

**SCHEDULE OF CONDITION**

**RELATING TO**

**UNIT 1, SMITH STREET,**

**STOCKPORT, CHESHIRE**

## **INSTRUCTIONS**

To prepare an internal and external Schedule of Condition relating to Unit 1, Smith Street, Stockport, on the instructions of Anycompany Limited who are proposing to take a lease of the property.

## **CAVEATS**

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible, nor have we tested any services within the property and we are therefore unable to report that any such part of the property is free from defect.

We have not arranged for any investigation to be carried out to determine whether or not high alumina cement concrete or calcium chloride additive or any other hazardous or deleterious material has been used in the construction of this property, or has since been incorporated, and we are therefore unable to report that the property is free from risk in this respect. For the purpose of this report we have assumed that such investigation would not disclose the presence of any such material to any significant degree.

This report is confidential to the client for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting the client in respect of that purpose but the client shall not disclose the report to any other person, he shall not publish in any way the whole or any part of the report and no responsibility is accepted by Roberts & Roberts to any third party in respect of it.

No indications of past or present contaminative land uses were noted during our inspection. Our inspection was only of a limited visual nature and we cannot give any assurances that previous uses on the site or in the surrounding areas have not contaminated sub-soils or ground waters. In the event of contamination being discovered further specialist advice should be obtained and this may have an adverse effect upon our report.

We have not commented on the condition of any services within the property including electrical wiring, plumbing or heating systems. We would recommend that these are checked by suitably qualified contractors prior to completion of the lease.

We have not commented as to any asbestos within the building and would recommend that the Customer obtain an Asbestos Management Report prior to completion of the lease.

We have only made inspections of the roof structure, roof coverings and rainwater gutters and downspouts from ground level, in light of this and the age of the property the client should satisfy themselves as to the condition of these prior to signing the proposed lease.

We have not commented on the property in respect of the Disability Discrimination Act and would recommend that further advice be sought from a specialist ideally prior to completion of the lease.

### **ASSUMPTIONS**

In preparing this report, unless otherwise stated, the following assumptions have been made which we shall be under no duty to verify:

- a) that no deleterious or hazardous materials or techniques were used in the construction of the property or have since been incorporated;
- b) that good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings;
- c) that the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful;
- d) that an inspection of those parts that have not been inspected would neither reveal material defects nor cause the surveyor to alter the report materially;
- e) unless otherwise stated, that no contaminative or potentially contaminative uses have ever been carried out on the property and that there is no potential for contamination of the subject property from past or present uses of the property or from any neighbouring property;
- f) that the proposed lease will be fully repairing and insuring in nature;

- g) that the land and buildings to be subject of the lease is as outlined within plans appended to the rear of this report;
- h) that all directions given throughout this report assumes that the property is looked at from the front car park facing the front elevation of the offices.

### **DESCRIPTION**

The subject property comprises a single storey detached industrial unit with two storey front office pod.

### **LOCATION**

The subject property is located of Smith Street in Stockport. The property is surrounded predominantly by industrial and office properties predominantly dating from the 1970's and 1980's.

### **CONSTRUCTION**

The building which is believed to date from early 1980's, is built in two sections. The front offices are of steel portal framed construction, with external walls of brick set beneath a pitched roof covered with corrugated asbestos cement sheeting underdrawn by insulation boarding. Internal floors are of solid concrete construction to ground floor and timber suspended construction to first floor. Windows frames are of timber type and single glazed protected by internal steel bars.

The workshop again believed to date from the early 1980's, is of steel portal framed construction with external walls of brick and blockwork to the lower half of elevations with the upper half of elevations covered with steel profile sheeting insulated by the inner side by insulation boarding. The roof is pitched covered with corrugated asbestos cement sheeting interspersed with GRP rooflights and underdrawn by insulation boarding. Internal floors are of solid construction to ground floor and timber suspended construction to the two mezzanine floors. Window frames are of timber type and single glazed with main access to this building being provided by way of a galvanised steel roller shutter door to the left elevation of the property.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>EXTERIOR</u></b>			
<b><u>Offices</u></b>			
<b><u>Front Elevation</u></b>	Roof Fillet	Powder coated galvanised steel roof fillet.	Minor creased section to left corner including missing section of powder coating approximately 30 mm in diameter. Minor staining to two bolt holes apparent to left section of profile where bolts have been removed. .
	Wall	Brick and blockwork wall with cement pointing.	Fair although minor salt staining to various sections of elevation and minor holed sections of pointing.
	Windows	7 No. timber single glazed windows, painted with metal hinges, painted.	Areas of decay to sections of window frames both at ground and first floor level. Paint is cracked, peeling and flaking to certain areas.
	Entrance Door	Timber framed entrance door with adjoining glazed section. 4 No. wired glazed panels with 12 No. inset glazed panels to door. Brass effect door handle and push plate, painted and brass effect letter box.	Deterioration to mastic pointing around frame. Paint to door and door frame is deteriorated, peeling and stained throughout. Decay to central section of door adjoining glazing. Decay to lower section of beading adjoining glazing to door. Paint to door handle is chipped and scuffed as is paint to push plate. Cracked

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>External</u></b>	Roller Shutter over Entrance Door	Galvanised steel roller shutter with steel runners, painted and galvanised steel housing covered with vinyl signage and part powder coated.	<p>section of door frame where electrical wire passes through. Chipped and scuffed section of upper door and door frame. Wired glazed panels are surface stained and covered with paint residue as are glazed sections within door.</p> <p>Surface corrosion to runners. Deterioration to paint finish to runners. Minor surface corrosion to shutter. Advanced deterioration to vinyl signage to shutter housing and deterioration to powder coating.</p>
	Steps to Main Entrance	Brick steps with concrete flags over.	Fair.
	Car Park	Tarmacadam covered car parking area with concrete kerb stones.	General surface deterioration to tarmacadam finish. Various leaf mulch and vegetative growth across car park especially to edges of car park adjoining kerb stones. Surface drain appears to be blocked leaving soil residue and leaf mulch around. Landscaped areas are covered with litter and tree is touching the front wall of the offices.
	<b><u>Left Elevation</u></b>	Roof	Steel portal frame covered over with corrugated asbestos cement sheeting insulated to the inner side

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	<p>Rainwater Goods</p> <p>Barge Boards</p> <p>Walls</p>	<p>by insulation boarding.</p> <p>uPVC rainwater gutters held with PVC brackets leading to 2 No. PVC downspouts with PVC brackets.</p> <p>Timber barge boards, painted.</p> <p>Brick and blockwork wall with cement pointing.</p>	<p>Gutter in fair condition although leaking to central section. Downspouts are UV damaged causing staining and discolouration.</p> <p>Fair.</p> <p>Minor cement splashes and paint splashes to lower section of elevation. Minor holed sections of pointing apparent. Damp staining to lower section of elevation mid section where gutter leaking above. 3 No. damaged bricks where overflow pipe passes through. Cracking to rear corner above ground floor rear window passing through 7 No. brick courses approximately 1 mm in width. Salt staining to brickwork and pointing also evident adjoining this crack.</p> <p>Cracking to brickwork beneath ground floor window third from rear. Cracking passes through 13 No. brick courses less than 1 mm in width. There is a drain to this area and we would recommend a drains test of this drain as well as all other drains and rainwater gullies</p>

