

SCHEDULE OF CONDITION – 6 PAGES TEXT/84 PHOTOGRAPHS IN TOTAL

DEFINITIONS

1. Reference to cracks, etc. uses the BRE digest 251 classification as follows:

Hairline	- up to 0.1mm wide
Fine	- over 0.1mm up to 1mm wide
Slight	- over 1mm up to 5mm wide
Moderate	- over 5mm up to 15mm wide
Severe	- over 15mm up to 25mm wide
Very severe	- over 25mm

2. General references to the property are given as viewing the front elevation from the external. Specific references are given as directly viewing the particular elements.

LH	- Left-hand
RH	- Right-hand
GF	- Ground Floor
FF	- First Floor
FFL	- Finished Floor Level
R	- Roof
C	- Ceiling
W	- Walls
F	- Floor

3. Reference to general condition are defined as follows:

a)	Good Condition	- No visible defects or deterioration of any consequence.
b)	Fair Condition	- No visible defects and only general wear and tear with no serious deterioration.
c)	Moderate Condition	- General defects and/or deterioration evident. The element continues to function but with significant wear and tear.
d)	Poor Condition	- Substantial wear and tear and repetitive deterioration and/or defects apparent.
e)	Very Poor Condition	- Major deterioration and/or defects which significantly limit the remaining life of the element.
f)	Undetermined Condition	- The element was, wholly or partially concealed.

4. The statement 'no defects' means 'no significant defects evident'.

These definitions refer to the condition of the element generally and do not imply absence of specific defects, which are detailed separately.

5. The inspection was carried out on 2016. The weather was

6. Any dimensions/measurements are approximate.

SCHEDULE OF CONDITION: ADDRESS

<u>LOCATION</u>	<u>DESCRIPTION</u>	<u>CONDITION</u>	<u>PHOTOGRAPHS</u>
EXTERNALLY			
<u>FRONT ELEVATION</u>	Plain tile clad pitched and hipped roof. Brick cavity walls. Timber windows and doors. Cast iron rainwater goods.	<ul style="list-style-type: none"> ➤ General view. ➤ Gap at end of garage lintel. ➤ Stepped crack down towards RH end of garage door. ➤ Crack to RH of bay and gap at wall/frame junction above. ➤ Shrinkage at stone door surround/brick junction. ➤ Historic stepped crack above LH of RH GF window. ➤ Slight to zero crack below GF RH window. ➤ Isolated cracked bricks to below RH reveal to RH GF window. 	1, 2 3 4 5, 6 7, 8 9 10
<u>BOUNDARY WALL</u>	Half brick boundary wall with piers at both ends. Engineering brick capping.	<ul style="list-style-type: none"> ➤ Weathered brickwork and loose coping bricks. 	11 – 16
<u>SIDE ELEVATION (FACING SITE)</u>	Plain tile clad pitched and hipped roof. Brick cavity walls. Timber windows and doors. Cast iron rainwater goods.	<ul style="list-style-type: none"> ➤ 2no. hairline cracks below 3rd GF window. ➤ Stepped hairline crack above RH reveal to door. 	17 18
<u>SINGLE-STOREY ELEMENT</u>	Facing brickwork wall. Tile crease and brick on edge to parapet. Timber window.	<ul style="list-style-type: none"> ➤ General view. ➤ Stepped crack above LH of window. ➤ Cracked infill above cill. ➤ Pointing loose above lead flashing to store roof. ➤ Weathered bricks to parapet. ➤ Roof. 	19 20
<u>RETURN ELEVATION TO SINGLE STOREY</u>	Facing brickwork wall. Tile crease and brick on edge to parapet. Timber window.	<ul style="list-style-type: none"> ➤ General view. ➤ Extensive vegetation making inspection difficult. ➤ Fair condition where visible. 	21

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<u>LOCATION</u>	<u>DESCRIPTION</u>	<u>CONDITION</u>	<u>PHOTOGRAPHS</u>
<u>REAR ELEVATION (MAIN HOUSE)</u>	Plain tile clad pitched and hipped roof. Brick cavity walls. Timber windows and doors. Cast iron rainwater goods.	<ul style="list-style-type: none"> ➤ General view. ➤ Isolated cracked bricks. ➤ Fair condition for age of property. 	22, 23
<u>RH SINGLE STOREY STORE</u>	Facing brickwork wall. Tile crease and brick on edge to parapet. Timber window.	<ul style="list-style-type: none"> ➤ Damaged brickwork at top RH corner. ➤ Moss to coping. ➤ Hairline crack to top LH of LH window. 	24 25
<u>EXTERNAL WORKS</u>	Tarmac drive. Concrete side path and paved rear patio.	<ul style="list-style-type: none"> ➤ General views. ➤ Uneven slabs. 	26 - 34
<u>GARAGE (INTERNALLY)</u>	Boarded ceiling/concrete slab. Painted brick walls. Concrete floor.	<ul style="list-style-type: none"> ➤ General view. ➤ C: Boarded ceiling general cracked – hairline to slight and some displaced/missing. ➤ W: Fair condition – difficult to inspect. ➤ F: Fair condition – difficult to inspect. 	35 36 – 38
<u>GARDEN ROOM</u>	Timber frame and clad shed with plain tiled roof.	<ul style="list-style-type: none"> ➤ General views. 	39 – 47
INTERNALLY			
<u>KITCHEN</u>	Plastered ceiling and walls. Tiled floor. Coving. Kitchen units etc.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Slight crack at cooker hood/ceiling junction and ceiling/wall junction here. ➤ C: Cracking in coving joints/junctions. ➤ C: Full width hairline crack in front of cooker hood. ➤ W: Hairline crack around bottom RH of side window. ➤ W: Fair condition. Decorations fair. ➤ F: Fair condition. 	48, 49 50

