

SCHEDULE OF CONDITION

- of -

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

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LANDLORD: XXXXXXXXXXXXXXXX

TENANT: XXXXXXXXXXXXXXXX

INSTRUCTIONS

In accordance with the attached Terms and Conditions of Engagement to XXXXXXXXXXXXXXXXXXXX dated XXXXXXXXXXXXX to inspect the above premises and prepare a Schedule of Condition in respect of a proposed new Full Repairing and Insuring Lease.

Attached to the rear of this Schedule of Condition (**Appendix A**) are a series of colour photographs and these have been keyed into the text below as appropriate.

Attached to the rear of this Schedule of Condition (**Appendix B**) are sketch ground and first floor plans showing the cellar, ground and first floor accommodation.

In preparing this Schedule of Condition, we have assumed that a Full Repairing and Insuring Lease is to be granted on the basis that the Tenant is “keep the premises” in no better condition as evidenced by the details in this Schedule of Condition.

CONSTRUCTION HISTORY

The premises comprise a terraced two storey building mainly constructed of solid brick/cavity walls with part concrete piers and beams to support first floors under flat roofs.

We understand that the main services of electricity, gas, water and drainage are connected.

LIMITATIONS TO INSPECTION

The premises were inspected on xxxxxxxxxxxxxxxxxxxx and, at the time of the inspection, were occupied by xxxxxxxxxxxxxxxxxxxx. The inspection was limited due to the following: -

Ground Floor – Main Showroom

- Suspended false ceilings and voids above where only inspected within the meter cupboard.
- Laminated wall panels and shelf racks along both sides and the rear wall of the premises have been boarded out from the original walls and the voids behind cannot be inspected except a small area in two places along the side external wall which we have labelled 'A' on the attached floor plan.
- The floor surfaces were covered by numerous beds, chairs, tables and furniture and only a limited inspection of the floor surfaces was possible.

Ground Floor – Other Rooms

- The staircase void has been boarded off and the underside and treads could not be inspected.
- The inspection chamber cover embedded in the floor screed to the Rear Lobby could not be lifted to inspect the foul drainage
- Voids behind the Inner Lobby/W.C. were not accessible to inspect, and these probably conceal waste and service pipes.
- The water stopcock is located in the W.C. and only the turning handle was visible and the rising main has been concealed by a boxed duct and could not be inspected.

- Encased beams over the Rear Lobby were not accessible to inspect.
- Suspended ceiling over the Inner Lobby/W.C. - one ceiling tile has been removed to the Inner Lobby which allowed a limited inspection of the void and ceiling/first floor above.

First Floor (Landing, Staff Room, Lobby and Cloakroom)

- Vinyl flooring prevented a full inspection of the floor surfaces beneath.
- Roof void over the Landing was concealed and could not be inspected. The suspended ceiling over the Staff Room and the roof light shaft and only part of the ceiling could be inspected by removing the ceiling tiles.
- There are plasterboard and textured ceilings over and around the roof light shafts over the Lobby and Cloakroom and the voids could not be inspected.
- The vertical boxed ducts to the Cloakrooms conceal the soil and vent pipes and the waste and service pipe and joints and connections could not be inspected.

Large Showroom and Large Store

- Fitted carpets have been laid over most areas and small areas of carpet have been cut back to reveal Pine tongue and groove floorboards and a small area of painted chipboard to the Showroom. The floor voids were not inspected.
- The suspended ceilings over both rooms and concealed steelwork within the roof void above and the build up of the roof void and suspended ceiling void was only inspected to the areas where parts of the ceiling tiles have been removed as labelled 'B' on the attached floor plan.

The surface of the flat roof was not inspected.

Services, mechanical and electrical installations were not tested as part of this inspection.

The inspection chambers were not be lifted to inspect the foul or surface water drainage systems.

The weather at the time of the inspections was mild (9°C), wet and overcast, with sunny periods at the second inspection

The premises are orientated on a north-east/south-west axis with the front elevation to xxxxxxxxxxxx facing north-east.

