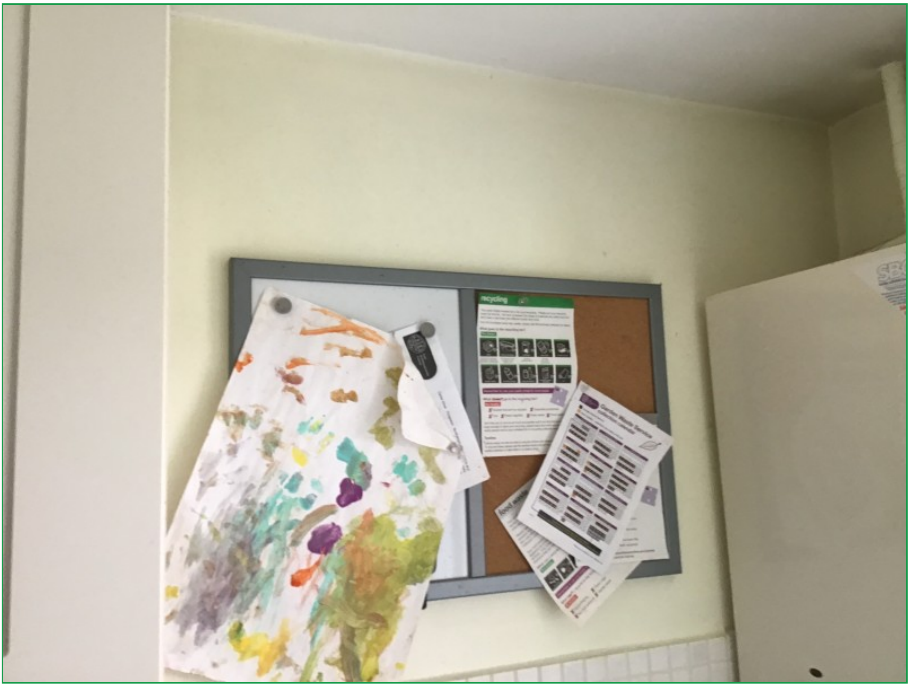


Photo 287



Photo 288



Photo 289



Photo 290



Photo 291



Photo 292





Photo 293



Photo 294



Photo 295

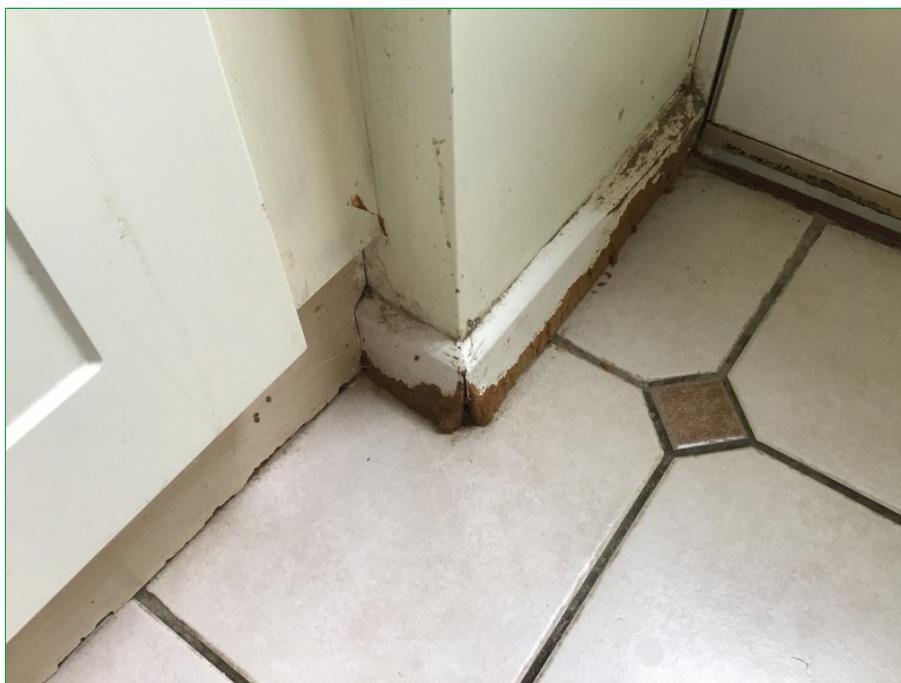


Photo 296



Photo 297



Photo 298



Photo 299



Photo 300





Photo 301



Photo 302



Photo 303



Photo 304

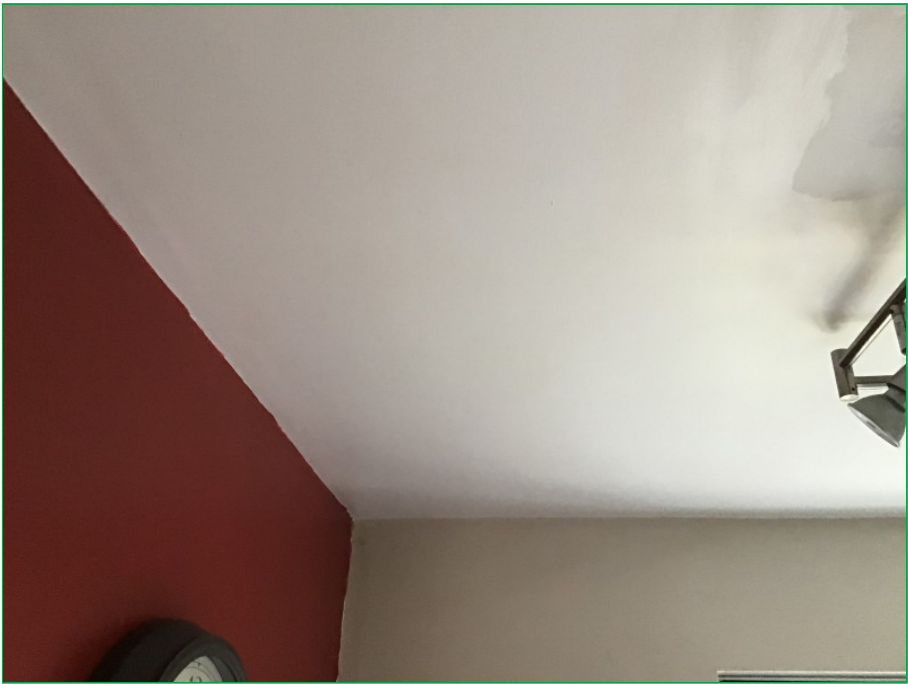


Photo 305



Photo 306



Photo 307



Photo 308





Photo 309

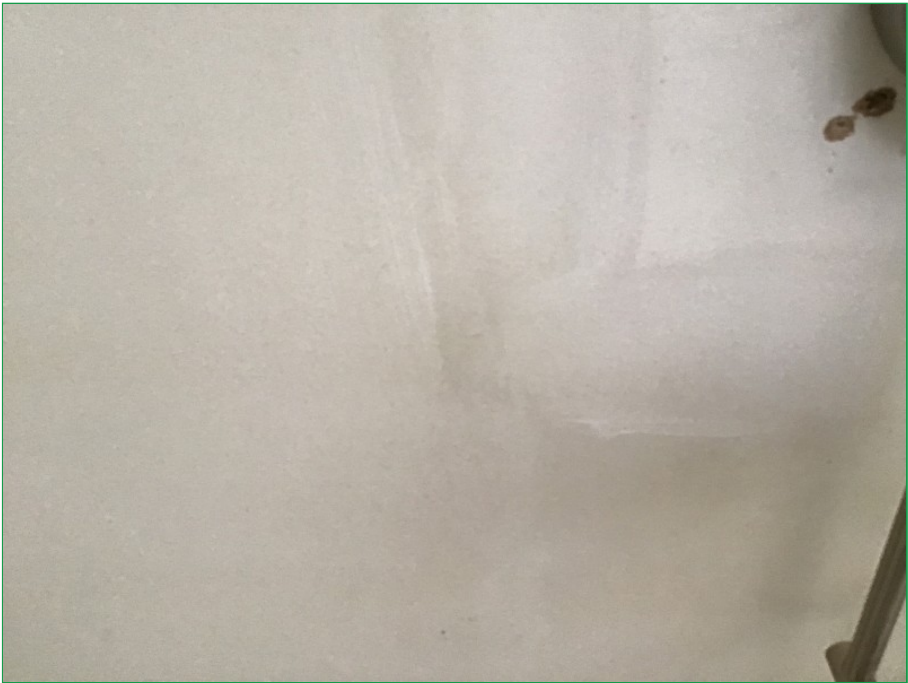


Photo 310



Photo 311