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Rear Wall</u></b>	Windows	14 No. timber single glazed windows, painted with metal hinges.	<p>serving the property.</p> <p>Softening and initial decay to corners of window frames and sills. Paint stained, deteriorated and cracking. Window panes are surface stained and paint splashed throughout.</p>
	External	Banked landscaped area of land leading to rear service road. Two manhole covers.	Litter present throughout. Manhole covers in fair condition.
	Rainwater Gullies	2 No. clay rainwater gullies with steel gulley grates.	Rear gulley is blocked with leaf mulch.
	Roof Fillet	Powder coated steel roof fillet.	Minor surface staining and discolouration to powder coating.
	Walls	Brick and blockwork wall with cement pointing.	<p>Damp staining to upper section above first floor left window causing moss and lichen growth. Concrete, cement and paint splashes to lower section of elevation beneath windows. Minor holed sections of pointing throughout. 14 No. cable clips attached to lower left corner. Various screw and nail fixings apparent to left corner upper section.</p> <p>Horizontal crack to lower left corner passing</p>

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Right Wall</u></b>	Windows	4 No. timber single glazed windows with metal hinges.	<p>through 5 No. brick courses between 0.5 mm and 1 mm in width. Second adjoining crack passes between 4. No. brick courses and 1 No. brick less than 1 mm in width.</p> <p>Horizontal crack beneath first floor left window and above first floor left window. Upper crack passes through 7 No. brick courses approximately 1-2 mm in width. Lower crack passes between 5 No. brick courses approximately 1 mm in width.</p> <p>Advanced staining and deterioration to paint finish. Decay to certain sections of window frames and sills. Window panes surface stained and covered with paint splashes.</p>
	External	Banked area of land covered with stone chippings leading to tarmac car park.	Various rubble, rubbish and leaf mulch apparent.
	Roof	Steel portal frame covered with corrugated asbestos cement sheeting insulated to the inner side by insulation boarding.	Not checked.
	Rainwater Goods	uPVC rainwater gutters held with	Leaking section of gutter to mid section at joint.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
		PVC brackets leading to 2 No. PVC downspouts with PVC brackets.	Remaining guttering in fair condition. UV damage to downspouts causing discolouration. Fixing brackets to downspout in fair condition.
	Rainwater Gullies	2 No. clay rainwater gullies with metal gully grates.	Fair.
	Walls	Brick and blockwork wall with cement pointing.	Screw holes apparent where 2 No. signage boards have been affixed to elevation. Various screw holes apparent to remainder of elevation. Lower section of elevation covered with cement and paint splashes. Various holed sections of pointing apparent throughout. Stepped cracking beneath middle ground floor window passing through 14. No brick courses less than 1 mm in width.  1 No. damaged brick where overflow pipe passes through wall.
	Windows	12 No. timber single glazed windows with metal hinges, painted.	Softening and decay to lower sections of frames and sills. Advanced deterioration to paint finish throughout which is cracked, peeling and deteriorated. Window panes covered with paint splashes and surface stained.
	External	Landscaped area of land leading	Fair.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<p><b><u>Workshop</u></b></p> <p><b><u>Front Elevation</u></b></p>	<p>Roof Fillet</p> <p>Walls</p> <p>Windows</p>	<p>onto Snape Road.</p> <p>Powder coated steel roof fillet.</p> <p>Brick and blockwork walls to lower section of elevation with upper section of elevation covered with powder coated steel profile sheeting with insulation boarding to the inner side.</p> <p>2 No. timber single glazed windows with metal hinges, painted.</p>	<p>Minor deterioration of powder coating at its joints.</p> <p>Concrete and cement splashes to lower sections of elevation. Minor holed sections of pointing throughout. Horizontal crack to lower section of elevation and slight outwards displacement of brickwork by a maximum of 5 mm where DPC is bedded into wall.</p> <p>Upper sections of profile sheeting is in fair condition although powder coating starting to peel off to middle and upper sections. Lower sections of powder coating are stained.</p> <p>1 No. damaged brick covered over with cement pointing adjoining gas feed.</p> <p>Decay to lower sections of frames and sills. Paint deteriorated, stained and peeling throughout. Window panes are paint splashed and surface stained.</p>

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Right Elevation</u></b>	Housing to Gas Meter	Small brick built Gas meter store with flat concrete flagged roof and timber door and door frame, painted.	Salt staining to brickwork. Advanced deterioration and staining to paint finish to door. Cracking and deterioration to pointing between concrete flagged roof and front elevation of main workshop.
	Roof	Steel portal framed constructed roof covered with corrugated asbestos cement sheeting interspersed with GRP rooflights and underdrawn by insulation boarding.	Not checked.
	Rainwater Goods	UPVC rainwater gutters with 4 No. UPVC downspouts attached with PVC fixing brackets.	UV damage to downspouts causing discolouration. Gutters are leaking at their joints throughout. Second from rear downspout is creased and impacted damaged to lower section and leaking at its joints. Second from front downspout is leaking at its joints. The bracket to the rear downspout is broken and the downspout is misaligned and requires reconnecting.
	Rainwater Gullies	4 No. clay rainwater gullies with metal gully grates.	Fair although rear two gullies are blocked with leaf mulch and stone chippings.
	Walls	Brick and blockwork walls to	Minor hairline cracking adjoining rear elevation

LOCATION	ELEMENT	DESCRIPTION	CONDITION
		<p>lower section of elevation with upper section of elevation covered with powder coated steel profile sheeting with insulation boarding to the inner side.</p>	<p>passing through approximately 7 No. brick courses less than 0.5 mm in width. Various holed sections of pointing evident throughout elevation.</p> <p>Discolouration to brick facings to lower section of wall and lower section of elevation is covered with paint and cement splashes.</p> <p>Replaced section of brickwork to upper rear section of elevation approximately 0.75 sq. m in area. Brickwork not matching the original. Remaining brickwork around is covered with adhesive residue.</p> <p>Stepped cracking adjoining second downspout from rear passing through 16 No. brick courses less than 1 mm in width.</p> <p>Upper section of steel profile sheeting in fair condition although discolouration to powder coating apparent to lower sections and lower steel lip. Various sections of steel profile sheeting to middle section are starting to loose</p>

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	<p data-bbox="566 651 696 683">Windows</p> <p data-bbox="566 839 636 871">Door</p> <p data-bbox="566 914 815 978">Roller Shutter over Pedestrian Door</p> <p data-bbox="566 1134 678 1166">External</p>	<p data-bbox="904 651 1267 762">3 No. timber single glazed windows with metal hinges, painted.</p> <p data-bbox="904 839 1189 871">1 No. pedestrian door.</p> <p data-bbox="904 914 1267 1058">1 No. galvanised steel roller shutter within steel runners, painted and galvanised steel housing.</p> <p data-bbox="904 1102 1346 1310">Landscaped area of land mainly laid to lawn with part banked section covered with stone chippings and 1 No. concrete manhole cover set within concrete ring.</p>	<p data-bbox="1375 323 1973 499">their powder coating with the powder coating peeling away. Rear section of profile sheeting has been replaced in a colour not matching the original covering an area of approximately 15 sq. m.</p> <p data-bbox="1375 544 1984 608">Brickwork around pedestrian shutter is covered with paint residue.</p> <p data-bbox="1375 652 1973 796">Decay to lower sections of frames and sills. Paint deteriorated, stained and peeling throughout. Window panes are paint splashed and surface stained.</p> <p data-bbox="1375 841 1839 873">Not inspected as covered by shutter.</p> <p data-bbox="1375 917 1968 1061">Minor deterioration to paint finish and surface corrosion to runners. Minor scratching and scuffing to shutter. Minor scratching and staining to housing.</p> <p data-bbox="1375 1106 1697 1137">Concrete ring is cracked.</p>