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<u>LOCATION</u>	<u>DESCRIPTION</u>	<u>CONDITION</u>	<u>PHOTOGRAPHS</u>
<u>UTILITY ROOM</u>	Panelled ceiling. Tiled walls and floor. Kitchen units etc.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Some gaps to joints. ➤ W: Some loose/missing tiles and cracked joints. ➤ W: Hairline crack to RH of internal door head. ➤ W: Shrinkage at built-in cupboard wall junction and horizontal crack (500 long) at door head height in LH wall. ➤ W: Hairline crack to external door head. ➤ F: Fair condition. 	51, 52 53 54
<u>INNER KITCHEN</u>	Panelled ceiling. Plastered walls. Tiled floor.	<ul style="list-style-type: none"> ➤ C: Some joints visible. Uneven above RH of door to Utility. ➤ W: Shrinkage to joinery joints to boxings. ➤ W: Fair condition. Decorations fair. ➤ F: Fair condition. 	
<u>HALL/LIVING AREA</u>	Plastered ceiling with exposed timbers. Timber clad beams to above stairs. Plastered walls and part panelled. Parquet floor.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Hairline crack parallel to front to two RH bays. ➤ C: Hairline crack from corner porch position to 4th bay. ➤ W: Fair condition. ➤ F: Fair condition. 	55 – 58
<u>FRONT LOUNGE</u>	Lath and plastered ceiling. Plastered walls with picture rail. Parquet floor.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Numerous cracks above lining paper. ➤ W: Fair condition. ➤ F: Fair condition – some wider joints. 	59, 60 61, 62
<u>DINING AREA</u>	Woodchip lined ceiling. Plastered down to picture rail and timber panelling beneath. Parquet floor.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Slight uneven above paper. ➤ W: Fine crack in coving to LH of chimneybreast. ➤ F: Fair condition. 	63 – 65

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<u>LOCATION</u>	<u>DESCRIPTION</u>	<u>CONDITION</u>	<u>PHOTOGRAPHS</u>
<u>STAIRS & CLOAKS</u>	Plastered ceiling and walls. Tiled floor. WC and basin.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Fair condition. ➤ W: Fair condition. ➤ W: Tiles – old and some loose/cracked. ➤ F: Worn. Creaks under foot traffic. 	66
<u>LANDING</u>	Textured ceiling. Plastered walls. Carpeted timber floor.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Evidence of historic cracking to ceiling. ➤ C: Hairline crack in ceiling from front to back to LH of light. ➤ C: Shrinkage at ceiling/wall junction. ➤ W: Hairline crack approximately 2.1m up above mirror. ➤ W: Hairline crack between heads to Bathroom and Airing Cupboard door. ➤ W: Hairline crack to top RH of Landing window. 	67 – 69
<u>REAR RH BEDROOM</u>	Plastered ceiling and walls. Carpeted floor.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Uneven finish and minor hairline cracks generally made good. ➤ W: Hairline crack (historic) to LH of window – above picture rail. ➤ W: Historic hairline crack below bottom RH of window. 	70 – 72
<u>BATHROOM</u>	Plastered ceiling. Tiled walls. Lino floor. Bath and basin.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Hairline crack adjacent loft hatch. ➤ W: Fair condition. ➤ F: Fair condition. Cracked marble threshold. 	73 74
<u>REAR LH BEDROOM</u>	Plastered ceiling and walls. Carpeted floor.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Slightly unsmooth. ➤ W: Fair condition. ➤ F: Fair condition. ➤ F: Cracked marble threshold – twice. 	75, 76

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<u>LOCATION</u>	<u>DESCRIPTION</u>	<u>CONDITION</u>	<u>PHOTOGRAPHS</u>
<u>DRESSING ROOM</u>	Plastered ceiling and walls. Carpeted floor.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Various cracks (fine and hairline). ➤ C: Shrinkage at purlin/ceiling junction. ➤ W: Vertical uneven fine crack to front wall (nearest Milton Road). ➤ W: Fine/slight crack at rear wall/original house junction. ➤ F: Fair condition. 	77 78, 79
<u>FRONT LH BEDROOM</u>	Textured ceiling. Plastered walls. Carpeted timber floor.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Fine crack from corner of wall down LH side (Facing Milton Road). ➤ W: 2no. fine cracks to RH of chimneybreast at high level. ➤ W: Uneven picture rail to RH of door. ➤ F: Cracked threshold – twice. ➤ F: Good condition. 	80, 81 82
<u>FRONT RH BEDROOM</u>	Plastered ceiling and walls. Carpeted floor.	<ul style="list-style-type: none"> ➤ General views. ➤ C: Fair condition – slightly unsmooth. ➤ W: Hairline crack below LH of LH window. ➤ F: Fair condition. 	83, 84

Signed:

SCHEDULE OF CONDITION: *ADDRESS*