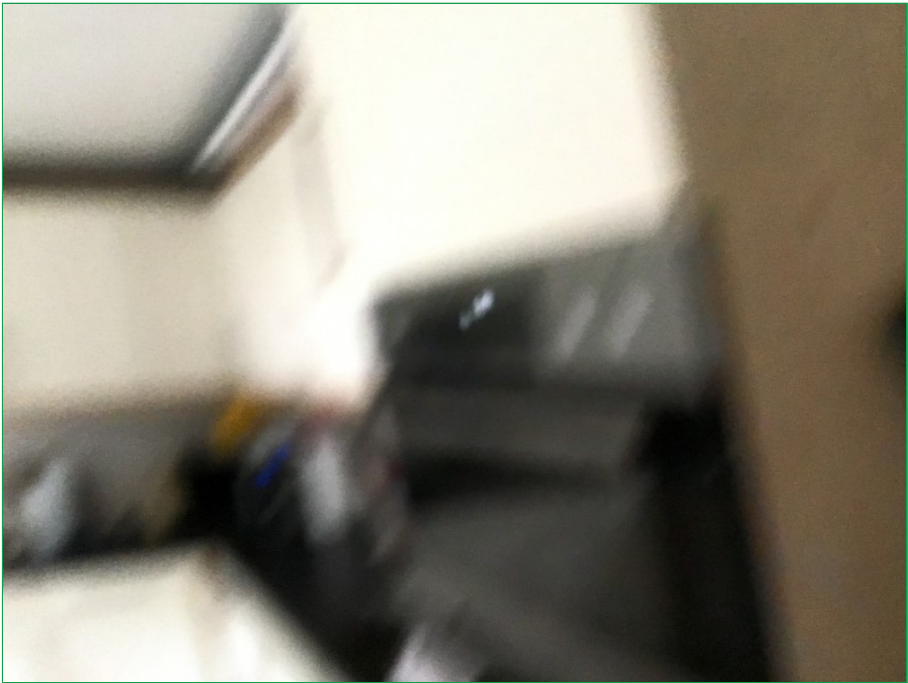


Photo 312



Photo 313



Photo 314



Photo 315



Photo 316





Photo 317



Photo 318

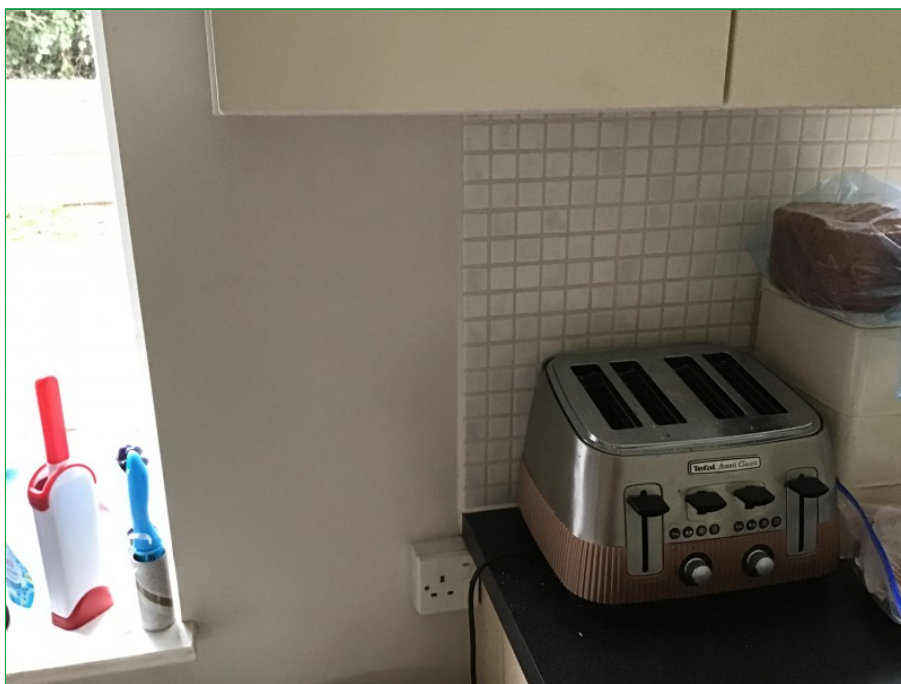


Photo 319



Photo 320



Photo 321



Photo 322



Photo 323



Photo 324



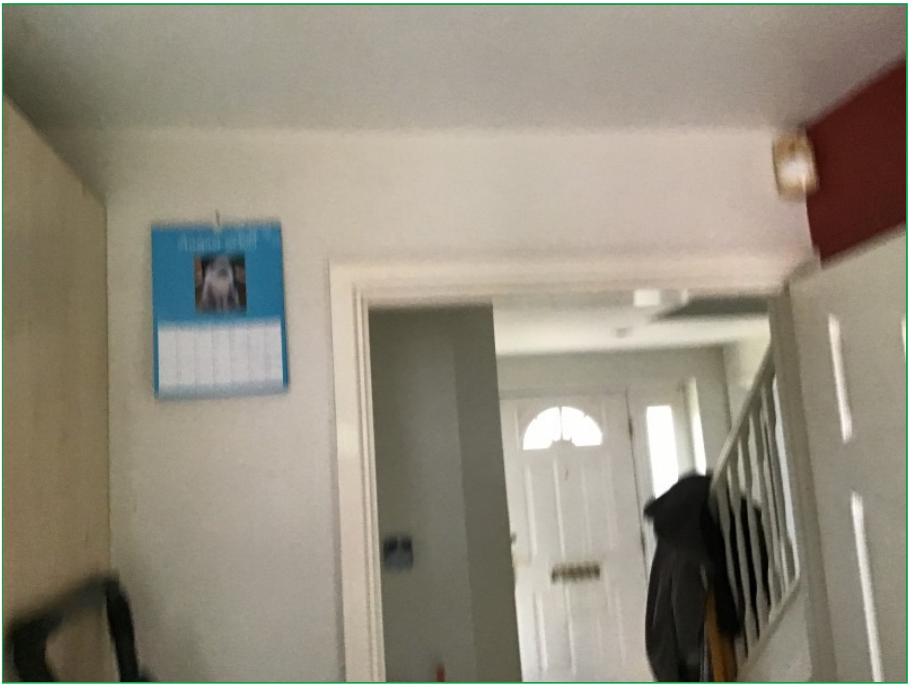


Photo 325



Photo 326



Photo 327



Photo 328



Photo 329



Photo 330

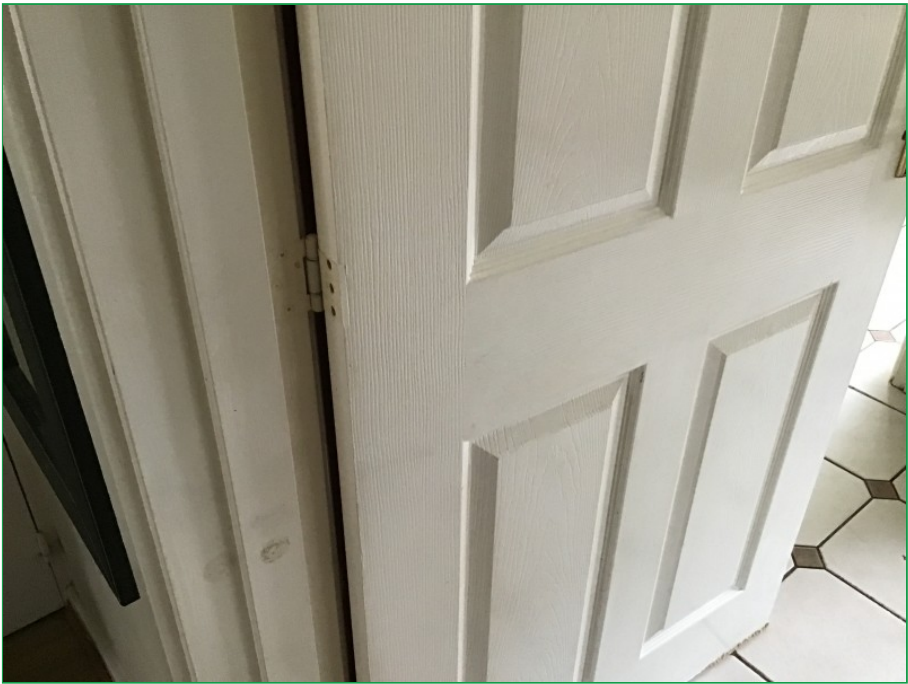


Photo 331



Photo 332





Photo 333



Photo 334



Photo 335



Photo 336



Photo 337