<b>LOCATION</b>	<b>ELEMENT</b>	<b>DESCRIPTION</b>	<b>CONDITION</b>
<b><u>Rear Elevation</u></b>	Roof Fillet	Powder coated galvanised steel roof fillet.	Discolouration to powder coating. 2 No. joints are covered with lichen growth and 2 No. joints have been painted over. Lichen growth to left corner where powder coating is also peeling away and steel profile is corroded beneath.
	Walls	Brick and blockwork walls to lower section of elevation with upper section of elevation covered with powder coated steel profile sheeting with insulation boarding to the inner side.	Brick facings and pointing in fair condition although minor holed sections of pointing apparent  Minor paint and cement splashes to lower section of brickwork.  Upper steel profile sheeting in fair order although discolouration to powder coating and distortion of corner joint between rear elevation and right elevation. 2 No. creased panels to central section of wall
	External	Banked area of land covered with concrete and stone chippings.	Fair although 2 No. small trees growing adjoining rear right corner of building.
<b><u>Left Elevation</u></b>	Roof	Steel portal framed pitched roof covering in corrugated asbestos	Where inspected it appears to be in fair condition although discolouration of GRP

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Left Elevation</u></b>		cement sheeting with GRP rooflights underdrawn by insulation boarding.	rooflights apparent.
	Rainwater Goods	uPVC rainwater gutters leading to 4 No. UPVC downspouts held with PVC brackets.	Gutters are leaking at their joints. 3 No. downspouts are UV damaged causing discolouration.  Middle bracket is distorted and joints are leaking. All three original downspouts are leaking at their joints. Front downspouts has had the lower section repaired not matching the original and the joints have been covered with sealant.
	Rainwater Gullies	4 No. clay rainwater gullies with metal gulley grates.	Front gulley is cracked. Second gulley from front is badly cracked and damaged. Third gulley from the front is badly damaged. Rear gulley is filled with leaf mulch.
	Walls	Brick and blockwork walls to lower section of elevation with upper section of elevation covered with powder coated steel profile sheeting with insulation boarding to the inner side.	Brick facings and pointing generally in fair condition. Minor screw and nail holes apparent and minor holed sections of pointing apparent. Lower sections of brickwork covered with paint and cement splashes.  Impact damaged brick edges adjoining left

LOCATION	ELEMENT	DESCRIPTION	CONDITION
			<p>jamb of shutter. Section of brickwork adjoining right jamb of shutter has been replaced covering an area of 13 No. bricks. Cracking adjoining remaining bricks passing through 1 No. brick and 4 No. brick courses less than 1 mm in width.</p> <p>Stepped cracking beneath rear window passing through 9 No. brick courses and 1 No. brick corner less than 0.5 mm in width. Second stepped crack adjoining passing through 4 No. brick courses less than 1 mm in width.</p> <p>Stepped crack beneath ground floor window second from rear passing through 12 No. brick courses less than 1 mm in width. 4 No. damaged bricks where overflow pipes exit the building. Sections of brickwork have been spray painted with lettering for car parking.</p> <p>1 No. damaged brick face adjoining air conditioning unit. Damaged section of bricks approximately 9 in number covered over with cement adjoining central heating flue and 1 No. damaged brick covered over with cement adjoining waste water pipe.</p>

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	Windows	7 No. timber single glazed windows with metal hinges, painted.	<p>2 No. damaged bricks where overflow exits the building. 2 No. holed bricks where cabling passing through and has been cut with cable hanging loose. 4 No. replaced bricks beneath central heating vent. Poor cement pointing around lower sections of brickwork leaving lower bricks covered with cement splashes.</p> <p>Powder coating to upper steel profile is UV damaged and stained. 2 No. minor creased panels adjoining rear elevation. Impact damaged sections of profile adjoining right jamb of door badly scuffed and creased and 1 No. section torn. Minor creased section of lip to middle section of elevation.</p> <p>1 No. holed section where former pipe exited the building. 1 No. nail protruding from central section. 1 No. Expel air fan passing between and missing its cover.</p> <p>Minor softening to edges of frames and sills. Paint deteriorated, stained and cracked throughout. Window panes are stained and paint splashed.</p>

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	External	Tarmac covered car parking area.	
	Main Roller Shutter	Galvanised steel roller shutter with metal runners.	General surface deterioration to tarmac. Cracking, deterioration and unevenness throughout. Some general moss and vegetative growth apparent.
	Pedestrian Door and Door Frame	uPVC door and door frame.	Corrosion to metal runners. Small impact damaged section to shutter approximately 50 mm in length. Lower 0.5 m of shutter has been replaced. Edges of shutter are scuffed and corroded as is part to the upper sections.
	Roller Shutter over Pedestrian Door	Galvanised steel roller shutter with galvanised steel housing and steel runners, painted.	Not checked as covered by shutter.
			Surface deterioration and corrosion to runners. Minor scuffing to roller shutter.

<b>LOCATION</b>	<b>ELEMENT</b>	<b>DESCRIPTION</b>	<b>CONDITION</b>
<b><u>INTERIOR</u></b>			
<b><u>Front Offices</u></b>			
<b><u>Ground Floor Entrance</u></b>	Floor	Concrete floor covered over with carpet tiles.	Tiles are surface stained, discoloured and scuffed throughout.
	Walls	Left and right walls are of rustic brick tile cement pointing unfinished. Rear walls is of blockwork covered with plaster, papered, painted.	Left and right walls in fair condition. 36 No. screw holes with raw plug fixings to centre of rear wall damaging paper and paint. Paint adjoining skirts and doors is paint splashed with paint not matching the original.
	Ceiling	Suspended ceiling grid, painted with inset ceiling tiles. Part of ceiling around entrance door is plastered, painted.	1 No damp stained ceiling tile. 1 No. creased section of ceiling grid. Various holes apparent to grid. Uneven plaster adjoining front entrance door and paint uneven, cracked and peeling.
	Light fittings	9 No. chrome effect down lighters.	All in working order. Rear central fixing is loose.
	Front Entrance Door	Timber door and door frame with adjoining 4 No. inset wired glazed panels and 12. No inset panels within the door. Brass effect door handle.	Paint to door and frame throughout is in advanced state of disrepair, badly cracked, stained and chipped. Door handle is loose, stained and paint splashed. Letter box cover missing.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Front Left Office</u></b>	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout.
	Radiator	1 No. double panelled radiator.	Fair
	Staircase	1 No. timber staircase part covered with carpet to treads with plastic and aluminum noses.	Carpet is stained and deteriorated. Paint finish to treads is chipped and scuffed. Noses are stained and scuffed.
	Floor	Concrete floor covered with carpet tiles. .	Carpet tiles stained and discoloured to central section.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout.
	Walls	Brick and blockwork walls, plastered, painted.	Minor scuffing and staining to paint finish. Minor crazing to plaster to right wall and 2 No. vertical cracks less than 0.5 mm in width to left wall beneath second from front window opening.  Damage to plaster adjoining bolt fixings to metal bars to window openings.  Hairline cracking above right front window to left wall less than 1 mm in width.
	Ceiling	Powder coated ceiling grid with inset ceiling tiles.	Ceiling tiles discoloured throughout. 2 No. ceiling tiles adjoining front wall are damp

