Schedule of Condition

Of

parts of

{{ao\_property\_add\_vert}}

Created for

{{bo\_letter\_names}}

and

{{ao\_letter\_names}}

This Schedule is limited to those areas of the building in the immediate vicinity of planned works at

{{bo\_property\_add\_horz}}

15th January 2021

**Section A – General Information**

|  |
| --- |
| **{{bo\_plural}}:**  {{bo\_notice\_names}}  **{{bo\_apostrophe}} Address:**  {{bo\_property\_add\_horz}}    **{{ao\_plural}}:**  {{ao\_notice\_names}}  **{{ao\_apostrophe}} Address:**  {{ao\_property\_add\_horz}} |
| **Date of Inspection:** 15th January 2021 |

**Section B – General Summary**

|  |  |
| --- | --- |
| **Type of property:**  **Weather conditions at time of inspection:**  **The state of the property when inspected:** | Residential.  Dry.  Occupied, fully furnished. |

**Section C – Condition**

**GENERAL NOTES:**

**Object Descriptions: -** All directions assume facing the object being described.

**References to walls in this schedule are as follows:-**

Front Wall = Wall nearest the road.  
Rear Wall = Wall furthest from the road.  
Left Wall = Wall on the left-hand side when oriented from the road.   
Right Wall = Wall on the right-hand side when oriented from the road.

**The following limitations apply to the conduct of the inspection:-**

* The inspection was purely of a visual nature, without the use of ladders or the benefit of exploratory work. Its extent is limited to cracks to internal walls, floors and ceilings and significant defects to exterior walls, roof and boundaries, having regard to their age and construction type.
* No structural survey or inspection of concealed or otherwise hidden services or finishes was undertaken.
* The presence of furniture, fittings, furnishings, artwork and stored items generally restricts the scope of inspection, and where such articles or items exist, none were moved. Ceiling, wall and floors surfaces concealed by such articles or items were not inspected.
* No testing of any service installations was undertaken.
* All cracks are of hair width or less unless otherwise stated.
* This written Schedule is to be read in conjunction with the photographs taken at the same time.

**Photographic Record Notes:**

* Photo of Two Fingers: Indicates defect in the door/window/floor pointed at. Not used to indicate cracks.
* Photo of Single Finger: Indicates slope in floor moving down in the direction being pointed towards.
* Thumbs Up: No defect noted with the object in the background. Usually used to indicate windows and/or doors open and close freely.
* Crossed Fingers: Unable to open door or window pointed at.
* Bent finger: Used to show a bulge (convex finger) or dip (concave finger) in the floor.

**EXTERNAL OBSERVATIONS**

Rear

1. Photographic record taken.

Front

1. Photographic record taken.

**INTERNAL OBSERVATIONS**

**Ground Floor**

Lounge

1. Photographic record taken.
2. Survey starts at door and moves around to the right.

Kitchen

1. Photographic record taken.
2. Survey starts at door and moves around to the right.

Hallway

1. Photographic record taken.
2. Survey starts at door and moves around to the right.

Stairs between Ground & First Floor

1. Photographic record taken.

**First Floor**

Bathroom

1. Photographic record taken.
2. Survey starts at door and moves around to the right.

Bedroom - Front

1. Photographic record taken.
2. Survey starts at door and moves around to the right.

Bedroom - Rear

1. Photographic record taken.
2. Survey starts at door and moves around to the right.

* Remedial Works Required:
  + Ceiling/Cornices (base cost = £100):
    - Suggested payment in lieu: 50% of base = £50
  + Rear Wall (base cost = £100):
    - Suggested payment in lieu: 50% of base = £50
  + Right-Hand Wall (base cost = £100):
    - Suggested payment in lieu: 50% of base = £50
  + Left-Hand Wall (base cost = £100):
    - Not applicable
  + Front Wall (base cost = £100):
    - Suggested payment in lieu: 50% of base = £50

TOTAL: £200 + VAT