Photo 338



Photo 339



Photo 340





Photo 341



Photo 342



Photo 343



Photo 344



Photo 345

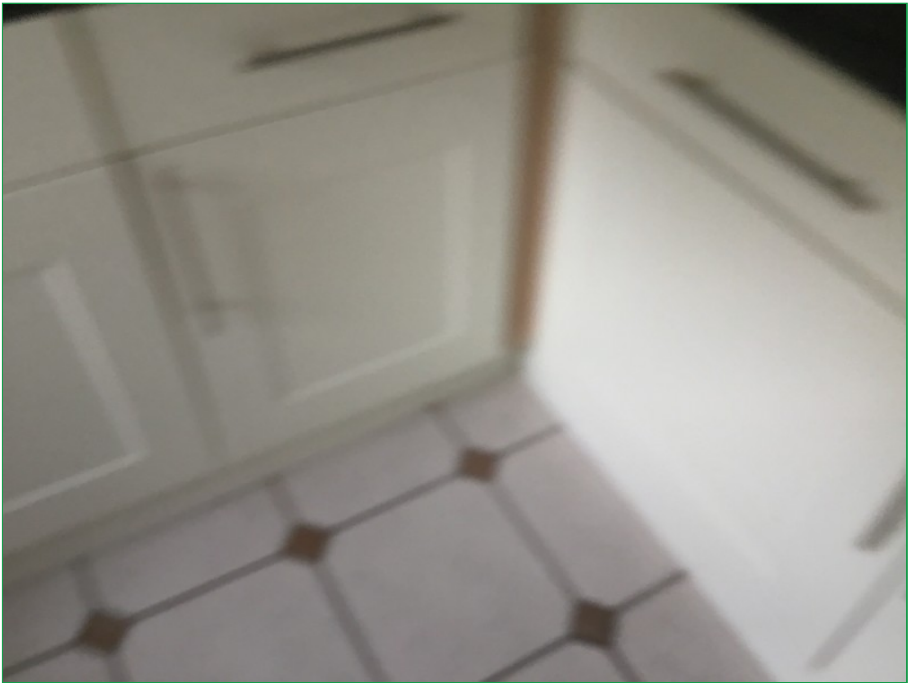


Photo 346



Photo 347



Photo 348



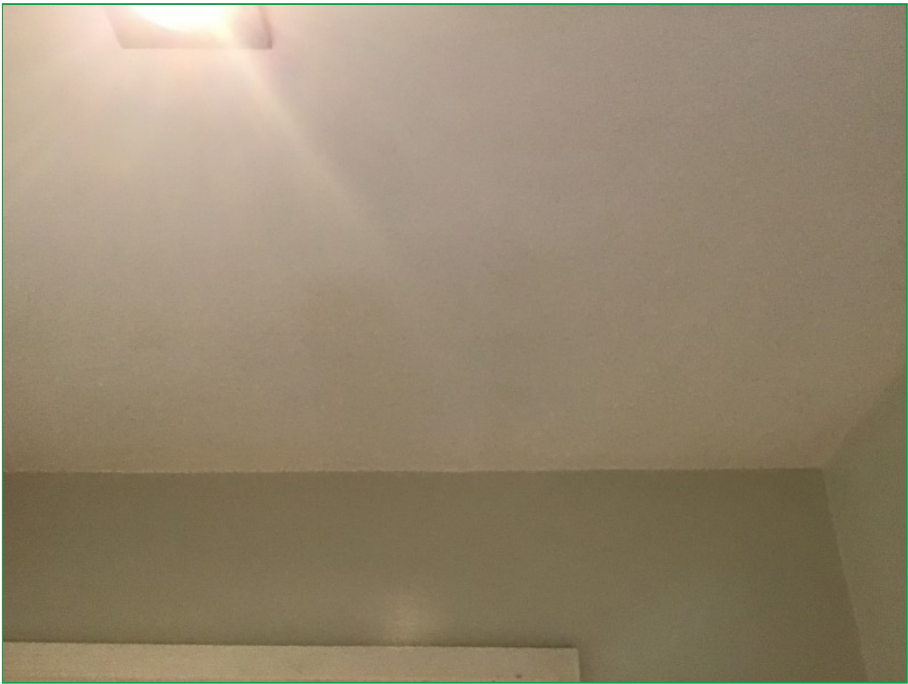


Photo 349



Photo 350

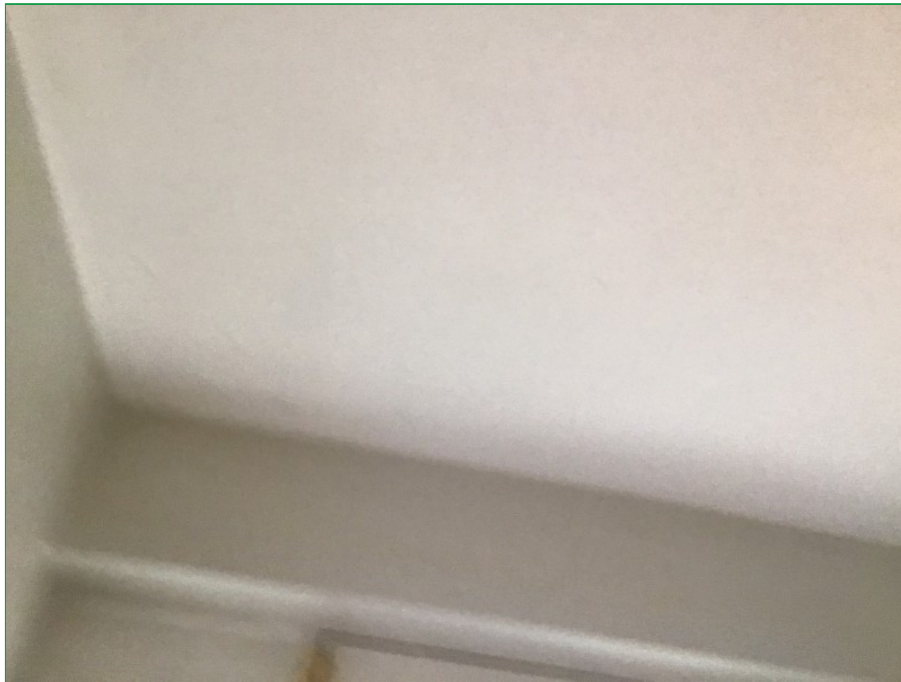


Photo 351



Photo 352

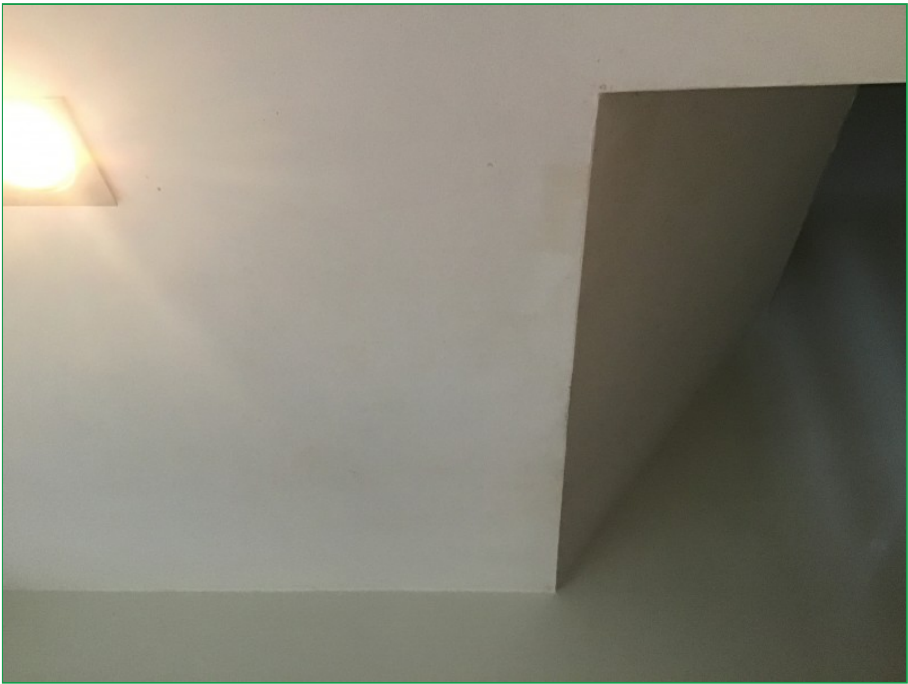


Photo 353

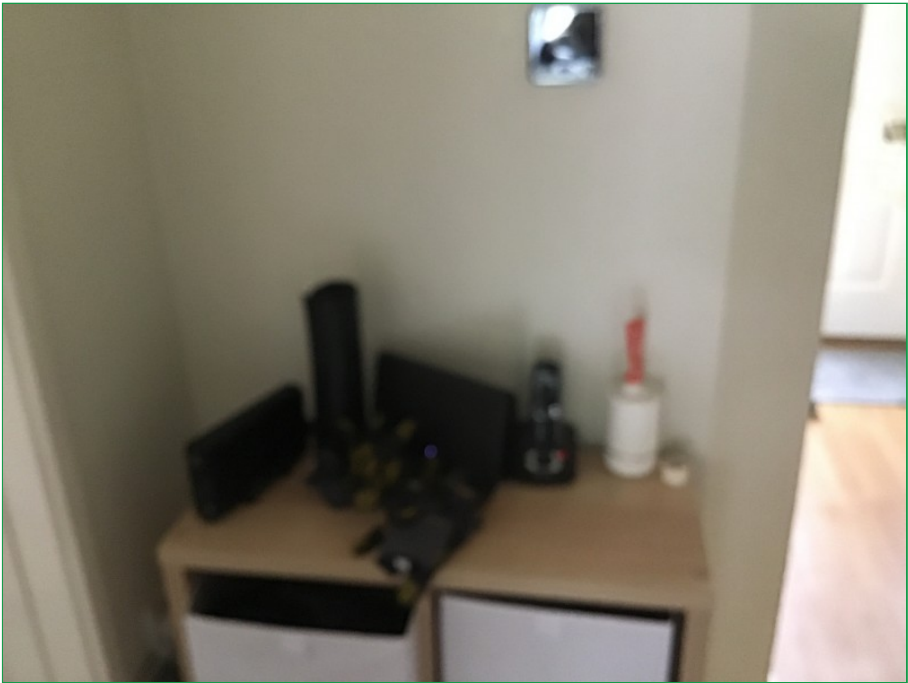


Photo 354

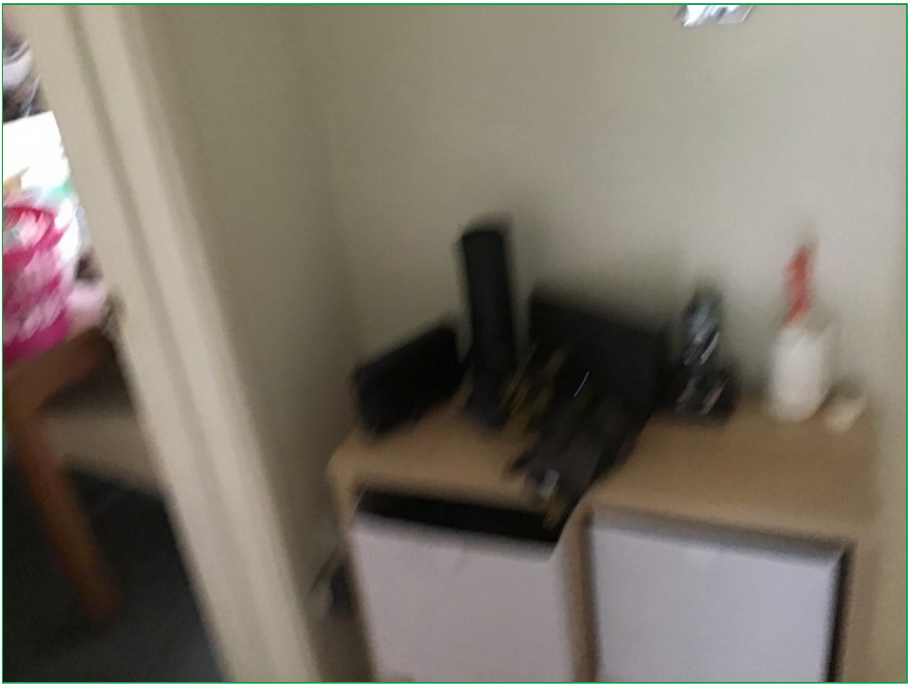


Photo 355

