

Surveyor's Schedule of Condition Report of:

1 Example Street,
London,
Postcode

In Respect of the Proposed Construction Works Taking Place At: of:

2 Example Street,
London,
Postcode

Date of Surveyor's Inspection:

01/01/2021

Schedule of Condition Report Considerations:

The purpose of this Surveyor's Report is to act as a record of the current condition of the property at the date of the Surveyor's inspection.

The Surveyor's Report is based upon a visual examination only, undertaken by the Surveyor at the time of inspection.

This Schedule of Condition Report should not be considered as a structural survey, report, nor as an advisory document within those respects.

All measurements referred to by the Surveyor within the report are approximate lengths ascertained during the visual inspection.

Where the Surveyor's phrase 'in a fair and reasonable condition' has been used, this in the context of confirming the item that is being inspected is in a good order, with no noticeable or relevant defect noted at the time.

Surveyor's Photographs Taken During Inspection:

These photographs are held on file by your Company Name.

Photographs will be securely stored on a cloud based server for a period of 5 years.

Property Description:

ITEM:	DESCRIPTION:	CONDITION:
INTERIOR		
Ground Floor		
Front Reception Room		
Ceiling	Plastered and painted.	Appears to be in a fair and reasonable condition, with no signs of any defect noted.
Party Wall	Plastered and painted.	Appears to be in a fair and reasonable condition, with no signs of any defects noted.
Front Wall/Bay Window	Plastered and painted.	Hairline crack to the left inner face of the bay window originating at the sill, continuing down to the skirting board in a diagonal manner.
Rear Wall/Rear Area of the Reception Room Partition	Plastered and painted.	Appears to be in a fair and reasonable condition.
Floor	Suspended timber, fully covered with a fitted carpet.	Sound and level underfoot.
Windows	UPVC double-glazed type.	All glazing is intact.
Rear Reception Room		
Ceiling	Plastered and painted.	Hairline crack originating 400mm from the junction of the front reception room at the junction of the ceiling, running down the skirting stopping at the wall.
Front Wall/Reception Room Partition	Plastered and painted.	Hairline separation to the underside of the cornice, running side to side and intermittent throughout.

ITEM:	DESCRIPTION:	CONDITION:
Party Wall	Plastered and painted.	<p>Hairline separation at the junction of the front wall and ceiling, running down along the junction of two, at which point it is obscured by the free standing storage unit.</p> <p>Hairline separation approximately 1m from the junction of the front reception room wall, at the junction of the cornice, running in a downward 'V' (45 degree angled) direction to the upper side of the fitted mirror, at which point it then runs up towards the cornice and then back down towards the area of the mirror.</p> <p>There is a general area of hairline crazing to the area above the mirror.</p> <p>Hairline separation/crack at the junction of the rear wall, 100mm from the junction of the cornice running down towards the mirror over 1m.</p>
Rear Wall	Plastered and painted.	<p>Hairline separation to the upper left corner of the UPVC window frame, running up towards the cornice over the entire distance.</p> <p>Hairline separation at the junction of the kitchen partition and cornice, running in a downward diagonal direction towards the window frame.</p>
Floor	Suspended timber, fully covered with a fitted carpet.	Sound and level underfoot.
Windows/Doors	UPVC double-glazed type.	All glazing is intact. Operates smoothly.

ITEM:	DESCRIPTION:	CONDITION:
First Floor Rear Bedroom		
Ceiling	Plastered and painted.	Appears to be in a fair and reasonable condition.
Front Wall/Front Bedroom Partition	Plastered and painted.	Hairline separation at the junction of the door frame, running down to the skirting board over the entire distance.
Party Wall	Plastered and painted.	<p>Hairline crack to the upper right corner of the wall at the junction where it meets with the ceiling and rear wall, stemming in a downward diagonal direction over 1m.</p> <p>Hairline separation/crack 1.3m from the junction of the front wall at the junction of the ceiling, running in a downward direction over 1.1m.</p> <p>Hairline crack approximately 300mm from the junction of the front wall at the junction of the ceiling, running in a downward diagonal direction over 1.1m.</p>
Rear Wall	Plastered and painted.	<p>Hairline crazing and cracking to the upper left corner of the window frame approximately 2m above ground, running up to the ceiling level.</p> <p>Hairline crack/separation at the junction of the ceiling, running side to side intermittent throughout.</p> <p>Hairline crack to the lower right corner of the window sill, extending in a downward direction towards the skirting board over the entire distance.</p> <p>Hairline separation to the upper right corner of the window frame at the junction of the ceiling, running in a downward semi-circular direction stopping at the frame itself.</p>

ITEM:	DESCRIPTION:	CONDITION:
Floor	Suspended timber, fully covered with a fitted carpet.	Sound and level underfoot.
Windows	UPVC double-glazed.	All glazing is intact. Windows operate smoothly.
Front Bedroom		
Ceiling	Plastered and painted.	Open board joint at the junction of the front wall and centre point of the ceiling, continuing towards the centre of the room over 500mm.
Front Wall	Plastered and painted.	Hairline crack approximately 300mm from the left corner of the window sill, running downward to the skirting board over the entire distance.
Rear Wall/Rear Bedroom Partition	Plastered and painted.	Hairline crack at the junction of the entrance partition, running up to the ceiling/cornice over the entire distance.
Party Wall	Fully obscured by a free standing fitted wardrobe.	Wardrobe doors operate smoothly.
Floor	Suspended timber, fully covered with a fitted carpet.	Sound and level underfoot.
Windows	UPVC double-glazed type.	All glazing is intact.
Loft		
Party Wall	Brickwork solid construction.	Appears to be in a fair and reasonable condition with no signs of any defect or issue noted.

ITEM:	DESCRIPTION:	CONDITION:
Chimney Breasts	Brickwork solid construction.	Intermittent hairline cracking noted throughout. There is a prominent crack running up from the rear chimney breast, up to the pitch of the roof. Crack is approximately 2mm-3mm in width.
Front Pitch of the Roof	Fully covered with sarking felt.	Appears to be firmly held in place with no signs of any sagging or damp ingress noted.
Rear Pitch of the Roof	Fully covered with sarking felt.	Appears to be firmly held in place with no signs of any sagging or damp ingress noted.
EXTERIOR		
Roof	Pitched concrete interlocking tile type.	Appears to be in a fair and reasonable condition aside from heavy lichen and moss growth.
Chimney Stack	Solid construction.	Appears to be in a fair and reasonable condition.
Chimney Pots	Ceramic Type.	Light lichen growth, aside from that, appear be in a fair and reasonable condition.
Rear Elevation	Solid construction, fully covered with a pebble dash render.	Light weathering, aside from that, render appears to be in a fair and reasonable condition.
Flank Elevation of the Rear Addition	Solid construction fully covered with a pebble dash render.	Render appears to be in a fair and reasonable condition.
Gutters	UPVC type.	Appear to be level throughout and not de-bonding from the wall.

ITEM:	DESCRIPTION:	CONDITION:
Ground	Fully covered with concrete paving slabs.	Sound and level underfoot. With a natural fall to the rear of the garden.
Fence	Concrete posts with timber panels.	Appear to be in fair and reasonable condition with no signs of any defect or issue noted. Firmly held in place when tested.