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<u>Female WC's</u>	Light Fitting	1 No. double tube fluorescent light fitting with plastic diffuser.	stained. Diffuser is cracked to 3 areas. Light fitting is stained and 1 No. fluorescent tube not working.
	Windows	3 No. timber single glazed windows with timber frames, painted. Aluminum handles, timber window sills, painted and steel bars, painted.	Deterioration to paint finish to window, window frames and sills. Handles are loose and paint splashed. Minor deterioration to paint to metal bars. Metal bars are all loose. Windows are surface stained and covered with paint splashes.
	Radiators	1 No. single panelled radiator.	Fair.
	Doors	1 No. timber door and door frame, painted with brushed aluminum door handle.	Paint in fair condition. Minor scuffing and staining apparent. Minor scuffing to door to external face. Door handle loose and covered with paint splashes.
	Floor	Concrete floor covered with vinyl floor tiles.	Staining, scuffing and deterioration to floor tiles.
	Walls	Brick and blockwork walls, plastered, painted.	Various stained, scuffed and deteriorated sections of paint especially around sink and WC.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
			Minor scuffed and impact damaged sections of plaster throughout. Certain nail and screw fixings apparent.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout
	Ceilings	Powder coated metal ceiling grid with inset ceiling tiles.	Ceiling tiles stained throughout. 1 No. ceiling tile is displaced. 1 No. has a small corner missing approximately 20 mm in diameter.
	Light Fittings	2 No. single bulb fluorescent light fittings with plastic diffusers.	Left diffuser is stained. Right diffuser in fair condition.
	Windows	1 No. timber single glazed window with timber window sill and metal bars, painted. Brushed aluminum latch.	Metal bars loose and 1 No. fixing bolt missing. Paint to window frame and sill scuffed, stained and deteriorated. Minor surface staining to window pane and also covered with paint splashes.
	Doors	2 No. timber doors and door frames, painted with brushed aluminum handles.	Paint in fair condition. Door handles loose and paint splashed. Sticker attached to outer face of inner door and aluminum sign attached to outer face of outer door.
	Radiators	1 No. single panelled radiator.	Advanced scuffing and staining to paint finish. Minor surface corrosion at valves.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Kitchen</u></b>	WC	1 No. low level porcelain WC with plastic seat and cover, porcelain cistern.	Fair although minor paint splashes apparent and surface staining to bowl.
	Sink	1 No. porcelain sink with 1 No. cold tap and plug.	Advanced corrosion to plug hole surround. Plug missing. Sink is loose. Deterioration to mastic pointing adjoining.
	Water Heater	1 No. Santan water heater.	Not working at the time of our inspection.
	Toilet roll, towel and soap dispenser	1 No. Lotus towel dispenser. 1 No. toilet roll dispenser. 1 No. Lotus soap dispenser.	All in fair condition.
	Floor	Concrete floor covered with thermoplastic tiles.	Tiles stained, scuffed and deteriorated throughout.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout
	Walls	Brick and blockwork walls, part papered and painted.	Fair although minor scuffing and staining to paint finish apparent. Small sections of chipped and impact damaged sections of plaster apparent.  Hairline cracking adjoining plug to left wall. Deterioration to paint finish adjoining sink and sink unit.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	Ceiling	Powder coated metal ceiling grid with inset ceiling tiles.	2 No. vertical hairline cracks to right wall beneath window openings. Staining to grid and tiles throughout. 1 No. damp stained ceiling tile to rear right corner.
	Light Fitting	1 No. double tube fluorescent light fitting with plastic diffuser.	Diffuser cracked and stained. 1 No. fluorescent tube missing.
	Windows	3 No. timber single glazed windows with timber frames, timber sills and inner metal bars, painted.	Advanced deterioration to paint finish to window frames, windows and sills. Advanced decay and cracking to window sill to right elevation right corner. Cracking to frame and sill to right elevation rear window. Window panes stained and paint splashed throughout.
	Door	1 No. timber door and door frame with brushes aluminum handle.	Door ill fitting. Minor chipped and stained sections of paint apparent. Door handle loose and paint splashed.
	Radiator	1 No. single panelled radiator.	Fair.
	Sink & Sink Unit	1 No. stainless steel sink and drainer with hot and cold stainless steel taps, plug and chain with adjoining Melamine covered	Damaged sections of Melamine to faces of drawers and doors. Melamine covered surface is chipped and paint splashed. Drainer is stained and scuffed. Build up of limescale residue to taps.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Male WC</u></b>		chipboard cupboards with aluminum handles and Melamine cupboard chipboard surface.	
	Towel and Soap Dispenser	1 No. Lotus towel dispenser. 1 No. Lotus soap dispenser.	Fair
	Work Surface & Cupboards	1 No. set of two cupboards of chipboard construction covered with Melamine and 1 No. Melamine covered chipboard work surface supported by 2 No. powder coated metal posts.	General wear and staining to cupboards. Work surface in fair condition although staining and discolouration to grouting and 1 No impact damaged section of Melamine adjoining left wall. Powder coating to posts is cracked and peeling away.
	Floor	Concrete floor covered with vinyl floor tiles.	Staining, scuffing and deterioration to floor tiles.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout
	Walls	Brick and blockwork walls, plastered, painted.	Various stained, scuffed and deteriorated sections of paint especially around sink and WC.  Minor scuffed and impact damaged sections of plaster throughout. Certain nail and screw fixings apparent.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	Ceiling	Powder coated metal ceiling grid with inset ceiling tiles.	Discolouration to grid and tiles throughout. 1 No. displaced ceiling tile.
	Light Fittings	2 No. single bulb light fitting with plastic diffusers.	Minor staining to right diffuser.
	Toilet	1 No. low level porcelain WC with plastic seat and seat cover and porcelain cistern.	Fair although staining to bowl.
	Hot Water Heater	1 No. Newlex hot water heater.	Not working at the time of our inspection.
	Sink	1 No. freestanding porcelain sink with stainless steel tap.	Minor scuffing and staining to bowl. Crack to right section of bowl.
	Toilet Roll, Towel and Soap Dispenser	1 No. Lotus toilet roller dispenser, 1 No. Lotus towel dispenser, 1 No. soap dispenser.	Fair.
	Window	1 No. timber single glazed window with timber window sill and steel bars, painted.	Deterioration to paint finish of window, frame and sill throughout. Damp staining to window sills. Nuts missing from bolts to all four bolt ends of bars.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Middle Left Office</u></b>	Doors	2 No. timber doors and door frames, painted with brushed aluminum handles.	Handles loose. Advanced staining to paint finish to inner face of inner door and small chipped section of door approximately 10 mm in length to inner face of inner door. Remaining doors and door frames are in fair order although deterioration to paint finish apparent.
	Radiators	1 No. single panelled radiator.	Fair.
	Floor	Concrete floor covered with carpet tiles.	Carpet tiles stained and scuffed to central area.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout. Holed section of skirting board to right wall approximately 20 mm in length.
	Walls	Brick and blockwork walls with front right and left walls being plastered, papered, painted. Rear wall is covered with brick effect tiling.	Brick effect tiling in satisfactory order. Remaining painted sections in fair condition. Damaged sections of paint and paper around burglar alarm sensor to left wall. Patch repaired section of paper to two areas also to this left wall.  Scuffed and damaged sections of paper also apparent to right wall.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Rear Left Office</u></b>	Ceiling	Powder coated metal ceiling grid with inset ceiling tiles.	Ceiling tiles stained throughout. 2 No. badly scuffed tiles to central section of ceiling. 1 No. tile with chipped corner and 1 No. displaced tile to rear right corner.
	Light Fitting	1 No. double tube fluorescent light fitting with plastic diffuser.	Diffuser is cracked. Light fitting is stained.
	Door	1 No. timber door and door frame, painted with brushed aluminum door handle.	Door handle loose and paint splashed. Advanced scuffing and damage to door and paint finish to outer face of door. Deterioration and scuffing to paint finish to door frame.
	Windows	2 No. timber single glazed windows with timber window sill and metal bars, painted. Metal latches to windows.	Latches to windows are paint splashed. Advanced deterioration to paint finish to windows, frame and sill. Window bars are loose. Window latches are paint splashed.
	Radiators	1 No. single panelled radiator.	Fair.
	Floor	Concrete floor covered with carpet tiles.	Carpet tiles stained and scuffed.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	Walls	Brick and blockwork walls, plastered, part papered, painted	<p>Paper to front wall in fair condition. Minor cracking and crazing to plaster to right wall. 1 No. nail fixing to centre of right wall. Staining and discolouration to paint finish around plugs and light switch right wall. Impact damaged sections of plaster to rear wall and chipped and scuffed sections of paint. Vertical crack beneath rear window to rear wall and cracking and crazing to plaster adjoining upper section of window rear wall.</p> <p>Hairline cracking beneath left rear window to left wall and also beneath front window to left wall.</p>
	Ceiling	Powder coated metal ceiling grid with inset ceiling tiles.	Tiles in fair condition. 1 No. tile is minor impact damaged and 1 No. damp stained tile adjoining left wall.
	Light Fittings	2 No. double tube fluorescent light fittings with plastic diffuser.	Diffuser missing to both fittings and the housings are stained.
	Windows	3 No. timber single glazed windows with timber window sills and internal metal bars, painted metal latches.	Advanced deterioration to paint finish to windows, frames and sills. Latches are covered with paint splashes. Metal bars are loose with minor staining to paint finish.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Rear Right Office</u></b>	Radiator	1 No. single panelled radiator.	Fair although corrosion to valves and joints. 1 No. valve leaking causing damage to paint to left skirting board.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed and chipped, discoloured adjoining radiator.
	Door	1 No. timber door and door frame, painted with brushed aluminum effect door handle.	Door handle loose and paint splashed. Minor chips to paint finish. 2 No. nail holes apparent to inner face of door. 1 No. nail hole apparent to outer face of door. Minor scratching and scuffing to paint finish to door and door frame.
	Floor	Concrete floor covered with carpet tiles.	Advanced staining and wear to carpet tiles.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout
	Walls	Brick and blockwork walls. Left wall covered with brick affect tiling. Rear wall covered with paper. Right and front wall painted.	Left wall in fair condition although certain holed brick affect tiles apparent. Paper to rear wall in fair condition although minor scuffing to paper adjoining doorway to workshop.  Scuffing and staining to paint finish to front and right walls.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	Ceiling	Powder coated metal ceiling grid with inset ceiling tiles.	The majority of the tiles are in fair order although 2 No. missing tiles and 2 No. displaced tiles apparent. Damaged grid adjoining missing tiles to rear left corner.
	Light Fittings	20 No. inset chrome down lighters.	Fair.
	Windows	4 No. timber single glazed windows with timber frames. Timber window sills and internal metal steel bars, painted with metal latches.	Advanced deterioration to paint finish to window frames and sills. Metal bars are loose and plaster adjoining bars is damaged to the walls. Minor deterioration to paint finish to bars. Handles are paint splashed.  The sill to the rear window is loose and cracking to beading adjoining.
	Door to Entrance Hall	Timber door and door frame, painted with brushed aluminum handle and metal self closing mechanism.	Handle loose, scuffed and paint splashed. Self closer is missing 1 No. screw and is paint splashed. Screw hole apparent to inner face of door adjoining self closer. Paint finish to door and door frame scuffed, chipped and damaged throughout.
	Internal Window to Entrance	Timber single glazed window with timber frame, painted.	Missing section of glazing to lower pane. Upper pane is paint splashed. Paint to frame in fair condition.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>First Floor</u></b> <b><u>Front Left Office</u></b>	Door to Workshop	1 No. timber door and door frame with brass effect handle, painted with self closer.	Advanced deterioration and scuffing to paint finish to door and door frame. Door handle in fair condition. Self closer is paint splashed.
	Radiators	2 No. single panelled radiators.	Fair.
	Floor	Timber floor covered with carpet.	Paint splashed carpet adjoining door. Advanced staining and deterioration to carpet central section.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout
	Walls	Brick walls , plastered, part papered and painted.	Scuffed sections of paper with right wall and various nail holes apparent. 1 No. nail hole and 4 No. screw holes apparent to rear wall and damaged and scuffed paper to rear wall. Various nail and screw holes apparent to left and front wall.  Cracking and crazing to plaster to front and right walls adjoining window openings. Plaster throughout is stained, scuffed and deteriorated.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	<p data-bbox="566 580 667 612">Ceiling.</p> <p data-bbox="566 692 730 724">Light Fitting</p> <p data-bbox="566 804 689 836">Windows</p> <p data-bbox="566 1139 831 1171">Door to Main Office</p>	<p data-bbox="904 580 1312 651">Insulation boarding held within metal ceiling grid, painted.</p> <p data-bbox="904 692 1323 762">1 No. double tube fluorescent light fitting with plastic diffuser.</p> <p data-bbox="904 804 1317 948">4 No. timber single glazed windows with timber frames, timber sills and internal metal bars, painted and metal handles.</p> <p data-bbox="904 1139 1317 1241">Timber door and door frame, painted with brushed aluminum handle.</p>	<p data-bbox="1375 325 1939 395">Surface corrosion above front right window indicating potential corrosion to lintel.</p> <p data-bbox="1375 437 1962 539">Crack to left wall front corner adjoining front steelwork less than 1 mm in width approximately 1 m in length.</p> <p data-bbox="1375 580 1973 651">Minor stained sections of insulation board and minor holed section, screw holes apparent.</p> <p data-bbox="1375 692 1912 724">Diffuser stained. Lights in working order.</p> <p data-bbox="1375 804 1984 1098">Handles are scuffed and paint splashed. Deterioration to paint finish to frames and sills. Front left window sill is badly distorted and mastic pointing is missing. Damp stained throughout, initial decay apparent. Cracking to plaster and plaster loosing its key adjoining right window front wall. Metal bars are generally loose.</p> <p data-bbox="1375 1139 1984 1241">Handle loose and paint splashed. Minor pencil marks to paint on external face of door. Minor staining to door and door frame.</p>