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>CONDITION</u>
<u>INTERNALLY</u>		
<u>GROUND FLOOR</u>		
<u>SHOWROOM</u>		
Ceiling	Suspended aluminium track ceiling in square grid pattern with white acoustic tiles with 39 No. opaque in line ceiling lights in 3 No. parallel rows running from the front to the rear with tiles measuring 600mm x 600mm. Electric overhead heaters and smoke detectors built into the suspended ceiling. Left hand side tiles have been stopped above 450/500mm from the false partition for laminated canopies for bed displays.	Ceiling track is generally level and even. Most ceiling tiles are generally satisfactory and clean. There are about 75 No. damaged tiles either by heat from the overhead heaters or screw hole fixings or scuffs. 1 No has been water stained to the front right-hand bay window. (see Photos 6, 12–14, 18 - 24, 37–38)
Walls	Laminated painted wall shelf boards with aluminium vertical shelf adjustable brackets at about 500mm centres (these stop about 400mm from the ceiling and about 500mm from floor level). Plastered walls behind the laminated wall shelf boards and only a limited inspection could be carried out through the access voids to the areas as labelled 'A' on the attached floor plan.	Some panels are typically scuffed and marked and there are screw hole fixings. (see Photos 12,15 & 25) Within the electric meter cupboard the plaster is chipped and marked. (see Photos 28–36) Within the right-hand rear window void the plaster is chipped and marked and there is a very slight horizontal crack about 100mm below the window sill. (see Photos 40–45).

Floor	Concrete ground bearing floor overlaid with 450mm x 450mm light cream ceramic tiles with dark grey grout (a section of similar grey tiles to rear area). Light oak laminate flooring along both sides about 600mm wide running from the front to the rear.	Tiles and laminate flooring is typically very slightly scuffed and marked mostly from foot traffic and furniture marks otherwise generally level and even and no signs of any noticeable cracks or cracked tiles. The grout is mostly generally satisfactory (see Photos 1-2, 8, 26-27, 39).
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REAR LOBBY

Ceiling	Plasterboard with Pine smooth skimmed coat plaster with dropped ceiling to rear below staircase half landing and plasterboard and skim casing around beams over. Ceilings painted with magnolia emulsion.	Typical very minor scuffs and marks to dropped ceiling and generally very fine joint/edge cracks from shrinkage. Decorations are generally otherwise satisfactory (see Photos 51, 54-58).
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Walls	Cement rendered wall to rear and return side external wall up to Staircase which continues from base of Staircase to Inner Lobby partition and along opposite side to Showroom. Wall has been painted with magnolia emulsion.	There are 2 No. filled very slight vertical full height cracks to the Showroom side partition (right-hand side of fire door) (see Photos 55 & 56). The paintwork is scuffed and chipped and marked. The rear wall vertical reveals to the rear exit door are damaged and the stainless steel angles have been exposed and damaged and render is breaking off the reveals to both sides (see Photos 60-64). Plaster cracked/damaged to vertical rear corner of Staircase partition (see Photos 65-66). Slight full height vertical crack to the side external wall at the base of the Staircase (see Photos 75-77). Decorations are poor.
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Plasterboard and skim coat and emulsion paint to fire door and pier alcove and walls have been painted with magnolia emulsion.	Numerous scuffs, marks and chips to edges of encased piers (see Photos 46-49 & 68-69). Decorations are poor.
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Floor	Cement floor screed laid over ground bearing concrete painted grey.	Chipped and gouged between fire door and Staircase (see Photo 68). Typical very slight crack across floor between inspection chamber and Inner Lobby door (see Photo 74). Screed cracked across rear exit door threshold See Photo 63).
Doors	<p>Rear exit door – approx. 1100mm wide with stainless steel kick plate to bottom and panic bar mechanism.</p> <p>Inner fire door to Showroom – approx. 1100mm wide with stainless steel kickplate to Showroom side with small vision panel, self-closer and brushed fire strips.</p> <p>Inner Lobby door – approx. 1130mm wide with stainless steel kickplate Inner Lobby, self-closer and brushed strip frame (as Showroom door)</p>	<p>Frame chipped door otherwise satisfactory (see Photo 62).</p> <p>Slightly chipped and marked otherwise satisfactory (see Photo 50).</p> <p>Numerous scuffs, paint chips and marks but otherwise serviceable (see Photo 70).</p>
<u>INNER LOBBY</u>		
Ceiling	Suspended aluminium track ceiling with 600mm x 600mm white acoustic tiles with 700mm void above to first floor.	Ceiling level uneven and most tiles water/moisture stained. 1 No. tile has been removed above the sink which exposes the coiled duct for the extractor fan (see Photos 85, 89-93).
Walls	Mostly plain smooth skimmed coat plaster over solid brick to Showroom and remainder plain skim coat plaster over plasterboard and timber frame. Walls have been painted with magnolia emulsion.	Plaster is heavily chipped and marked and decorations are poor (see Photos 79-85).