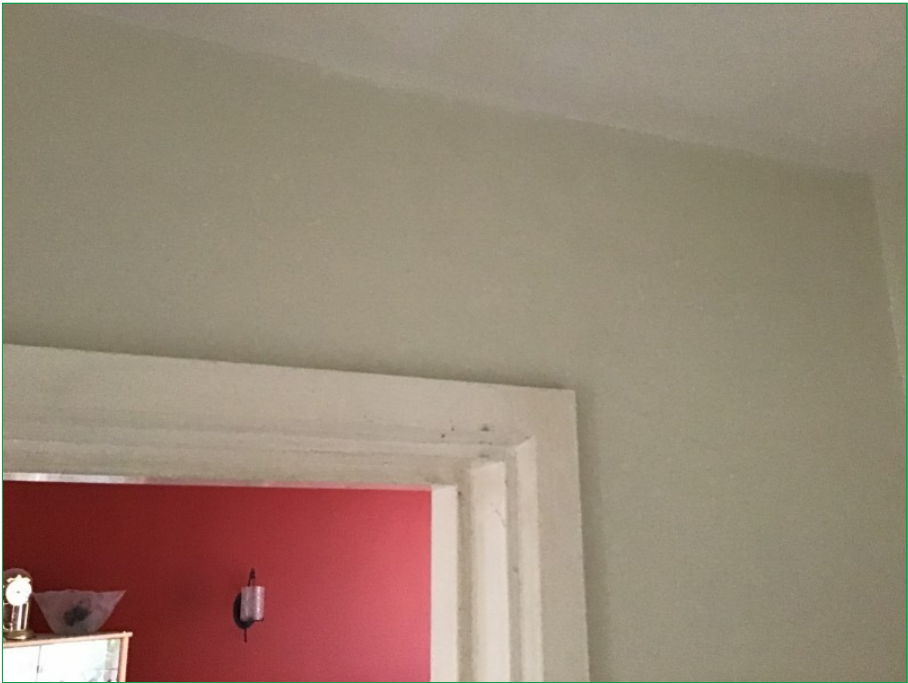


Photo 356





Photo 357



Photo 358

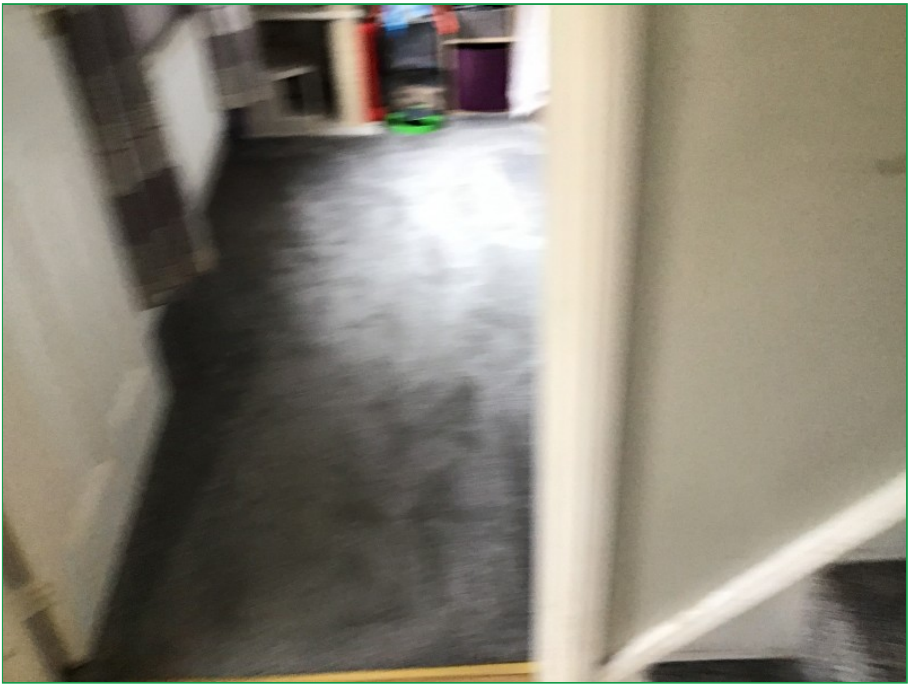


Photo 359



Photo 360



Photo 361



Photo 362



Photo 363



Photo 364





Photo 365



Photo 366



Photo 367



Photo 368



Photo 369



Photo 370





Photo 371

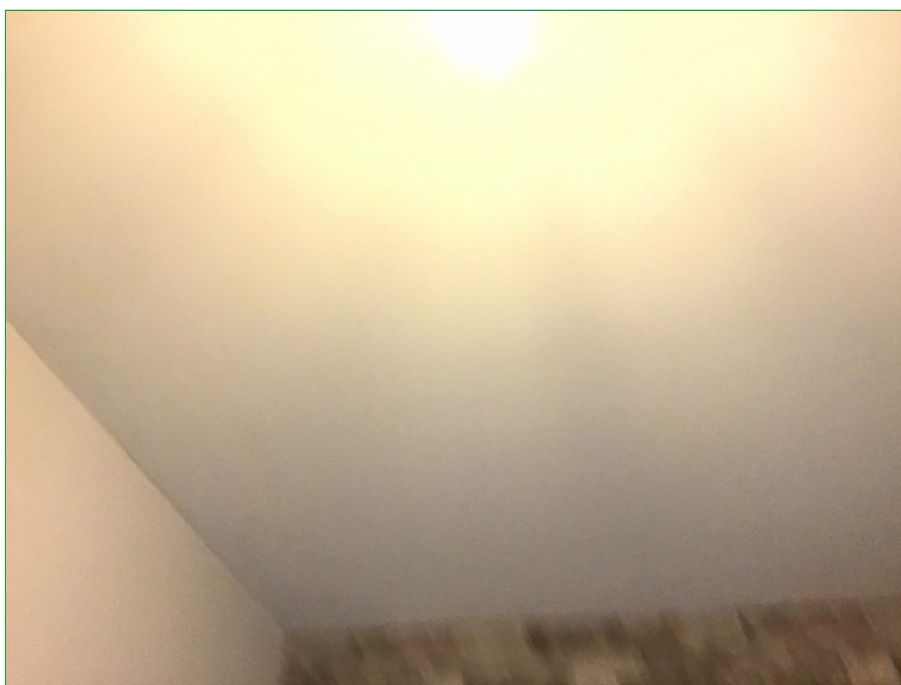


Photo 372





Photo 373

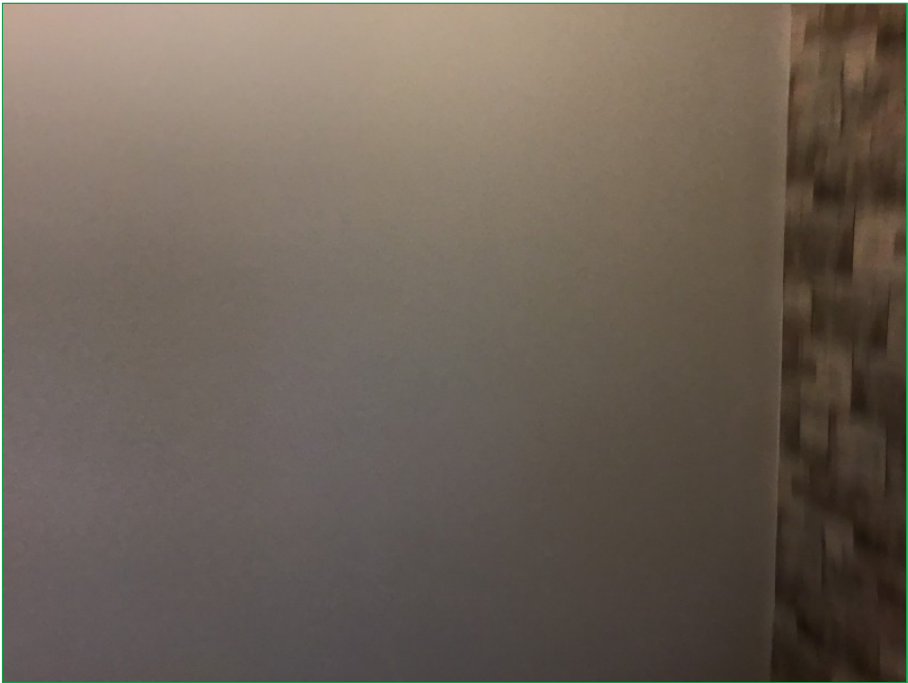


Photo 374



Photo 375

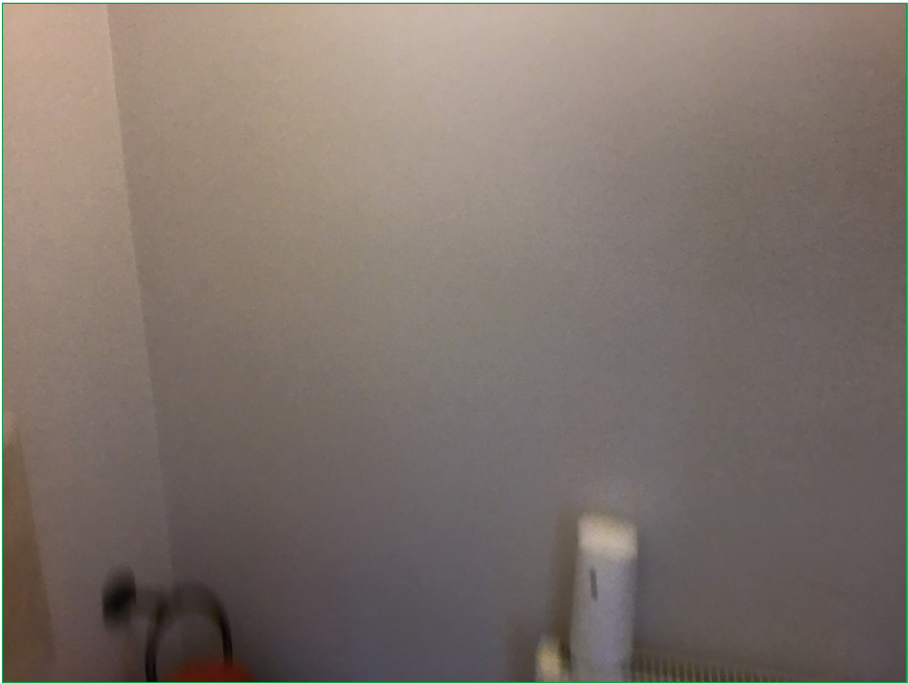


Photo 376

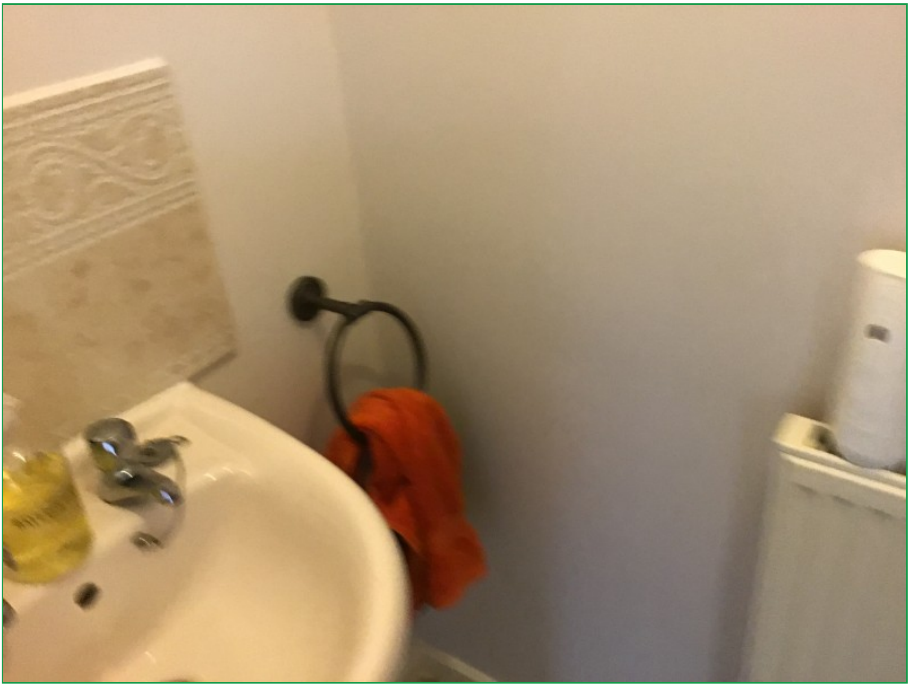