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Right Office</u></b>	Door to Right Office	Timber door and door frame, painted with brushed aluminum handle.	Door handle in fair condition. Paint to frame and door in fair condition.
	Radiators	1 No. double panelled radiator.	Fair.
	Floor	Timber floor covered with carpet.	Advanced staining and deterioration to carpet central section.
	Walls	Brick and blockwork walls, part painted, part timber stud partitioned walls with plaster board, plastered, papered, painted.	Advanced scuffing to paper and deterioration to paint finish to rear and left walls. Various nail and screw holes apparent to left and rear walls. Scuffing and deterioration to paint finish to right and front walls.  Cracking to right wall front corner adjoining steelwork approximately 0.5 mm in width approximately 0.75 m in length. Hairline cracking and crazing beneath windows to front wall less than 1 mm in width and slight crazing to plaster above windows.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout
	Ceiling	Insulation board set within steel grid, painted.	Minor damp staining apparent to 1 No. central ceiling tile and minor screw holes apparent.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Rear Office</u></b>	Windows	4 No. timber single glazed windows with timber frames, timber window sills and inset metal bars. Metal handles.	Advanced deterioration to paint finish to windows, frames and sills. Paint splashes to handles. Metal internal bars are loose. Advanced deterioration to paint and damage to timber to window sill and frame front elevation right window.
	Door to Rear Office	Timber door and door frame, painted with brushed aluminum door handle.	Minor paint splashes to door handle. Minor staining to paint to door and door frame. Impact damaged section of door to outer face has been patch repaired. Advanced discolouration and staining to paint to inner face of door and 2 No. attached coat hooks to inner face of door.
	Light Fittings	1 No. double tube fluorescent light fitting with plastic diffuser.	Corrosion to light fitting. Plastic diffuser missing with. 1 No. fluorescent tube missing.
	Radiator	1 No. double panelled radiator.	Minor deterioration to paint finish.
	Floor	Timber suspended floor covered with carpet.	Advanced deterioration, staining and scuffing to carpet. Various torn and ripped sections of carpet apparent.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout



LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Front Mezzanine Area</u></b>	Ceiling	Insulation boarding supported by steel grid, painted.	Advanced cracking, distortion and damage to window sills to rear two right windows appears to be caused by damp penetration.  Minor scuffed sections of insulation boarding apparent. Paint in fair condition.
	Door to Mezzanine Area	Timber door and door frame part painted with brass effect door handle.	Advanced staining and deterioration to paint finish. Brass effect door handle in fair condition. Minor scuffing and impact damage to frame. Various screw and nail holes apparent. Outer face of door is unpainted and scuffed, stained and impact damaged.
	Radiators	5 No. double panelled radiators.	Fair.
	Steel Portal Frame and Steel Frame to Roof	Steel frame painted.	Fair.
	Floor	Chipboard panelled floor supported by timber.	Damp stained throughout.
	Walls	Rear wall plasterboard painted. Left wall insulation boarding held within galvanised steel grid. Front wall concrete block painted.	Right wall in fair condition although timberwork is not painted. Rear wall plasterboard has not been plastered, joints have been covered over with tape, paint badly

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<u>Ground Floor</u>  <u>Rear Store</u>  <u>Stairwell</u>		Right wall timber panelled held within timber frame.	scuffed and stained throughout. 2 No. holes apparent to plasterboard. Various scuffed, chipped and impact damaged sections of insulation board to left wall. Advanced deterioration to paint finish to front wall and various holed sections of concrete block apparent. 1 No. damaged and cracked block adjoining Panasonic telephone system.
	Roof	Corrugated asbestos cement covered roof underdrawn by insulation boarding held within galvanised steel grid.	2 No. sections of insulation board impact damaged and holed. Remaining insulation boards are scuffed. GRP rooflights are stained and covered with lichen growth externally
	Stairs	Timber stairs with timber treads and timber banister.	Right banister is loose. Timber generally scuffed throughout.
	Stairs to Ground Floor Store	Timber stairs with timber risers, banister and posts, painted.	Treads to stairs are chipped, loose and paint throughout is stained, chipped and scuffed.
	Floor	Concrete floor with concrete steps to upper store covered with thermoplastic tiles with plastic	Advanced deterioration and damage to floor tiles throughout. Advanced scuffing and staining to noses.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Front Right Store</u></b>	Walls	<p>aluminum noses to stairs.</p> <p>Blockwork construction with cement pointing, painted. Part of rear wall covered with brick effect tiling, part painted.</p>	<p>Brick effect tiling in fair order although part has been painted, part remains unpainted. Various holed, nicked and impact damaged sections of concrete block throughout front, left and rear elevations. Blocks have been replaced to left wall beneath central heating boiler and are unpainted or in paint not matching the original.</p> <p>Various holed, nicked and chipped sections of blockwork and 2 No. screw holes apparent to plaster adjoining doorway to offices.</p>
	Floor	Concrete floor covered with carpet tiles.	Advanced staining, wear and discolouration to carpet tiles throughout.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout
	Walls	Concrete blockwork walls to lower sections with cement pointing, painted. Upper section of walls are covered by insulation boarding held within galvanised steel grid.	Minor nicked and impact sections of insulation board apparent. Rear boarding has been painted over and tape has been put over the joints which is now peeling off. Lower sections of concrete blockwork walls are scuffed, nicked and scrapped throughout with various nail and screw holes apparent.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	Ceiling	Steel portal frame supported galvanised steel supports, corrugated asbestos cement covered roof with GRP rooflights and underdrawn by insulation boarding held within metal grid.	<p>Advanced deterioration to paint finish especially where trunking and cabling have been removed. Bolts holes are apparent where the window bars have been affixed.</p> <p>Damp staining to timber boarding to left wall upper section.</p> <p>2 No. sections of insulation boarding are damaged. Minor scuffed and nicked sections to remaining insulation boards. Roof lights are stained and covered with lichen growth externally.</p>
	Windows	5 No. timber single glazed windows with timber frames, timber window sills with metal handles, painted with internal metal bars.	Advanced deterioration to paint finish to windows, frames and sills. Missing and damaged pointing to frames. Distortion of window sill especially to front left window and right front window need re-fixing.
	Doors to Workshop	Timber double doors within timber frame. 2 No. inset glazed panels, painted with brushed aluminum door handles. .	Advanced deterioration to paint to door and door frame. Door and door frame generally scuffed, chipped and impact damaged. Brushed aluminum door handles are loose.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Kitchen</u></b>	Floor	Solid concrete floor covered with thermoplastic floor tiles.	Advanced staining, scuffing and deterioration to floor tiles throughout.
	Walls	Blockwork walls, painted to left, right and rear walls, part of left wall covered with ceramic tiling. Front wall is timber stud partition wall covered with plasterboard, plastered, painted.	Paint throughout deteriorated, scuffed and stained. Holed section of plasterboard to front wall lower left corner approximately 100 mm in diameter. Deterioration to concrete block facings especially around sink unit. Various other concrete blocks are scuffed, nicked and impact damaged. Paint throughout is stained and deteriorated.
	Ceiling	Plasterboard ceiling, plastered, painted.	Unevenness to sections of plaster apparent. Minor scuffed and nicked sections apparent. Damp staining to plaster front right corner and front left corner. Plasterboard cracks apparent.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout. Skirting board missing to front wall.
	Radiators	1 No. double panelled radiator.	Paint finish stained. Minor surface corrosion to valves.
	Cupboards & Sink	1 No. set of high level Melamine cupboards with aluminum handles. 2 No. sets of timber low level cupboards and drawers,	Advanced deterioration and staining to Melamine work surface. Small section of missing Melamine edging to right corner. Advanced staining and scuffing to sink and

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Front Left Store</u></b>		Melamine covered chipboard cupboards with Melamine covered chipboard work surfaces with inset stainless steel sink and drainer and stainless steel taps.	drainer. Cupboards and drawers are scuffed, chipped and stained.
	Towel and Soap Dispenser.	Lotus hand towel dispenser and Lotus soap dispenser.	Fair.
	Light Fittings	2 No. single tube fluorescent light fittings.	Diffusers missing and fittings are corroded.
	Door to Right Store	1 No. timber door and door frame with 1 No. inset glazed panel, painted.	Minor scuffing, chipped and staining to paint finish. Minor paint splashes to glazed panel.
	Door to Front Left Store	Timber door and door frame, painted with brushed aluminum handle and brushed aluminum digital code lock.	Minor scuffing to door handle. Staining and deterioration to paint finish to door and frame. 1 No. screw hole apparent to inner and outer face. Handle and code lock in fair condition.
	Floor	Solid concrete floor covered with thermoplastic floor tiles.	Advanced staining, scuffing and deterioration to floor tiles throughout.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Main Workshop</u></b>	Walls	Blockwork walls, painted to right, left and front walls. Rear wall of timber stud partition covered over with plasterboard, plastered, painted.	Skirting board missing to rear wall.  Minor scuffing to paint finish to plasterboard of rear wall and hole to rear wall approximately 100 mm in diameter.  Minor scuffing and staining to paint finish to blockwork sections of wall. 2 No. holes drilled within blocks to left wall approximately 100 mm in diameter and 3 No. holed sections of blocks to upper section of left elevation. 1 No. cracked and damaged block to front wall upper left corner.
	Ceiling	Plasterboard ceiling, plastered, painted.	Minor plasterboard cracking apparent. Minor scuffing and staining to paint finish.
	Light Fitting	1 No. single tube fluorescent light fitting.	Diffuser missing. Minor staining to housing.
	Floor	Concrete floor, painted.	Advanced deterioration and staining to paint finish. Cracking running front to rear to front concrete slab. Cracking and opening up of concrete joints to slabs apparent. Minor

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	Walls	Brick and blockwork walls to lower sections of elevations with upper sections of elevations covered with insulation boarding held within galvanised steel grid with external powder coated steel cladding.	<p>scuffed, nicked sections of concrete apparent. Rear section of floor covered with leaf mulch.</p> <p>Various nicked, chipped and impact damaged sections of insulation board apparent throughout. Lower sections of blockwork have been impact damaged, chipped, scuffed to various sections and numerous sections of concrete blocks are holed with either nail holes or screw holes.</p> <p>Badly damaged section of insulation board to rear right corner of workshop, patch repaired with chipboard panel.</p> <p>2 No. concrete blocks adjoining steel portal frame to right wall has been re-bedded. 1 No. concrete coping over right wall is missing and 1 No. has been badly damaged. Various concrete copings over the blockwork walls are cracked, displaced and damaged.</p> <p>Hairline cracking to right wall middle section passing from upper to lower block less than 0.5 mm in width adjoining horizontal crack also with displaced blockwork with 1 No. displaced block. Horizontal crack to rear wall right</p>