Floor	Concrete ground bearing floor with grey swirl patten vinyl finish which continues into W.C.	Vinyl is heavily scuffed, marked and stained (see Photos 78, 84 & 94).
Door/Joinery	Similar door as Inner Lobby with disabled door lever and hand rail.	Scuffed, chipped and marked otherwise serviceable (see Photo 78, 84 & 94).
	Basic white laminated roll edge worktop with stainless steel single drainer inset sink with separate chrome taps, white laminated aluminium edge drawer and cupboards under with 2 No. white ceramic tiles splash back courses over.	Heavily stained to sink and worktop (see Photos 87 & 88). Doors loose and aluminium edges missing to drawer and blank drawer (see Photo 87). Splashback satisfactory.
<u>W.C.</u>		
Ceiling	Suspended aluminium track with 600mm x 600mm white acoustic tiles with 700mm void above.	3 no. stains/dislodged ceiling tiles, whilst remainder are satisfactory (see Photos 99 & 100).
Walls	Plain smooth skim coat plaster to Showroom and front wall over brickwork, skim coat plaster over timber frame and plasterboard to side and partition walls and all walls have been painted with magnolia emulsion.	Walls typically slightly scuffed and marked, and decorations are poor (see Photos 94-98).
Floor	Ground bearing concrete with grey swirl pattern vinyl floor finish which continues into the Inner Lobby.	Heavily scuffed, marked and stained (see Photos 94-98).
Sanitaryware	White ceramic Armitage shanks high level W.C. cistern with china pan with a disabled grab rail and drop down rail with red emergency cord, small china white wall hung basin with chrome mixer tap.	Soiled and stained, otherwise serviceable (see Photo 96).

FIRST FLOOR**LANDING/STAIRWELL**

Ceiling	Plasterboard with swirl patterned textured finish with plasterboard encased beam over. Plasterboard edge coverings. Magnolia emulsion paint finish. Central shaft over stairwell with square GRP fixed roof dome light.	Usual joint/edge separation cracks to covings (see Photos 113-115). Water ingress around centre beam casing leaking onto the lower staircase below (see Photos 105 & 106). The decorations are otherwise satisfactory.
Walls	Plasterboard and plain smooth skim coat plastered finish mostly over brick/blockwork. Magnolia emulsion paint finish.	<p>There are several plaster cracks as follows:-</p> <ul style="list-style-type: none"> • Very slight vertical crack to large Showroom wall 1100mm from rear corner external wall to full height (see Photos 109 & 110). • Very slight vertical crack below left hand sill to rear window tapers out to Half Landing (see Photo 112). • Very slight cracks around both ends of rear window head (see Photo 113). • Very slight full height vertical crack at connection of side external wall and timber frame partition wall to Staff Room (see Photo 115). <p>Decorations are generally poor and there is water ingress at the edges of the ceilings/walls to the side external wall.</p>
Floor	Vinyl floor covering over suspended timber.	Scuffed, scratched and marked (see Photo 104).
Joinery	Painted wooden handrails to the staircase on metal 'L' shaped brackets with 2 no. flights of stairs with vinyl covered steps and non-slip nose edges.	Satisfactory (see Photos 101, 103 & 111).

1110mm wide painted fire door with small Georgian wire glass vision panel, key code lock with self closer, intumescent seal to door frame edge and base kick plate into large Showroom.

Door slightly scuffed and marked otherwise satisfactory (see **Photo 116**).

STAFF ROOM

Ceiling	Aluminium ceiling track for suspended ceiling with 600mm x 600mm white ceiling tiles.	6 no. tiles water stained otherwise ceiling track is satisfactory (see Photos 133 & 134).
	Ceiling void above inspected by removing one ceiling tile to reveal small area of plastered roof light shaft with GRP fixed square roof dome light.	Small section of upper plasterboard ceiling cutaway over sink to reveal plywood underside to roof build up. Very limited inspection and signs of previous water ingress (see Photos 134-138).
Walls	Plain smooth skim coat plaster and magnolia emulsion over blockwork and timber frame and plasterboard/skim to Landing and Cloakroom partition. Magnolia Emulsion paint finish.	There are several plaster cracks as follows:- <ul style="list-style-type: none">• Very slight diagonal crack to right hand side of large Showroom door from ceiling tapers out at half wall height (See Photo 130).• Very slight vertical cracks at corners at brickwork and timber frame joints (see Photo 128).• Very slight vertical crack to side external wall at timber frame partition to Cloakroom drops into slight diagonal crack under worktop down to skirting (see Photos 120-122). Decorations are generally scuffed and marked and poor (see Photos 127-130).