Photo 377



Photo 378

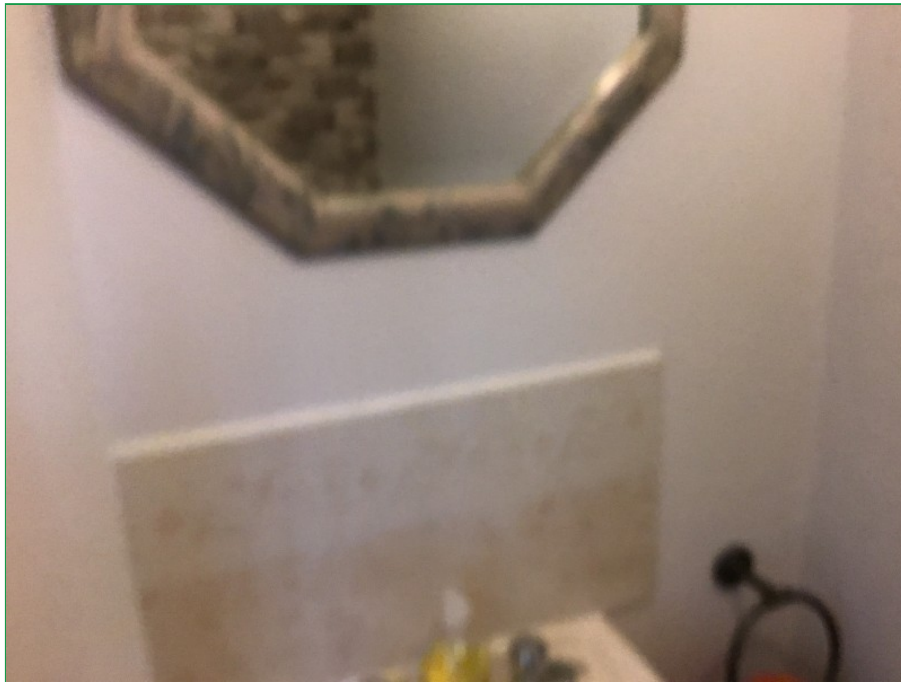


Photo 379



Photo 380



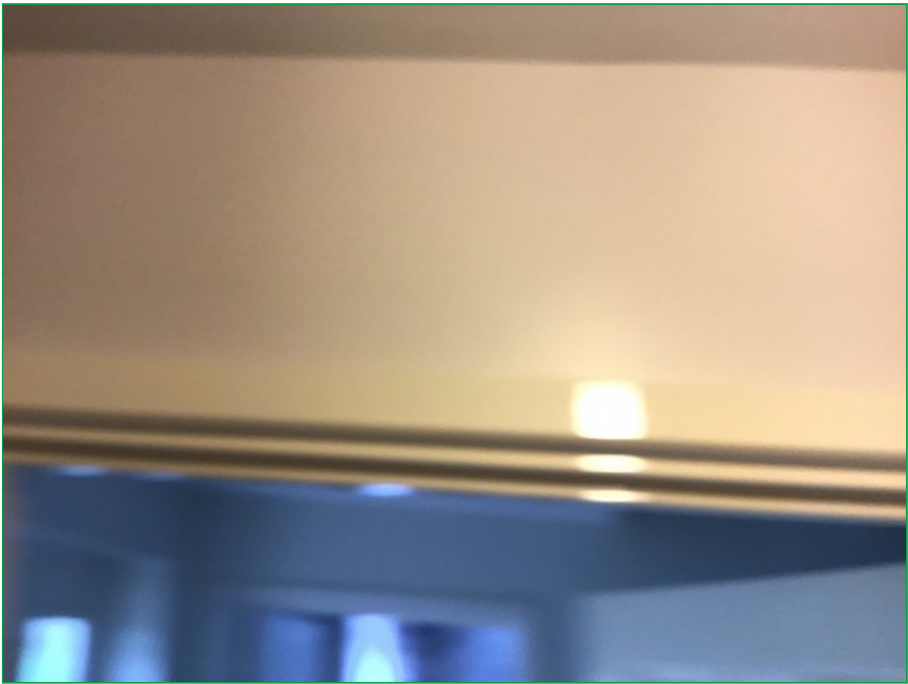


Photo 381

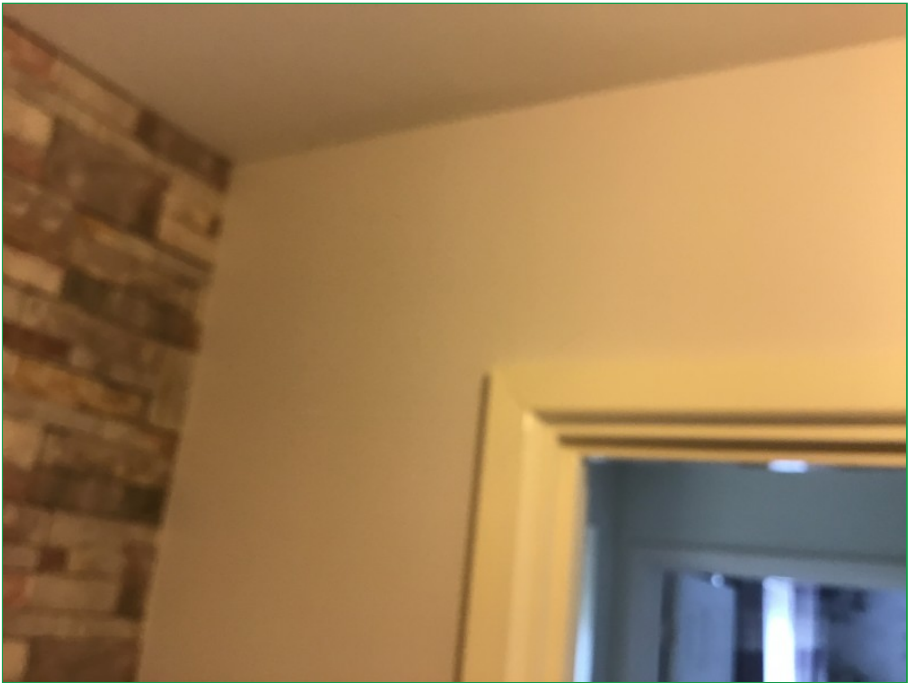


Photo 382



Photo 383



Photo 384



Photo 385



Photo 386



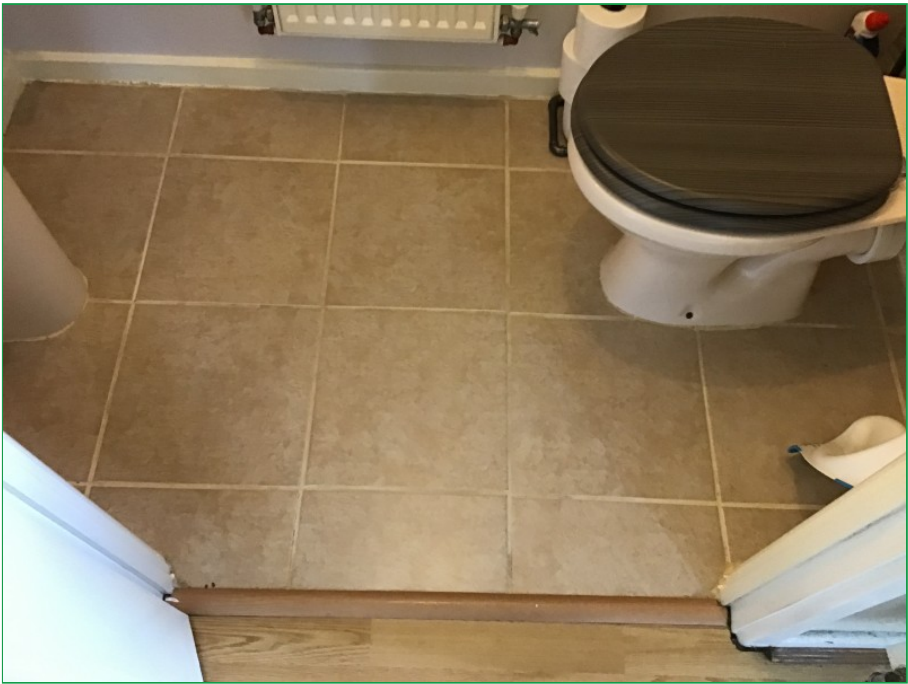


Photo 387



Photo 388





Photo 389



Photo 390



Photo 391



Photo 392

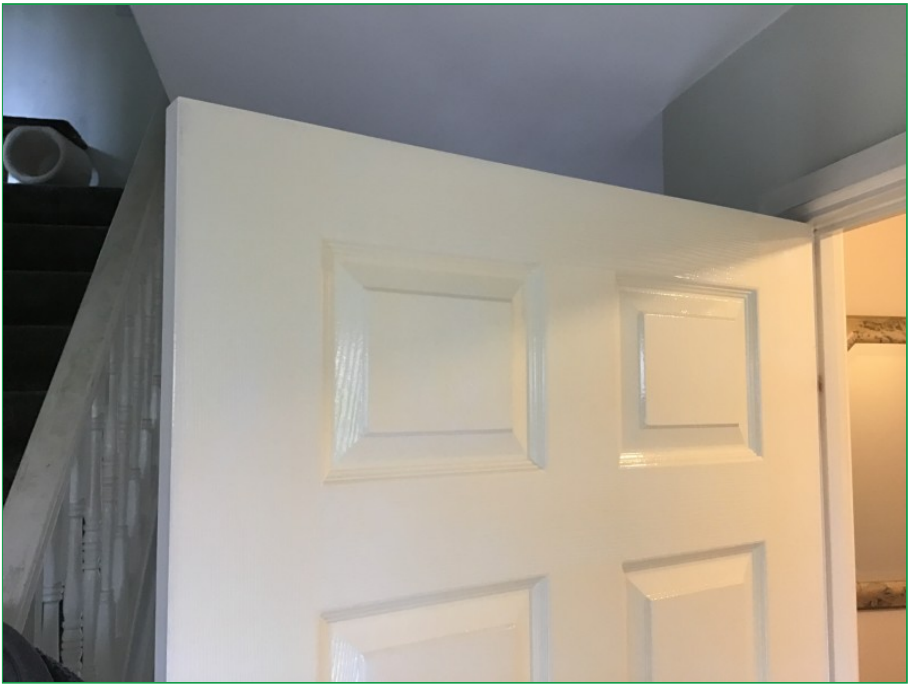


Photo 393



Photo 394





Photo 395



Photo 396





Photo 397



Photo 398

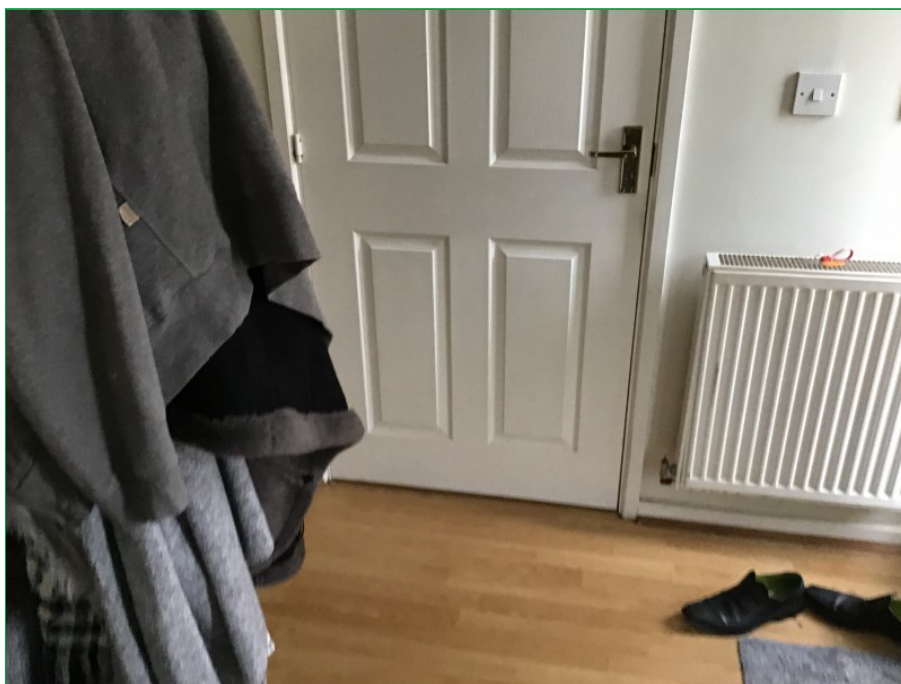


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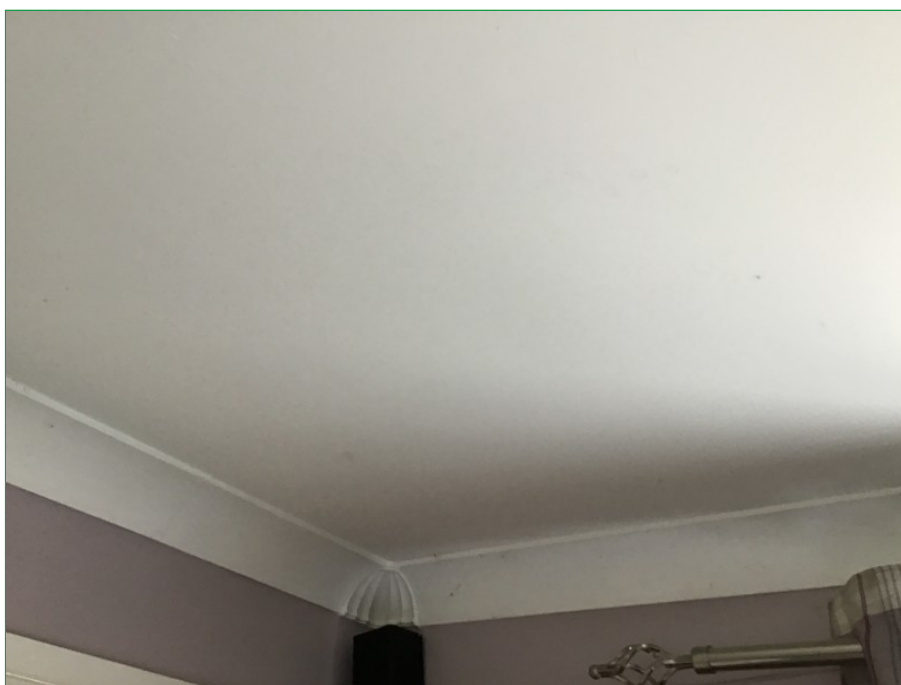


Photo 400



Photo 401



Photo 402



Photo 403



Photo 404





Photo 405

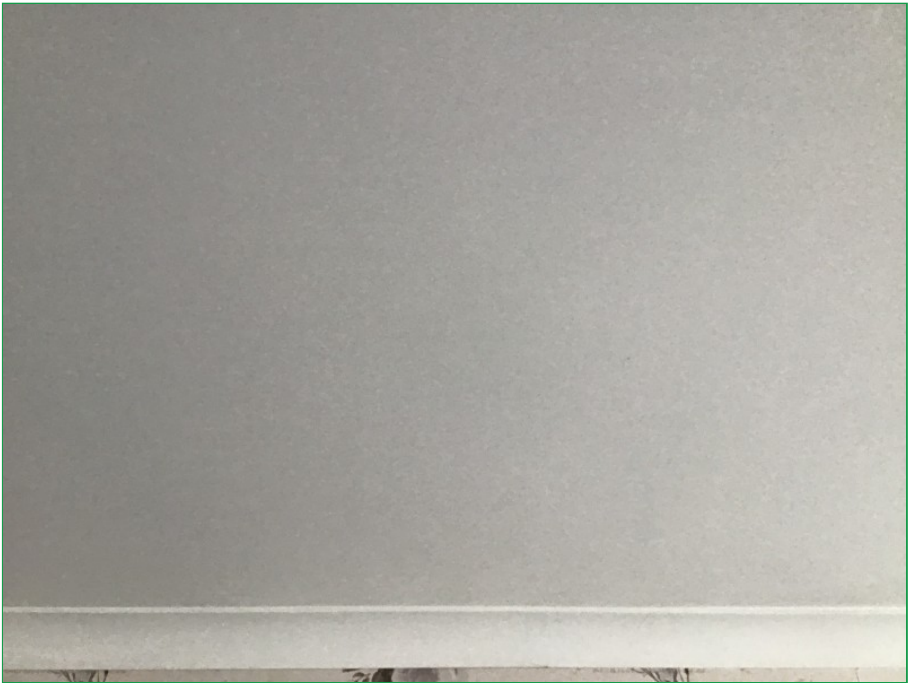


Photo 406



Photo 407



Photo 408



Photo 409



Photo 410



Photo 411



Photo 412



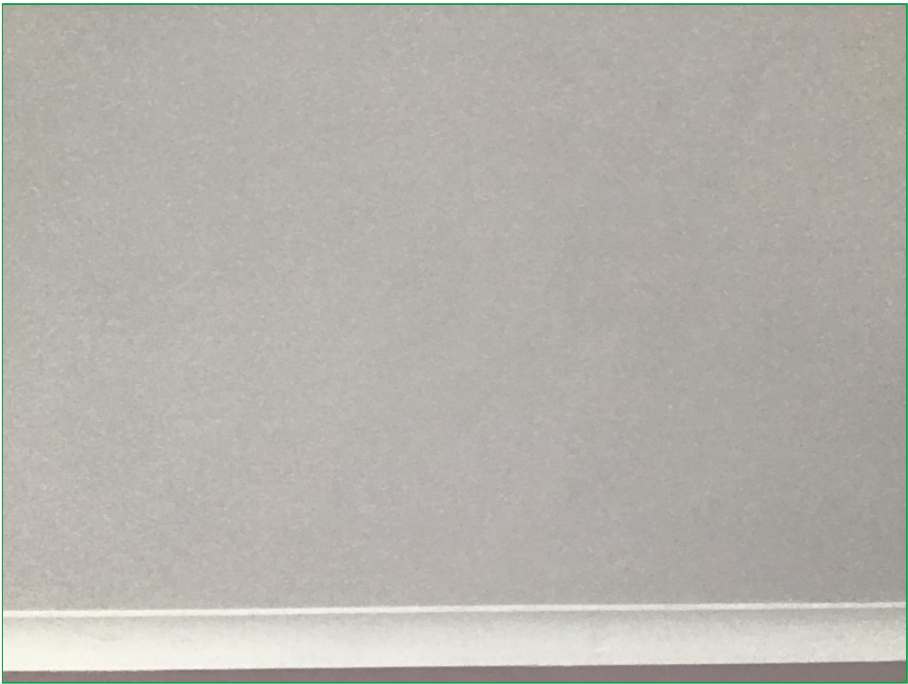


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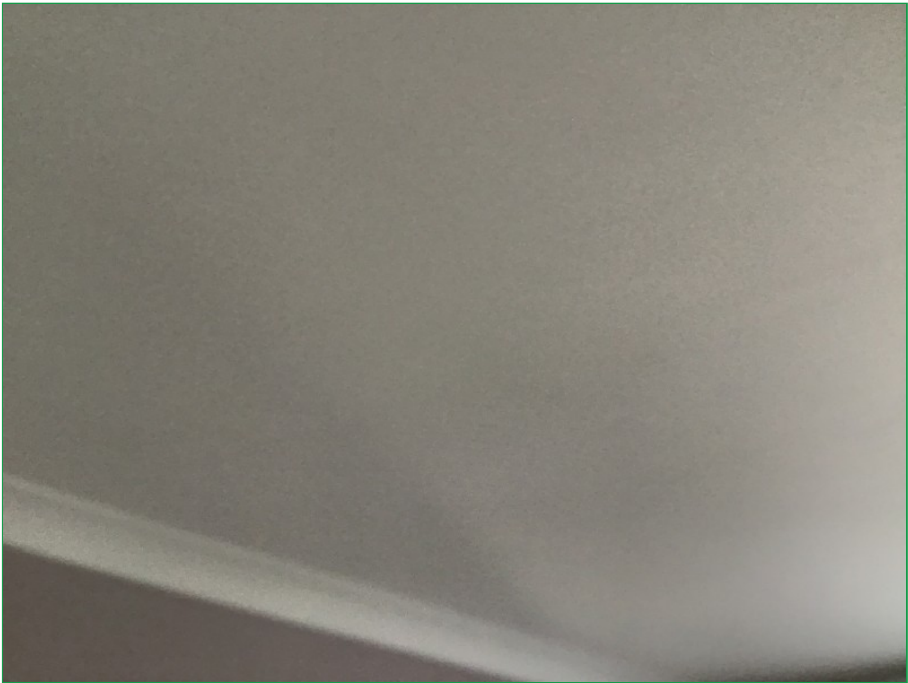


Photo 414



Photo 415



Photo 416



Photo 417



Photo 418





Photo 419



Photo 420





Photo 421



Photo 422



Photo 423



Photo 424



Photo 425



Photo 426



Photo 427



Photo 428





Photo 429

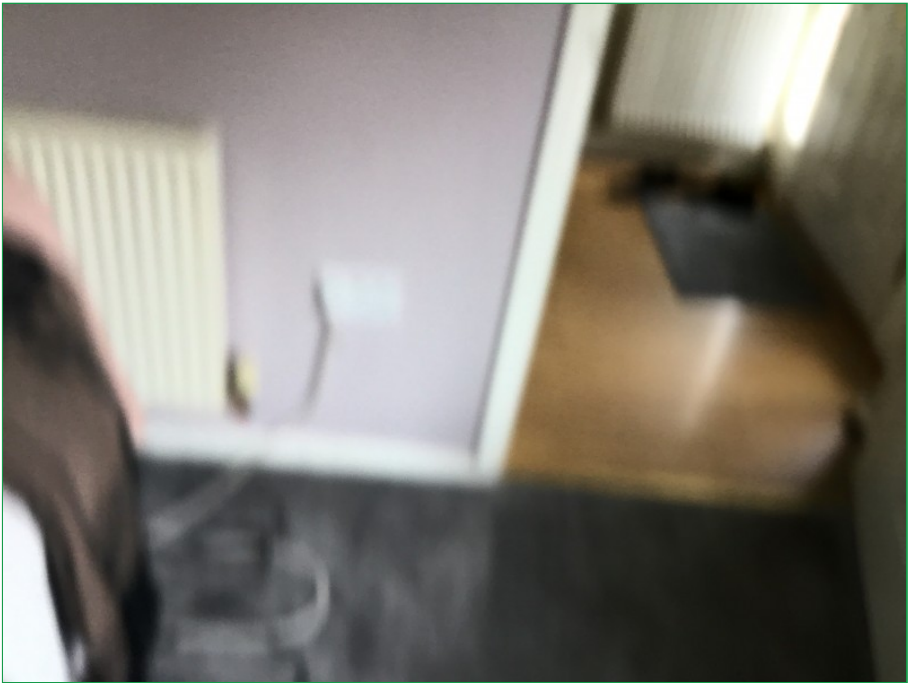


Photo 430



Photo 431



Photo 432



Photo 433



Photo 434



Photo 435



Photo 436





Photo 437



Photo 438



Photo 439



Photo 440



Photo 441



Photo 442





Photo 443



Photo 444





Photo 445



Photo 446



Photo 447



Photo 448



Photo 449



Photo 450





Photo 451



Photo 452





Photo 453



Photo 454



Photo 455



Photo 456



Photo 457



Photo 458





Photo 459



Photo 460





Photo 461

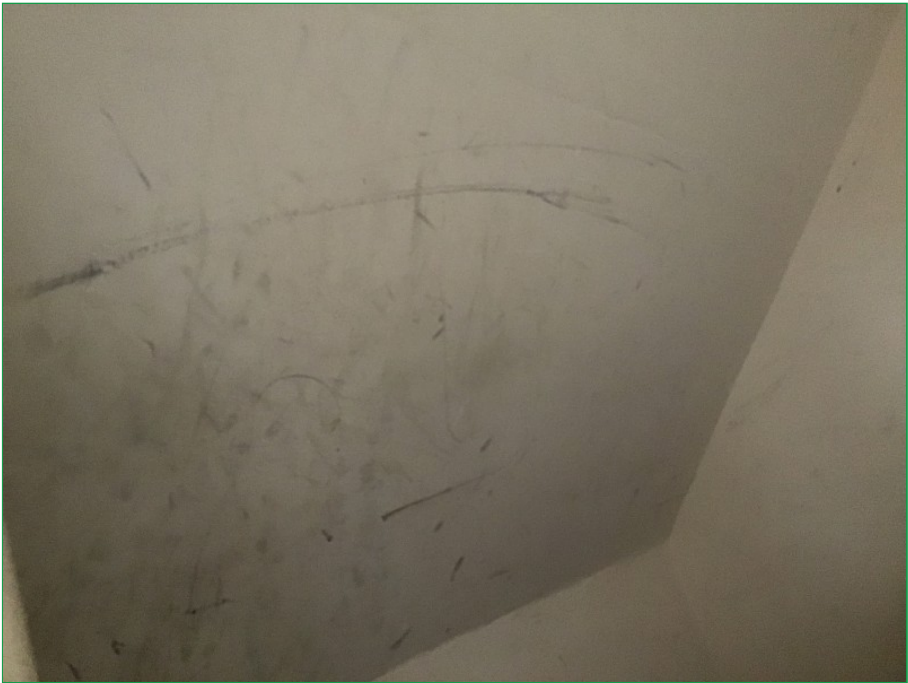


Photo 462



Photo 463



Photo 464

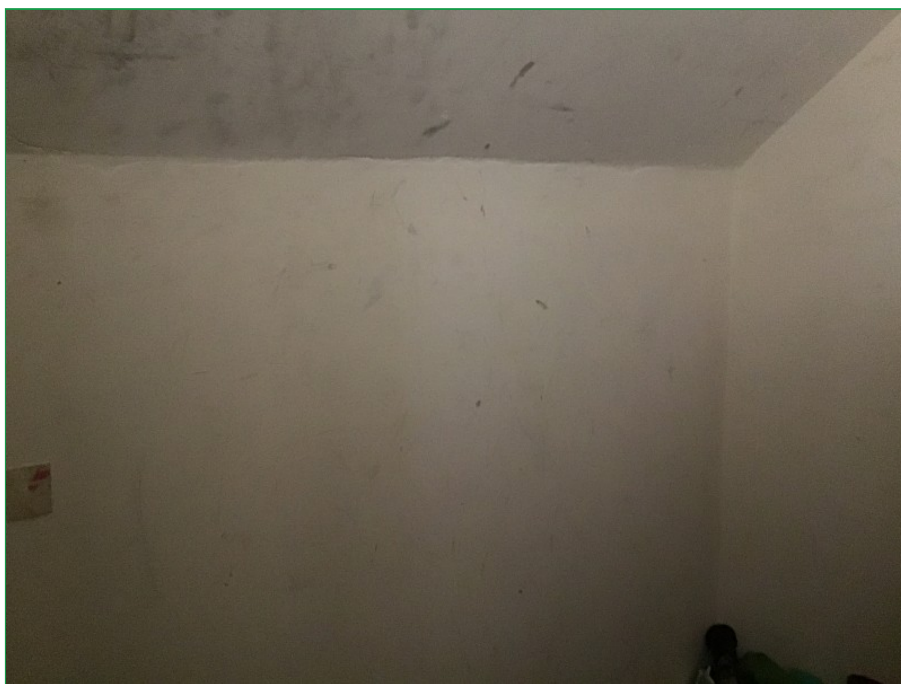


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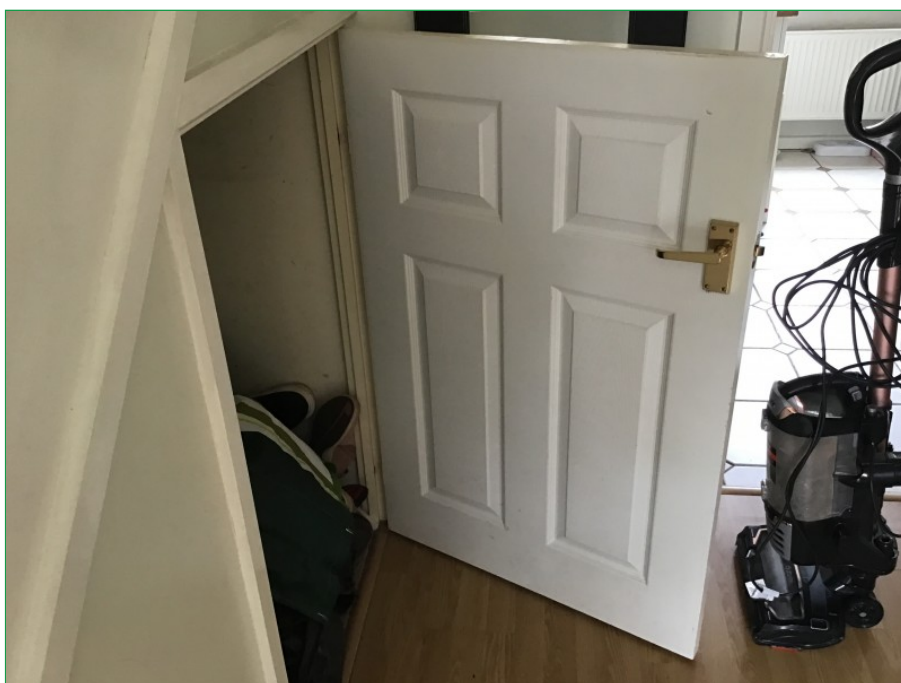