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	<p data-bbox="562 804 636 831">Roof</p> <p data-bbox="562 1246 801 1273">Warm Air Blower</p>	<p data-bbox="902 804 1350 1018">Steel portal frame supporting steel sections supporting corrugated asbestos cement covered roof interspersed with GRP rooflights underdrawn by insulation boarding held within metal grid.</p> <p data-bbox="902 1246 1328 1310">1 No. Benson gas fired warm air blower.</p>	<p data-bbox="1373 325 1989 571">corner passing from top to bottom block and passing through block courses and blocks up to 2 mm in width. Paint finish to blockwork through is scuffed, stained and deteriorated. Stepped cracking to left wall front window adjoining shutter passing through 4 No. courses of blockwork less than 1 mm in width.</p> <p data-bbox="1373 619 1966 762">Hairline cracking to blockwork to middle section of left elevation passing through 5 No. brick courses and 1 No. impact damaged and loose block to lower section adjoining.</p> <p data-bbox="1373 804 1989 1203">Minor nicked and scuffed sections of insulation boarding apparent. Rooflights are stained throughout and covered in lichen growth externally. 1 No. damaged section of grid adjoining middle right rooflight. Certain sections of insulation boarding have the external coating peeled away. Certain sections of missing insulation adjoining rooflights apparent. 1 No. holed section of roof and insulation boarding where flexible metal ducting passing between.</p> <p data-bbox="1373 1246 1547 1273">Not checked.</p>

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	Light Fittings	10. No. double tube fluorescent light fittings supported by metal chains.	Diffusers missing to all fittings. Minor staining to fittings apparent. Various fluorescent tubes either missing or not working.
	Sink	1 No. stainless steel sink with Melamine covered chipboard cupboards beneath.	Sink and sink unit covered with paint and chemical residue.
	Roller Shutter	1 No. galvanised steel roller shutter held within metal runners.	General corrosion to runners apparent. Runners also covered with paint splashes. Lower section of shutter has been replaced. Small impact damaged sections of shutter apparent. Shutter generally stained throughout.
	Staircase to Mezzanine	Timber staircase with timber banisters, painted.	General wear and damage to timber treads. Paint to stairs, treads and banister, deteriorated throughout.
	Right Pedestrian Door	Timber door and door frame, painted.	Advanced deterioration to paint finish throughout. Various nail and screw holes apparent to door and door frame. Inner face of door has been covered with chipboard panel which is poorly painted, poorly fixed and covered with signs and adhesive residue.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Male WC</u></b>	Left Pedestrian Door	uPVC door and door frame.	Inner metal gate is part painted. Surface stained and paint splashed throughout.
	Floor to Rear Mezzanine	Plywood floor supported by timber joists.	Fair although damp stained throughout.
	Railings to Mezzanine	Metal railings held with metal brackets.	Generally loose. Ill fitting and corroded.
	Door to Male WC	Timber door and door frame, painted with brushed aluminum handle.	Advanced deterioration to paint finish to door and door frame. Door handle is loose.
	Door to Female WC	Timber door and door frame, painted with brushed aluminum handle.	Advanced deterioration to paint finish to door and door frame. Door handle is loose. Inner side of door facing badly cracked around handle.
	Floor	Concrete floor covered with thermoplastic tiles.	Tiles scuffed, stained and deteriorated throughout.
	Walls	Brick and blockwork walls, plastered, painted.	Advanced staining and deterioration to paint finish. Minor hairline cracking and crazing apparent to rear wall around urinal. Minor screw holes apparent.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	Ceiling	Powder coated metal ceiling grid with suspended ceiling tiles.	Water damaged ceiling tile above cistern for urinal. Remaining tiles are stained.
	WC	1 No. porcelain WC with porcelain cistern, plastic seat and cover.	Seat cistern and cover stained.
	Sink	1 No. porcelain wash hand basin with stainless steel tap.	Fair although stained throughout.
	Urinal	1 No. porcelain urinal with porcelain cistern.	Fair although stained. Pipework adjoining is corroded as is plug hole surround.
	Toilet Roll and Soap Dispenser	1 No. Lotus toilet roll dispenser and 1 No. soap dispenser,	Fair.
	Hand Blower	1 No. Vectaire hand blower	Working at the time of our inspection.
	Paper Towel Dispenser	1 No. Reflex paper towel dispenser.	Broken.
	Light Fittings	2 No. single bulb light fittings with plastic diffusers.	1 No. diffuser missing and housing broken.
	Window	1 No. timber single glazed window with timber frame, timber	Advanced deterioration to paint finish throughout. Glazing paint splashed.

LOCATION	ELEMENT	DESCRIPTION	CONDITION
<b><u>Female WC</u></b>		window sill, metal bars, painted.	
	Internal Door	1 No. timber door and door frame, painted with brushed aluminum handle.	Handle paint splashed. Paint to door and door frame in fair condition.
	Radiator	1 No. single panelled radiator.	Stained throughout. Surface corrosion to valves.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout.
	Floors	Concrete floor covered with thermoplastic tiles.	Tiles scuffed, stained and deteriorated throughout.
	Skirting Boards	Timber skirting boards, painted.	Paint scuffed, chipped and stained throughout.
	Walls	Brick and blockwork walls, plastered, painted.	General staining and deterioration to paint finish throughout. Minor hairline cracking to right wall beneath window opening. Impact damage to left wall where impacted by self closing mechanism.
Ceiling	Powder coated metal ceiling grid with ceiling tiles.	Grid damaged adjoining light fitting. Ceiling tiles loose and badly stained.	

LOCATION	ELEMENT	DESCRIPTION	CONDITION
	Light Fittings	2 No. single bulb light fittings with plastic diffusers.	1 No. light fitting damaged and diffuser missing.
	Toilet Roll and Soap Dispenser	1 No. Lotus toilet roller dispenser and 1 No. Lotus soap dispenser.	Fair
	Hot Water Heater	1 No. Newlex hot water heater.	Not tested.
	Window	1 No. timber single glazed window with timber frame, timber window sill, metal bars, painted.	Advanced deterioration to paint finish throughout. Glazing paint splashed.
	WC	1 No. porcelain WC with porcelain cistern and plastic seating cover.	General staining to seat and cover. Staining to bowl.
	Radiator	1 No. single panelled radiator.	Staining to paint finish.
	Sink Unit	1 No. low level porcelain sink unit with stainless steel tap.	Fair although surface stained.
	Internal Door	1 No. timber door and door frame with brushed aluminum handle, painted.	Minor deterioration to paint finish. Handle loose.

Schedule of Condition and Photographic Schedule dated this 9<sup>th</sup> day of October 2011 based upon an inspection undertaken on the 6<sup>th</sup> October 2011.

Agreed between

Philip M Cooke MRICS IRRV of Roberts and Roberts

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acting on behalf of Anycompany Ltd

and

.....

## **Photographic Schedule**

### **Exterior**

#### **Front Elevation Offices**

- 1) Front elevation upper section
- 2) Front elevation lower section
- 3) Front doorway
- 4) Damaged section of signage to shutter housing
- 5) Example of deterioration to paint to entrance window
- 6) Example of decay to door frame to door
- 7) Example of deterioration to window frame and paint finish
- 8) External front elevation and front car park
- 9) Front car park

#### **Left Elevation Offices**

- 10) Left elevation office
- 11) Example of UV damage and discolouration to downspout
- 12) Example of cement residue and paint splashes to lower section of elevations
- 13) Example of cement residue and paint splashes to lower section of elevations
- 14) Leaking gutter
- 15) Damp staining to wall beneath leaking gutter
- 16) Cracking adjoining damp staining to wall
- 17) Cracking above rear ground floor window left wall
- 18) Example of blocked gully adjoining rear corner of building left wall
- 19) Example of salt staining to brickwork adjoining rear downspout
- 20) Left Elevation
- 21) Left landscaped area

### **Rear Elevation Offices**

- 22) Rear elevation
- 23) Damp staining to brickwork upper section and moss and lichen growth
- 24) Cracking beneath left window
- 25) Cabling clips to wall
- 26) Example of deterioration to paint finish to window frame and sill
- 27) Example of deterioration to powder coating to roof fillet
- 28) Example of deterioration of powder coating to roof fillet
- 29) External rear area

### **Left Elevation Workshop**

- 30) Left elevation front section
- 31) Left elevation mid section
- 32) Left elevation rear section
- 33) Damaged and replaced brickwork adjoining central heating flue
- 34) Holed section of brickwork adjoining air conditioning unit
- 35) Holed section of brickwork and loose wiring above air conditioning unit
- 36) Spray painting to lower section of elevations
- 37) Protruding nail and vent to steel profile sheeting
- 38) Example of discolouration to steel profile sheeting
- 39) Example of deterioration of paint to window frame and sill
- 40) Damaged rainwater gulley
- 41) Cracked front rainwater gulley
- 42) Damaged and blocked second rainwater gulley from front
- 43) Blocked rear rainwater gulley
- 44) Damaged steel profile adjoining shutter door
- 45) Corrosion to runner and roller shutter
- 46) Minor impact damage to roller shutter

- 47) Replaced lower section of roller shutter
- 48) Replacement brickwork to right jamb to roller shutter
- 49) Car parking area
- 50) Example of deterioration to tarmacadam
- 51) Landscaped area of rear left corner

### **Rear Elevation Workshop**

- 52) Rear elevation
- 53) Stained and damaged powder coating left corner
- 54) Distorted profile edging adjoining the right corner
- 55) Small tree and shrub growth adjoining rear right corner
- 56) External land

### **Right Elevation Workshop**

- 57) Right elevation
- 58) Displaced downspout and blocked rainwater gulley adjoining rear corner
- 59) Replaced profile sheeting
- 60) Example of discolouration to power coating
- 61) Example of damage to power coating
- 62) Example of damage to power coating
- 63) Creased section of downspout
- 64) Replaced brickwork and adhesive residue around
- 65) External land rear section
- 66) External land front section
- 67) Pedestrianised door shutter
- 68) Right elevation viewed from front corner

### **Front Elevation Workshop**

- 69) Front elevation
- 70) Gas meter housing
- 71) Damaged brickwork adjoining gas feed
- 72) Horizontal cracking to damp proof course
- 73) Displacement of brickwork adjoining damp proof course
- 74) Example of deterioration to steel profile sheeting

### **Right Elevation Offices**

- 75) Right elevation office
- 76) Example of deterioration to paint finish of window frame and sill
- 77) Cracking beneath third from front window
- 78) Example of holes to brickwork and pointing
- 79) Landscaped land adjoining right elevation

### **Interior Offices**

#### **First Floor**

- 80) Right office viewed rear to front
- 81) Right office viewed front to rear
- 82) Stain to carpet right office
- 83) Paint splashes to carpet right office
- 84) Example of crazing to plaster front wall right office
- 85) Example of staining to paint front wall right office
- 86) Right office viewed left to right
- 87) Right office viewed right to left
- 88) Cracked left wall left office

- 89) Cracked right wall right office
- 90) Example of deterioration to paint to window frame and sill front wall right office
- 91) Example of damage to paper rear wall right office
- 92) Rear office viewed front to rear
- 93) Rear office viewed rear to front
- 94) Example of staining and ripping to carpet
- 95) Example of staining and ripping to carpet
- 96) Distortion and damage to window sill right wall rear office
- 97) Distortion and damage to window sill right wall rear office
- 98) Example of damage to plaster due to fixings of metal bars rear office
- 99) Mezzanine area off offices
- 100) Example of deterioration and impact damage to insulation board left wall mezzanine
- 101) Discolouration of GRP rooflight mezzanine area
- 102) Discolouration of GRP rooflight mezzanine area
- 103) Staining to paint door to mezzanine store
- 104) Staircase viewed top to bottom
- 105) Staircase viewed bottom to top
- 106) Entrance viewed front to rear
- 107) Entrance viewed rear to front
- 108) Kitchen
- 109) Sink unit to kitchen
- 110) Cupboard to kitchen
- 111) Damp staining to ceiling tile rear right corner kitchen
- 112) Front left office viewed rear to front
- 113) Damp staining to ceiling tile front right office
- 114) Male WC
- 115) Male WC
- 116) Male WC
- 117) Female WC
- 118) Female WC

- 119) Female WC
- 120) Crack to sink female WC
- 121) Rear right office viewed front to rear
- 122) Rear right office viewed rear to front
- 123) Example of deterioration to paint of door frame rear right office
- 124) Damaged ceiling tiles rear right office
- 125) Missing and damaged ceiling grid rear right office
- 126) Rear left office viewed right to left
- 127) Rear left office viewed left to right
- 128) Leaking and corroded radiator valve rear left office

### **Interior Workshop**

- 129) Workshop viewed rear to front
- 130) Workshop viewed front to rear
- 131) Example of deterioration to paint finish to floor of workshop
- 132) Cracking to front section floor of workshop
- 133) Front wall workshop
- 134) Right wall front section
- 135) Right wall mid section
- 136) Right wall rear section
- 137) Rear wall showing mezzanine area
- 138) Left wall rear section
- 139) Shutter to left wall
- 140) Left wall middle section
- 141) Left wall front section
- 142) Roof front section
- 143) Roof rear section
- 144) Impact damage and cracking to blockwork left wall
- 145) Example and deterioration to window frames and sills

- 146) Example and deterioration to window frames and sills
- 147) Sink unit to workshop
- 148) Pedestrian door right wall
- 149) Pedestrian door right wall
- 150) Replaced blockwork right wall and missing concrete coping over
- 151) Damaged and missing concrete copings right wall
- 152) Example of damage to insulation boarding right wall
- 153) Damage to ceiling grid adjoining rooflight
- 154) Example of damage to insulation boarding to ceiling
- 155) Staining to rooflights
- 156) Left pedestrian door
- 157) Example of damage to blockwork and various screw and nail fixings left wall blockwork
- 158) Damaged insulation boarding right wall to mezzanine area
- 159) Male WC workshop area
- 160) Male WC workshop area
- 161) Female WC workshop area
- 162) Female WC workshop area
- 163) Damaged ceiling and light fitting in female WC
- 164) Cracked door female WC
- 165) Front right store viewed rear to front
- 166) Front right store viewed front to rear
- 167) Example of distortion and damage to window sill and frame front elevation
- 168) Example of distortion and damage to window sill and frame right elevation
- 169) Example of distortion and damage to window sill and frame right elevation
- 170) Example of damage to blockwork front wall
- 171) Example of damage to blockwork right wall
- 172) Example of damaged coating to rooflights
- 173) Example of staining to floor front right store
- 174) Kitchen units
- 175) Holed front wall kitchen

- 176) Holed rear wall store
- 177) Holed left wall store
- 178) Damaged blockwork left wall and front wall store
- 179) Example of staining and deterioration to floor covering kitchen
- 180) Stairwell rear left store showing replaced brickwork to left wall
- 181) Example of damage to timber treads to staircase to mezzanine area