Floor	As Landing.	As Landing (see Photos 131 & 132).
Joinery	<p>Basic white roll edge laminated worktop with stainless single drainer inset sink and chrome cold tap, laminated drawer and pair of cupboard doors under, 2 no. white ceramic tiled splashback courses above worktop.</p> <p>760mm wide painted fire door to large Showroom with vision panel, kick plate and self closer (as larger door) with frame stop.</p>	<p>Dirty and marked and sink is scale stained otherwise serviceable (see Photos 123-126).</p> <p>Slightly chipped and scuffed otherwise satisfactory (see Photo 127).</p>

CLOAKROOM/LOBBY

Ceiling	Plasterboard with stippled finish with plaster edge covings with white matt emulsion paint.	Typical edge separation cracks to covings otherwise satisfactory (see Photos 140 & 144).
Walls	Plain smooth skim coat plaster over blockwork or timber frame and plasterboard/skim with magnolia emulsion paint finish.	Very slight mid height horizontal crack across the front blockwork wall (see Photo 143). Typical very slight vertical cracks above door heads. Slight scuffs and marks – decoration is only fair (see Photos 143-142).
Floor	As Landing.	As Landing (see Photo 145).
Joinery	3 no. six panel Colonial style painted timber doors with brass rope lever handles.	Mostly satisfactory. Door to Gents Cloakroom sticks at the top (see Photos 139,141 & 145).

GENTS CLOAKROOM

Ceiling	As Lobby except central dome shaft for GRP square roof dome light. Ceiling finished with white matt emulsion.	Mostly satisfactory, typical edge separation cracks to covings (see Photos 154 & 155).
Walls	As Lobby.	Typical scuffs and marks. Very slight vertical cracks at joints/corners (see Photos 149 & 152). Slight vertical/diagonal crack to side external wall from extractor to soil and vent pipe duct and signs of water penetration below (see Photo 148). Very slight full height vertical crack to centre to large Showroom partition wall (see Photo 151). Decorations are generally poor (see Photos 146 - 155).
Floor	As Lobby	As Lobby (see Photo 147).
Sanitaryware	Armitage Shanks white china low level WC suite and small oval wall hung basin with chrome cold tap. 2 no. white tiled splashback courses over basin.	Dirty and stained otherwise satisfactory (see Photos 147 & 153).

LADIES CLOAKROOM

Ceiling	As Gents Cloakroom.	Typical very slight joint crack at roof light shaft (see Photo 163).
Walls	As Lobby.	Typical scuffs and marks and decorations poor. Very slight horizontal crack to side external wall up to pier about 1600mm above floor level (see Photo 162). Very slight horizontal crack to front brickwork wall connects to similar crack to Lobby (see Photo 160).
Floor	As Lobby.	As Lobby. Floor to left hand side of WC suite feels very uneven and 'flaking' (see Photo 166).
Sanitaryware	Similar white suite as Gents Cloakroom except narrow plastic cistern WC suite.	Stained and marked otherwise satisfactory (see Photos 157. 158 & 162).

LARGE SHOWROOM

Ceiling	Aluminium suspended ceiling track with 600mm x 600mm white ceiling tiles (as ground floor) with raised sections between cross beams (see Floor Plan for layout) with sections removed to reveal void above to underside of roof of steel beams (as shown on the attached Floor Plans Labelled 'B').	Approx 35 no. tiles chipped, marked or water stained. Inspection areas tiles have been removed and track removed/damaged (see Photos 167 – 174, 184 – 187, 196-197 & 206-207).
	Void above suspended ceiling finished with painted white fibreboard fixed to underside of softwood roof joists. Galvanised ducting for air conditioning system hung from joists in void connects with ceiling vents.	Very limited inspection. Water staining to boarding above door to Cloakroom Lobby and above Office (see Photos 191 & 195). Galvanized ducting for air conditioning system not checked or tested.