Photo 466



Photo 467



Photo 468





Photo 469



Photo 470



Photo 471



Photo 472



Photo 473



Photo 474





Photo 475



Photo 476





Photo 477



Photo 478



Photo 479



Photo 480





Photo 481



Photo 482



Photo 483



Photo 484





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Photo 505



Photo 506





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Photo 551

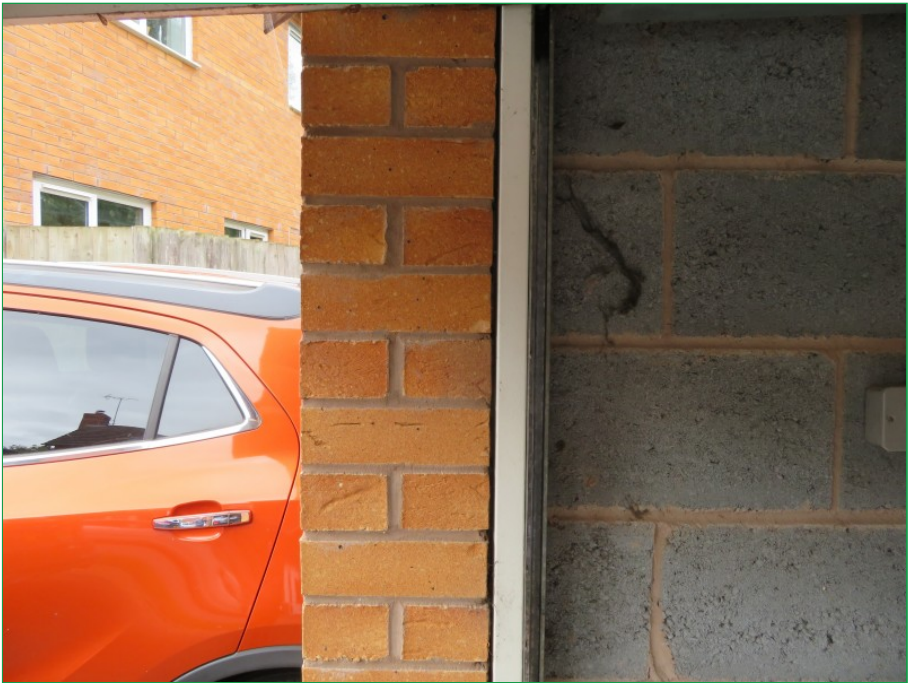


Photo 552





Photo 553



Photo 554



Photo 555

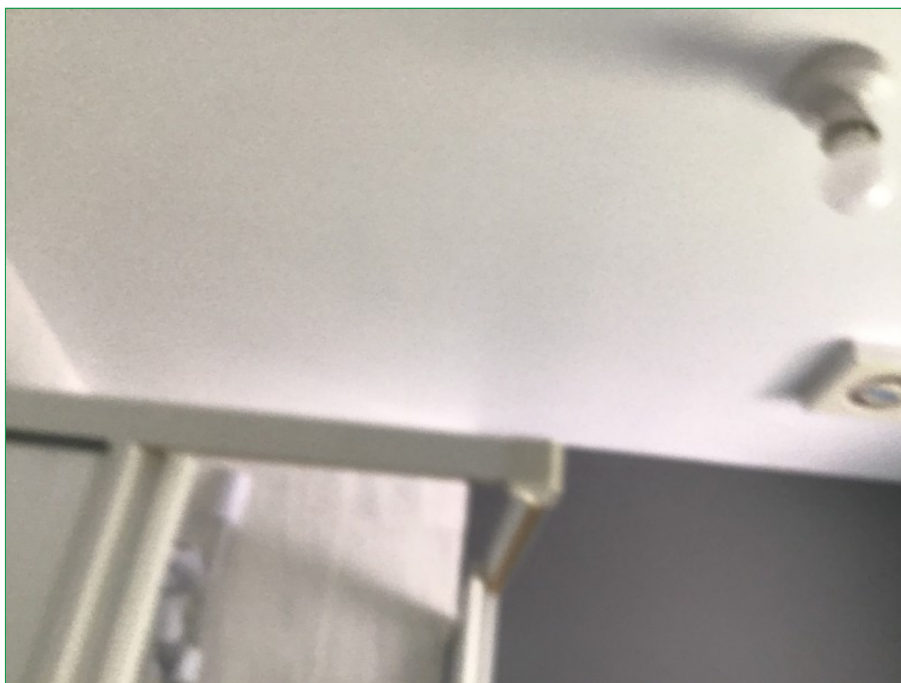


Photo 556



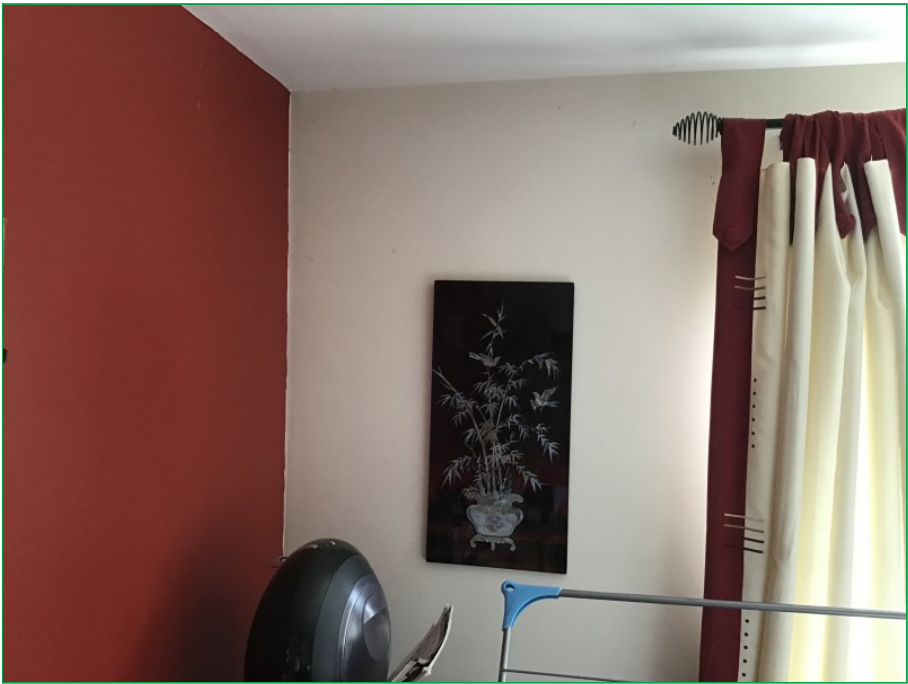


Photo 609



Photo 610



Photo 611



Photo 612

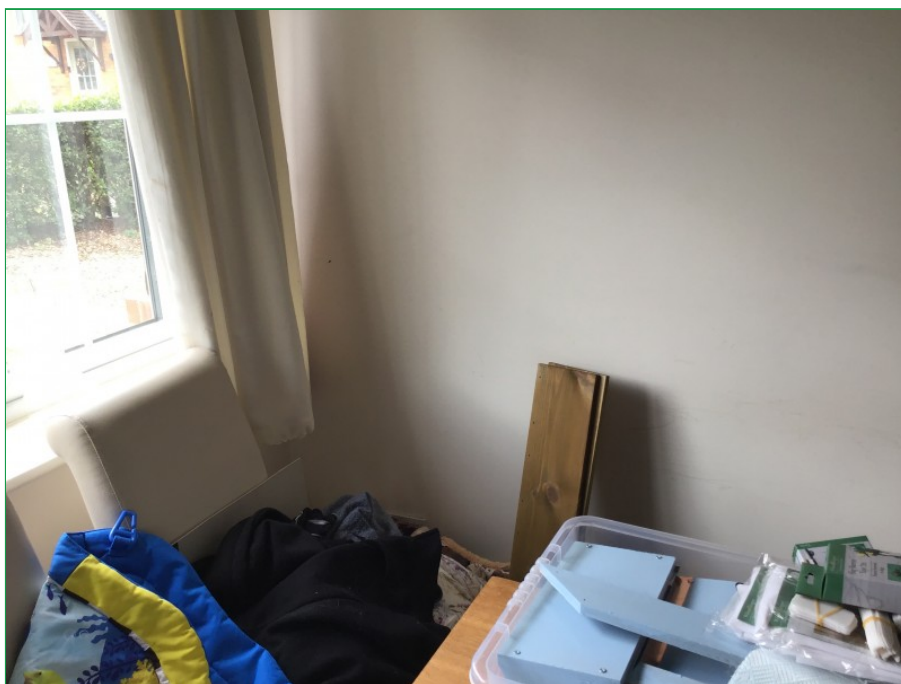


Photo 613

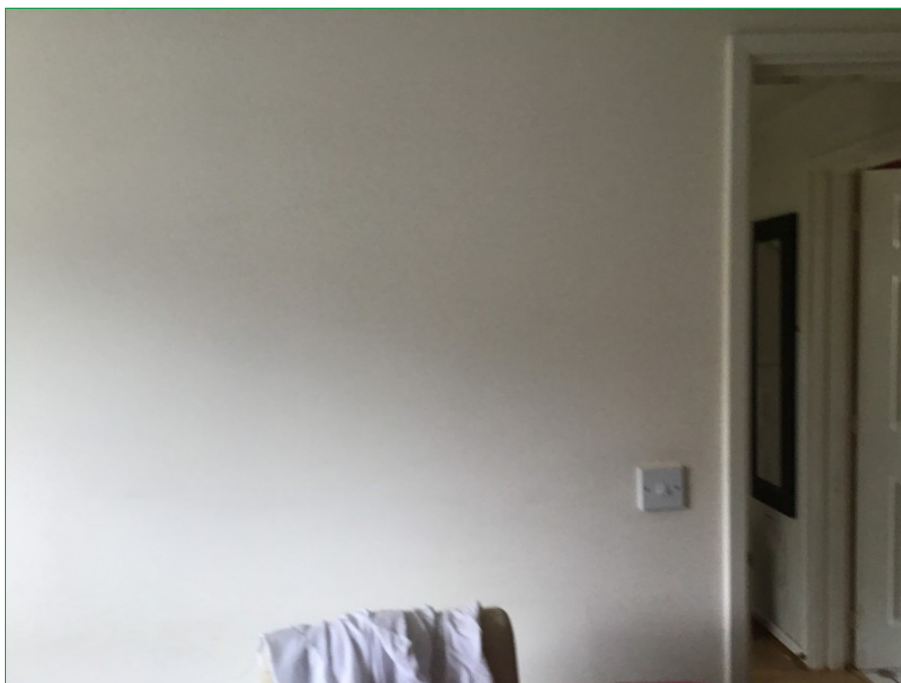


Photo 614



Photo 615



Photo 616





Photo 617



Photo 618



Photo 619



Photo 620





Photo 621



Photo 622



Photo 623



Photo 624





Photo 641



Photo 642