Walls	Plain smooth skim coat plaster and magnolia emulsion paint over brick/blockwork.	<p>Paintwork scuffed and marked and water stains below side window sills and lining paper is loose (see Photos 204 - 209). More severe water ingress to rear to right hand corner wall to right hand side window reveal (see Photo 181). Numerous very slight and slight cracks labelled on the floor plan as follows:-</p> <ol style="list-style-type: none">1. Very slight vertical cracks beneath window sills (see Photos 177 – 182 & 208 - 209).2. Very slight full height vertical crack (see Photo 190).3. Very slight vertical/diagonal crack (corresponds with crack to Staff Room) and runs across face of pier at top and tapers out at mid height (see Photos 193 & 194).4. 2 no. very slight vertical cracks above suspended ceiling (see Photo 195).5. Very slight vertical/diagonal full height crack (see Photo 198).6. Very slight vertical/diagonal full height crack and small area of water stain (see Photo 199).7. Very slight diagonal/vertical crack to right hand reveal and face up to ceiling (see Photo 210). <p>Several very slight horizontal cracks to side external walls (see Photo 183).</p> <p>Decorations are generally poor (see Photos 177 - 210).</p>
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Floor	Suspended timber and mostly Pine tongue and groove floorboards laid over joists with small area of painted tongue and groove chipboard. Fitted carpet laid over.	Carpet ripped, rucked and lifted to several areas and generally very poor. Floor generally level and even. Voids to floors not inspected. Floorboards damaged along the side external wall to edges beneath the windows where previously lifted (see Photos 167 – 176, 184 – 185, 201 & 204).
 <u>OFFICE</u>		
Ceiling	Suspended ceiling as large Showroom.	Satisfactory (see Photos 211 & 220).
Walls	As large Showroom.	<p>Paintwork badly scuffed, marked and poor and bubbling under side window sill (see Photo 214). Very slight cracks as follows:-</p> <ul style="list-style-type: none"> • Very slight horizontal crack from right hand sill up to door (see Photos 215 & 217). • Very slight horizontal crack to top right hand of window head continues into large Showroom and falls into vertical crack approximately 200mm off the pier (see Photo 216).
Floor	As large Showroom.	Carpets stained and marked and very poor (see Photos 213 & 219).
Joinery	Painted fire door with vision panel and key code lock, self closer and intumescent fire strip.	Paintwork chipped and marked/stained otherwise satisfactory (see Photo 218).

LARGE STORE

Ceiling	Suspended ceiling with tiles and track as large Showroom.	At least 15 no. slightly damaged, chipped or stained tiles and tiles and track removed for inspection damaged (see Photos 223-227, 232-233, 240-243) water staining to front right hand side near corner and front left hand corner at areas marked 'C' on the Plan (see Photos 234 & 238). Signs of previous water ingress and decay to painted cover strip to the front above windows (see Photo 235).
	Void/ceiling above with similar build up as large Showroom with painted fibreboard.	Limited areas inspected. Satisfactory.
Walls	Yellow swirl pattern wallpaper over plain smooth skim coat plaster.	Typical very slight cracks and tears to plaster and paper and cracks labelled on the Floor Plan as follows:- <ol style="list-style-type: none"> 8. Very slight vertical full height crack (see Photos 228 – 231, 239 & 244). 9. Very slight vertical/diagonal full height crack (see Photo 223). 10. Very slight vertical crack below window sill (see Photos 236 & 237). 11. Full height vertical water staining below ceiling tile stain (see Photo 238).
	Timber frame and plasterboard partition wall to large Showroom. Painted blockboard reduced height internal door with large lever handle and intumescent fire strip.	Not skimmed or painted. Door/frame not painted to large door side (see Photo 221).

Floor	Similar build up as large Showroom.	Similar condition as Large Showroom (see Photos 221 – 227 & 245 - 247).
<u>EXTERNALLY</u>		
<u>ROOF</u>		
	Flat roof inspected separately by Landlord	See separate photographs from Landlords inspection.
<u>FRONT ELEVATION</u>		
Entrance Canopy	Projecting lead pitched roof canopy over front entrance.	Leadwork generally satisfactory (see Photo 248).
	Painted boarded large fascias and under soffits to projecting canopy.	Water ingress to boards and severe decay to right hand side (see Photos 248, 249, 253 & 254).
	Aluminium framed full height splay recessed entrance and pair of double doors all fully glazed with plate glass.	Generally satisfactory (see Photo 256).
	Ceramic tiled floor at entrance	Satisfactory (see Photo 256).
	Cast iron downpipe to right hand side collecting water off projecting lead roof canopy.	Signs of water leaks (see Photo 258).
Front Wall	2 no. pairs of hardwood vertical double hung sliding sashes with plyglass double glazed units with central painted timber louvered shutter window – locked not opened to inspect.	Paintwork peeling off window frames (see Photos 248, 251 & 252).

Faced brickwork either side of entrance/display windows and plinth brick beneath windows.

Generally satisfactory. Brickwork to right hand side behind downpipe heavily water stain up to underside of canopy (see **Photo 258**).

Faced brickwork to walls above canopy.

Top 3 No. brick courses below parapets mortar pointing weathered (see **Photos 251 & 252**). 6 No. drill holes to brickwork to right hand side of window (see **Photo 250**).

Very slight diagonal stepped mortar crack to right hand side reveal of right hand side window (approx. 9 no. courses) (see **Photo 250**).

Brickwork otherwise relatively level and even.

NORTH WEST SIDE ELEVATION

First Floor Wall
(over flat roof)

Wall inspected only from ground floor level and not from the flat felt roof. Cement render painted cream with felt parapet at the top.

Wall generally satisfactory (see **Photo 260**).

Very slight vertical full height crack to centre (see **Photo 261**).

Two Storey Brick Wall

North West Elevation

Red faced brickwork in cement mortar bed with 3 No. course projecting brick parapet at top. Dark red brick on end decorative first floor brick course. 2 No. course dark red brick course at ground level.

Approx. 15 No. courses from parapet brickwork weathered and moisture stained (see **Photos 262-264 & 267-272**). A few slightly spalled bricks below brick parapet walls (see **Photos 267 – 271**). Vertical gap in brick parapet wall to centre (see **Photo 268**). Very slight thermal crack above decorative first floor brick course about 100 - 225mm from the right hand corner (see **Photo 277**).

South West Side Elevation

Red faced brickwork in cement mortar bed with 3 No. course protecting brick parapet at the top. Dark red brick on end decorative first floor brick course. 2 No course dark red brick course at ground level. Red brick on end flat soldier lintel over Staircase/Landing window. Steel 'L' shape buffer fixed to left hand outer corner wall up to 34 No. brick course height.

Dark Stained timber two light windows to first floor.

Painted timber fire exit door.

Black plastic short length of half round rainwater gutter and matching downpipe.

Rendered Two Storey Wall

Cement render painted cream with black painted plinth at ground level approx. 450mm in depth.

Metal framed single glazed windows at ground and first floor level with 2 No. courses of sloping tiled sills (windows not opened).

Right hand 450mm length of parapet brickwork dislocated and very slight step diagonal mortar crack runs 5 No. courses below parapet to right hand edge of rainwater gutter (see **Photo 279**). Similar 300mm length of parapet brickwork dislocated to left hand end (see **Photo 282**). Very slight vertical thermal crack to full height about 100mm from the left hand outer corner (see **Photos 281, 283 & 284**).

Dark stain wearing thin and decorations poor (see **Photos 278, 280 & 281**).

Paintwork poor (see **Photo 278**).

Satisfactory (see **Photo 278 & 279**).

Several very slight horizontal cracks above ground and first floor windows (see **Photos 274-276 & 285-286**). Very slight vertical/diagonal filled cracked (re-opening) below centre of ground floor window to ground level (see **Photo 288**). Very slight horizontal crack to centre of black painted plinth to full length wall (see **Photo 287**). Paintwork to the wall is patchy (see **Photo 286**). 6 No. screw holes above ground floor window and render has broken away (see **Photo 286**).

Generally serviceable (see **Photo 276**).

Black stained timber flush fascia board with black plastic half round rainwater gutter and matching downpipe.

Satisfactory (see **Photo 276**).

REAR ELEVATION
(SOUTH WEST)

Wall	Cement render painted cream with black painted plinth at ground level approx. 450mm in depth.	Numerous very slight/slight horizontal/diagonal cracks to the left hand and right hand side of first floor windows, very slight vertical cracks between ground floor door head height and first floor window sills. Very slight vertical cracks to left hand end of wall at ground floor level approx. 300mm from outer corner. Decorations are poor and paintwork is bubbling off the black plinth wall (see Photos 290-297).
Windows/door	6 No. light and single dark stained timber windows (similar to rear of Landing/Staircase). Windows not opened.	Dark stain wearing thin and decoration is poor (see Photos 293 & 295).
Doors	Pair of modern painted timber fire exit doors in timber frames.	Decorations are poor (see Photo 298).
Ramp	Concrete ramp up to fire exit doors with 225mm faced brickwork at 7 No. brick course height forming retaining wall with concrete coping stones on the top with painted steel handrail.	Retaining wall damaged and leans away from ramp and most coping stones missing and wall dismantled at left hand side (see Photos 297 - 300).

**SOUTH EAST
ELEVATION –**

A very limited inspection was available as the wall is enclosed by the attached premises and only part of the first floor wall to the rear corner could be seen.

Wall

Cement render painted cream.

Wide filled vertical cracked above top left hand corner/ reveal of left hand side window with further very slight horizontal crack running from left hand reveal of window to rear corner (see **Photo 302-303**).

Windows

From an internal inspection there are 3 No. pairs of 10 pane and 1 No. single metal framed fixed single glazed windows with frosted glass.

The external condition could not be inspected.

SERVICES

ELECTRICITY

Concealed meter cupboard with fuse boxes and electricity meter to Ground Floor Showroom (see **Photo 28**).

We have not been provided with and Electricians Inspection Test Certificate and assume this will be made available.

Showroom

39 No. concealed ceiling lights.

Rear Lobby

2 No. Pairs of wall mounted florescent tube lights and circular bulkhead light.

Landing

2 No. pairs of wall mounted fluorescent tube lights.

Staff Room

Heatstore wall mounted electric hot water heater over sink. Pair of ceiling mounted florescent tube lights. Newlec extended vented extractor fan. Newlec wall mounted electric convector heater. Kocom K/P-605PG wall mounted internal phone system.

Cloakroom Lobby

Opaque plastic circular bulkhead ceiling light.

Ladies & Gents Cloakroom

Opaque plastic circular bulkhead ceiling light to each. Heatrae Sadia (Express 7 to Gents only) wall hung electric hot water heaters over basins to both cloakrooms and Initial Automatic Services electric fan hand dryers over. Externally vented extractor fans to side external wall.

Large Showroom

23 No. pairs of ceiling mounted fluorescent tube lights and 11 No. single matching tube lights.

Office

1 No. pair of ceiling mounted fluorescent tube lights. Wall hung Newlec electric convector heater. Addvent externally vented extractor fan.

Large Store

6 No pairs of fluorescent tube lights.

GAS

Mains underground supply originally connected to the premises and the meter has now been disconnected.

We are not aware of any recent tests have been carried out to the installation.

COLD WATER SUPPLY

Mains underground supply believed to rise in a duct to the ground floor W.C. (see **Photo 95**).

The condition of the underground supply pipe and type of material has not been verified.

We have not been able to verify whether there is any independent cold water storage and suspect all fittings are supplied direct from the rising main.

AIR CONDITIONING/ HEATING

Showroom

2 No. Hitachi and 1 No. Dialog electric fan overhead air conditioning/heating units mounted on the suspended ceilings and 2 No. small electric fan units over entrance doors (see **Photos 6, 18-20 & 37**).

These have not been tested.

First Floor

Overhead ducts to suspended ceilings with vents connected to external wall hung air conditioning units to rear elevation (see **Photos 191, 226, 240-242, 276 & 278**).

The installation has not been inspected or tested.

SMOKE/FIRE DETECTION

These are labelled on the attached floor plans

Ground/First Floors

Emergency lights over exit doors.
Smoke alarm/detectors.

The fire/smoke detector system has not been tested and we have not been made aware of any test certificates and assume these will be available.

Rear Lobby

Fire alarm control panel (see **Photo 53**). and emergency light over exit door.

FOUL DRAINAGE

The below ground foul drainage has not been inspected. There is an embedded manhole cover in the floor to the ground floor Rear Lobby at the base of the Staircase to the First Floor. There is apparently an inspection chamber in the rear tarmac adjacent to the rear entrance doors near the ramp. None of these covers have been lifted. Wastes connect into 2 No. ducted soil and vent pipes that pass through the flat roof void to the north west side roof slope.

The condition of the below ground drainage and above ground pipe work connections has not been verified.

Date

G.N. Harcourt-Powell Esq., FRICS
For and on behalf of Nick HP Ltd
t/a Harcourt-Powell Chartered Surveyors
37 Friars Street, Sudbury, Suffolk, CO10 2AG

Landlord:

Tenants: