



COMMERCIAL BUILDING CONSULTANCY

Schedule of Condition

CLIENT NAME

1 Any Avenue
Coundon
Coventry
POSTCODE

25th January 2025

Prepared By:

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Quality Standards

The signatory below verifies that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by a Director.

AUTHOR

Name –

Position – Director of Building Surveying

Signed -

Date – 25th January 2025

Limitations:

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of Commercial Building Consultancy Ltd. We accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1.0 Dates of inspections/weather

- 1.1 The site and premises were inspected By Our Surveyor on Tuesday 21st January 2025.
- 1.2 The weather at the time of the inspection was cold and overcast with external air temperatures been around 3 degrees Celsius.

2.0 Limitations

- 2.1 The schedule has been prepared in accordance with instructions received from The Client on and it is understood that the schedule is to be attached to a new Lease been undertaken at the property.
- 2.2 The site and premises are currently vacant.
- 2.3 No investigations or enquiries have been made regarding the presence or trace of any potentially environmental damaging materials that may be found in the building, nor have any investigations been made in relation to soil stability, mining or geological conditions, nor have any parts of the site or buildings been opened up for further examination, and a purely visual inspection has been undertaken.
- 2.4 No audits or investigations have been instigated to determine whether high aluminous cement, calcium chloride additives, fibrous asbestos, any other deleterious material, or permanent woodwool shuttering has been used in the construction of the premises. It is not within the current brief to provide any cost information for the repair of any defects referred to in the schedule, nor to comment upon dilapidations liability.
- 2.5 No specific surveys, or audits, have been undertaken in relation to any matters which might relate to the lessees' statutory covenants, such as the Control of Asbestos Regulations 2012, or the Equality Act 2010, nor have any fire risk assessments been undertaken, and it is advised that the lessor, and lessee, establish any liabilities for all such matters prior to the commencement of the tenancy.
- 2.6 Unless otherwise stated it is assumed that all necessary planning, building regulation, and other consents, approvals and permissions have been obtained for the construction and current use of the premises, and that there are no outstanding enforcement or other notices, and no investigations have been made to establish any non-compliance with planning, building regulations, or matters relating to the Offices, Shops & Railway Premises Act, the Fire Regulatory (Safety Reform) Order, the Defective Premises Act, or Health & Safety Legislation.
- 2.7 Further, no searches have been made with the National Coal Board or any other statutory bodies or environmental agencies to establish whether the property is likely to be affected by subsidence or other matters relating to environmental issues and/or the immediate environment.

3.0 Third Parties

- 3.1 The schedule must not be reproduced in whole or in part, or relied upon by third parties for any use, without the express written authority of Commercial Building Consultancy Ltd.

4.0 Appendices

A photographic schedule is annexed and forms an integral part of, this Schedule of Condition. It is important that the Schedule of Condition is only considered in association with the photographic schedule. Photographs can be relied upon as evidence of defects even where the text does not refer to these.

5.0 Orientation

- 5.1 References to front and rear, left and right hand, assume that the surveyor is standing facing the front elevation of the building, i.e., the elevation incorporating the main front entrance.

6.0 Crack classification

Approximate crack width - associated expression

Up to 0.1mm "Hairline"

0.1mm to 1.0mm "Very slight"

1.1mm to 5.0mm "Slight"

5.1mm to 15mm "Moderate"

15.1mm to 25mm "Severe"

7.0 Services

- 7.1 No tests have been made of any of the service installations, (including water, drainage, electricity and gas), nor has any certification been provided for confirmation that service installations, and any appliances, are compliant with any current or proposed legislation.

8.0 Glossary of Terms

The descriptive and expressive terms of the Schedule which describe the condition of the property are for the purpose of this report defined as follows:

Sound - Denotes almost faultless condition with no significant soil/wear or other defections. No repairs presently required.

Good - Subject to general wear and tear with soiling but is still serviceable and functioning adequately. Minor and isolated maintenance repair or cleaning required.

Fair - Subject to several years wear and tear, still serviceable, but with repair work now necessary.

Poor - Subject to hard long-term wear, having reached, or nearing the end of its useful life. Extensive repair and replacement now required

Generally - Where an item does not quite warrant being classed as the upper bracket overall.

Element	Description	Condition	Photo
EXTERNAL			
Main Warehouse			
Front Elevation			
Front Elevation	Plastisol coated sheet cladding with an over-painted finish, uPVC guttering, sectional roller shutter doors, timber fire exits/entrances, aluminium profile box guttering, external lighting, external alarm system and security sensors. We began our inspection at the right hand side of the front elevation as viewed, working our way across with all defects being noted accordingly.	The following observations were noted: The elevation is generally soiled throughout. There are 5 no. sections of aluminium box guttering with impact damage/warping. The debris at low level to the right hand side of the elevation has simply been painted over and now forms part of the cladding. The first entrance door panel is suffering from timber decay, particularly at low level. There is overspray to the first roller shutter door along the elevation from the re-spray of the cladding. The protective coating to the roller shutter door is missing in parts with the metal substrate beneath visible. The protective coating to the second sectional roller shutter door is missing in parts with the metal substrate beneath visible. The right hand reveal at low level is heavily impact damaged to the second roller shutter door along. There is overspray to the second roller shutter door along the elevation from the re-spray of the cladding.	001-197

		The third roller shutter door along is heavily impact damaged at low level with 1 no. panel damaged. The protective coating to the third roller shutter door is missing in parts with the metal substrate beneath visible. The second entrance door panel is suffering from timber decay, particularly at low level. The bottom panel to the fourth roller shutter door is heavily impact damaged. The protective coating to the fourth sectional roller shutter door is missing in parts with the metal substrate beneath visible. There is overspray to the fourth roller shutter door along the elevation from the re-spray of the cladding. There is impact damage to all cladding panels across the front elevation to varying degrees of severity.	
Left Hand Elevation			
Left Hand Elevation	Trapezoidal sheet cladding with a plastisol coated finish and timber fire escape door.	Fair with the following observations noted: There is heavy impact damage to the first 3 no. panels along the elevation. The timber door is suffering from decay at low level with the cill completely rotten through. The elevation is generally soiled throughout.	198-271

		There is 1 no. previously blocked opening where the sheets have not been adequately finished. There are a further 4 no. impact damaged cladding panels across the left hand elevation. There is a section of holed cladding to the left hand side of the first fire exit door along.	
Rear Elevation			
Rear Elevation	Trapezoidal sheet cladding with a plastisol coated finish, timber fire exit doors and surrounds, uPVC downpipes and plastisol coated aluminium box guttering. We began our inspection at the right hand side of the front elevation as viewed, working our way across with all defects being noted accordingly.	The following observations were noted: The aluminium box guttering is completely full of vegetation growth and debris. The elevation is generally soiled throughout. There is splash-back to the cladding to the left hand side of the second downpipe along indicative of gutter leaks. A previously blocked up opening has not been adequately finished to the left hand side of the second downpipe along. The downpipes are heavily soiled throughout. There are 3 no. areas where the cladding has lifted towards the left hand side of the rear elevation. There are 2 no. previous hole fixings to the left hand side of the external water tap towards the far left of the rear elevation.	272-493

		There are 5 no. impact damaged cladding panels across the rear elevation.	
Right Hand Elevation			
Right Hand Elevation	Trapezoidal sheet cladding with a plastisol coated finish, timber fire exit doors, external lighting and ventilation grilles and alarm system.	Generally good with the following observations noted: The plastisol coated finish is heavily solar degraded throughout the elevation. There is peeling of the plastisol coated finish and slight surface corrosion present to the cut edges where new panels have been pieced in across the elevation. The painted finish to the external timber fire door is poor. There is 1 no. impact damaged cladding panel across the elevation.	494-584
Storage Unit			
Front Elevation			
Front Elevation	Trapezoidal sheet cladding with a plastisol coated finish, low level brickwork with cementitious pointing, sectional galvanised metal roller shutter door and alarm panel.	Good with the following observations noted: The brickwork is generally soiled throughout. The alarm box is generally soiled throughout.	585-623
Right Hand Elevation			
Right Hand Elevation	Trapezoidal sheet cladding with a plastisol coated finish, low level brickwork with cementitious pointing, metal fire escape/entrance door.	Good with the following observations noted: There is no guttering to the roof and this appears to have been removed or not installed.	624-659

		There is 1 no. heavily impact damaged cladding panel above the fire exit door at high level. The brickwork plinth to the left hand side of the fire exit door has been impact damaged and knocked out of plumb, with stepped cracking noted at the joints. The brickwork is heavily soiled with moss and lichen growth present to the surface throughout. The fire exit door is showing signs of surface corrosion where the paintwork has been knocked, chipped and damaged. There is a section of impact damaged cladding to the left hand side of the fire exit door. The drip cill to the left hand side of the fire exit door is impact damaged. The drip cill to the right hand side of the fire exit door is impact damaged.	
Right Hand Elevation			
Rear Elevation	Trapezoidal sheet cladding with a plastisol coated finish, plastisol coated cappings and drip cills, low level brickwork plinth with cementitious pointing detail.	Good with the following observations noted: The drip cill has been set with a fall back towards the building which will lead to corrosion of the sheets and water ingress internally.	660-692

		The brickwork is generally soiled with moss and lichen growth present to the surface throughout.	
Left Hand Elevation			
Left Hand Elevation	Plastisol coated metal sheeting, brickwork low level walls with cementitious pointing and alarm box.	Good with the following observations noted: There is 1 no. impact damaged panel across the elevation. The drip cill is set back towards the building, causing a build-up of standing water and this will lead to corrosion of the sheets and water ingress if left unattended. The brickwork is heavily soiled throughout with extensive moss and lichen growth present to the surfaces.	693-734
Roof			
Main Roof Covering	Corrugated cementitious sheet, Plastisol coated capping and gutters, fibreglass type rooflights.	Fair with the following observations noted: There are a number of previous patch repairs carried out the roof covering to a poor standard. The guttering system is choked with debris and vegetation growth to the rear elevation. The cementitious sheets are delaminating throughout with the fibres within now visible. There roof covering is heavily soiled with lichen growth throughout. The skylights are heavily solar degraded in parts.	735-803

		The fixings to the roof are showing signs of corrosion throughout. The roof covering to the storage unit is in a good condition with the exception of the missing gutter. There is 1 no. wet patch in the approximate centre of the right hand warehouse indicating a roof leak.	
Yards and Boundaries			
Main Yard Area			
Main Yard Area	Concrete drainage channels, concrete yard area and white line demarcation for car parking spaces.	Generally good with the following observations noted: The demarcation markings are in generally poor condition. The drainage channels to the unmade section of the car parking facility are completely choked and do not have adequate falls to outlets. The bollards at the bottom of the entrance ramp are suffering from surface corrosion and poor paint coverage. The drainage channel to the bottom of the ramp is completely choked. There is a heavily paint stained section of yard in front of the second roller shutter door along. There are 8 no. previous bolt fixings remaining within the concrete slab to the left hand side of the second roller shutter door along.	804-1053

		The 2 no. sections of concrete plinth in front of the third roller shutter door along the front elevation are heavily scrubbed with the reinforcement bar now visible. There is cracking and crazing to the various slabs throughout. This is in abundance and could not physically be logged on a crack by crack basis. The cracks vary in width from hairline to 3mm at their widest – See Photos	
Entrance Road and Unmade Fire Escape Pathways			
Entrance Road	Macadam entrance road bounded by concrete posts and mesh fence.	The following observations were noted: The macadam finish is heavily scrubbed at low level with deep seated gouge marks. The entrance road is generally soiled. There are 3 no. large, holed sections to the mesh fence. The first post around the gate area is heavily impact damaged and no longer plumb. The gate is in good condition with the exception of surface corrosion to the posts and surfaces. There is 1 no. decayed fence post with the reinforcement bars clearly visible. The first 14m of fence is heavily overgrown with vegetation.	1054-1243 + 1343-1391
INTERNAL			
Storage Shed			

Storage Shed	Painted steel portal frame structure, galvanised sheet cladding to the roof and walls, low level brickwork with a pointed finish, bare concrete floor, sectional metal roller shutter door and metal fire exit door.	Good – only to be used as storage. See photographs.	1244-1342
Right Hand Side Warehouse			
Entrance Hall			
Ceiling	Plasterboard ceiling with a painted plaster skim finish.	Good.	1392-1400
Lighting	Surface mounted to the ceiling with an LED fitting.	Poor, being non-functional.	1400
Walls	Plasterboard walls with a painted plaster skim finish.	Generally good with the following observations noted: The walls are generally scuffed, marked and soiled. There is a heavy section of impact damage where the warehouse door opens onto the wall.	1401-1428
Floor	A solid floor with a carpet tile covering.	Poor, being heavily worn, stained and soiled throughout.	1429-1436
Doors	2 no. flush faced solid core timber doors with a painted finish.	Generally good with the following observations noted: The inner face of the external door and frame are suffering from impact damage.	1437-1442
Windows	A combination of a fixed pane uPVC double glazed window and Georgian a wired timber framed window looking onto the warehouse.	Generally good with the following observations noted: The window to the warehouse could not be tested for operation as no keys were provided during this inspection.	1443-1444

General	All.	The skirting boards and architraves were found to be in generally good condition with the exception of minor open joints at junctions. The smoke alarm was not tested for operation and did not appear to be connected. The dado trunking was not tested for operation but was found to be in visually good condition. The alarm sounder point was not tested for operation but was found to be in visually good condition. The emergency lighting was not tested for operation but was found to be in visually good condition. The fire alarm was not tested for operation but was found to be in visually good condition.	1445-1451
Main Office			
Ceiling	Plasterboard ceiling with a painted plaster skim finish.	Good.	1452-1465
Lighting	Surface mounted to the ceiling with LED outlets.	Generally good with the following observations noted: The light fittings were generally soiled throughout. The light fittings are warped as metal clips have been used to fix these to the ceiling.	1464-1465
Walls	Plasterboard walls with a painted plaster skim finish.	Good with the following observations noted: The walls are generally scuffed, marked and soiled.	1466-1491

		There is a holed section of wall to the electric meter cupboard.	
Floor	A solid floor with a carpet tile covering.	Poor, being heavily worn, stained and soiled throughout.	1492-1506
Doors	Flush faced solid core timber doors with a painted finish.	Good with the following observations noted: The main entrance door is missing its locking mechanism and catch.	1507-1522
Windows	Fixed uPVC window frames with double glazed inserts.	Good.	1523-1525
General	All.	The data point to the right hand side of the door is missing its cover. The sockets and switches were not tested for operation but were found to be in visually good condition. The dado trunking was not tested for operation but was found to be in visually good condition. The skirting boards and architraves were found to be in generally good condition except for minor open joints at junctions. The emergency lighting was not tested for operation but was found to be in visually good condition. The smoke detection was not tested for operation but was found to be in visually good condition.	1526-1533
Rear Office			

Ceiling	Plasterboard ceiling with a painted plaster skim finish.	Good.	1534-1544
Lighting	Surface mounted to the ceiling with fluorescent tube outlets.	Good, albeit the diffuser has dropped from its original location.	1543-1544
Walls	Plasterboard walls with a painted plaster skim finish.	Good with the following observations noted: There is a missing section of skirting board at low level in the corner of the room. The walls are generally scuffed, marked and soiled throughout.	1545-1567
Floor	A solid floor with a carpet tile covering.	Poor, being heavily worn, stained and soiled throughout.	1568-1575
Doors	Flush faced solid core timber door with a painted finish.	Good.	1576-1585
Windows	Timber framed windows with Georgian wired glazing.	Generally good with the following observations noted: The window cannot open due to the proximity of the staircase leading to first floor level. The window could not be tested for operation as it was locked and no keys were provided.	1586-1588
General	All.	The skirting boards and architraves were found to be in generally good condition except for minor open joints at junctions. The dado trunking was not tested for operation but was found to be in visually good condition.	1589-1594

		There is 1 no. missing data point cover. The smoke detection was not tested for operation but was found to be in visually good condition.	
WC Block x 3			
Ceiling	Plasterboard ceiling with a painted plaster skim finish.	Good.	1595-1607
Lighting	Pendant light fittings with pull switches.	Good with all lighting outlets working at the time of this inspection.	1606-1607
Walls	Blockwork walls with cementitious pointing detail and an overpainted finish.	Good.	1608-1649
Floor	A concrete floor with an overpainted finish.	Good.	1650-1661
Doors	Flush faced hollow core timber doors.	Good.	1662-1679
General	All.	The sanitaryware was tested for operation and found to be in good working order at the time of this inspection. The WCs are generally soiled. The taps to the sink units are suffering from surface corrosion. The skirting boards and architraves were found to be in generally good condition except for minor open joints at junctions.	1680-1691
Corner Office			

Ceiling	Plasterboard ceiling with a painted plaster skim finish.	Good.	1692-1706
Lighting	Surface mounted to the ceiling with fluorescent tube outlets.	Good with all lighting outlets working at the time of this inspection.	1705-1706
Walls	Plasterboard and insulated panel walls both with a painted finish.	Good with the following observations noted: There is a tear/impact damaged section to 1 no. insulated panel. The walls are generally scuffed, marked and soiled throughout. There is a heavily impact damaged section to the plasterboard wall where the self-closing device opens directly into this.	1707-1746
Floor	A concrete floor with a carpet tile covering.	Poor, being heavily worn, stained and soiled throughout.	1747-1760
Doors	Flush faced solid core timber door.	Good.	1761-1767
Windows	Timber framed windows with Georgian wired glazing.	Good, albeit heavily tape soiled.	1768-1780
General	All.	The sockets and switches were not tested for operation but were found to be in visually good condition. The data points were not tested for operation but were found to be in visually good condition. The smoke detection was not tested for operation but was found to be in visually good condition.	1781-1786

		The skirting boards and architraves were found to be in generally good condition except for minor open joints at junctions. There is 1 no. impact damaged data point to the right hand side of one of the windows.	
Main Warehouse			
Main Warehouse	A steel portal frame with a painted finish, steel sheeting rails, insulated panels to the underside of the roof and translucent roof lights.	Good with the following observations noted: The skylights are heavily begrimed with little daylight visible through them. There are 5 no. damaged panels.	1787-1881
Lighting	Surface mounted to the sheeting rails and comprising high beam LED outlets.	Good except for 1 no. spent light fitting.	1880-1881
Walls	A combination of trapezoidal sheet cladding, insulated panels, plasterboard with a painted plaster skim finish and blockwork walls with a painted finish. We began our inspection at the wall to the right hand side of the first roller shutter door along wand worked back around to the office space, with all defects being noted accordingly.	Generally good with the following observations noted: There are a total of 18 no. impact damaged insulated panels to the front elevation. The walls throughout are generally scuffed, marked and soiled throughout. There are 4 no. impact damaged trapezoidal sheet panels to the front elevation. There are 4 no. damaged insulated panels to the rear elevation.	1882-2116

		There are 4 no. impact damaged trapezoidal panels to the rear elevation. There is 1 no. impact damaged section of sheeting rail at low level on the left hand side of the WC block. There are 20 no. impact damaged insulated panels to the right hand side elevation.	
Floor	A concrete floor with a painted finish.	Generally good with the following observations noted: There is cracking noted to the concrete junctions throughout. There are approx. 242 no. previous bolt fixings remaining within the floor.	2117-2174
Doors	A combination of sectional roller shutter doors and flush faced solid core timber fire exit doors with a painted finish.	Generally good with the following observations noted: The left hand roller shutter door could not be tested for operation as the chain was at high level. The right hand roller shutter door was tested for operation and found to be in good working order. There is impact damage the low level panel on the left hand roller shutter door.	2175-2184
General	All.	The sockets and switches were not tested for operation but were found to be in visually good condition.	2185-2189

		The skirting boards and architraves were found to be in generally good condition except for minor open joints at junctions. The emergency lighting was not tested for operation but was found to be in visually good condition. The fuse box to the left hand side of the second roller shutter door along did not close properly.	
First Floor			
Canteen			
Ceiling	A plasterboard ceiling with a painted plaster skim finish.	Good.	2190-2200
Lighting	Surface mounted to the ceiling and comprising dual and single fluorescent tube outlets.	Good with all lighting outlets working at the time of this inspection.	2200
Walls	Plasterboard walls with a painted plaster skim finish.	Good with the following observations noted: The walls are generally scuffed, marked and soiled throughout. There is a section of impact damage where the door handle opens onto the wall.	2201-2219
Floors	A timber floor with a combination of carpet tile and laminate covering.	Poor, being heavily stained, worn, soiled and damaged throughout.	2220-2228
Doors	Flush faced hollow core timber doors with painted finishes.	Good.	2229-2233

Windows	Timber framed windows with single glazed inserts.	Good.	2234-2239
General	All.	The kitchen worktop is in poor condition. The kitchen units are in fair condition. The skirting boards and architraves were found to be in generally good condition except for minor open joints at junctions. The emergency lighting was not tested for operation but was found to be in visually good condition. The sockets and switches were not tested for operation but were found to be in visually good condition. The smoke detection was not tested for operation but was found to be in visually good condition.	2240-2250
Small Office x 2			
Ceiling	Plasterboard ceiling with a painted plaster skim finish.	Good.	2251-2262
Lighting	Surface mounted to the ceiling and comprising dual and single fluorescent tube outlets.	Good with all lighting outlets working at the time of this inspection.	2262
Walls	Plasterboard walls with a painted plaster skim finish.	Good.	2263-2282
Floor	A timber floor with a carpet tile covering.	Poor, being heavily worn, stained and soiled throughout.	2283-2293

Doors	Flush faced hollow core timber doors with a painted finish.	Good.	2294-2299
Windows	Timber framed windows with single glazed inserts.	Good.	2300-2306
General	All.	The sockets and switches were not tested for operation but were found to be in visually good condition. The data points were not tested for operation but were found to be in visually good condition. The smoke detection was not tested for operation but was found to be in visually good condition. The skirting boards and architraves were found to be in generally good condition except for minor open joints at junctions.	2307-2311
Left Hand Side Warehouse			
Main Warehouse			
Ceiling/Roof	A steel portal frame with a painted finish, steel sheeting rails, translucent skylights and insulated panels.	Good with the following observations noted: The roof lights are heavily begrimed and solar degraded.	2312-2371
Lighting	Surface hung to the sheeting rails and comprising high bay LED outlets.	Poor with only emergency lighting working at the time of this inspection.	2371
Walls	A combination of trapezoidal sheet cladding and plasterboard walls with a painted plaster skim finish.	Generally good with the following observations noted: The walls throughout are heavily scuffed, marked and soiled throughout.	2372-2520

		There are 4 no. damaged insulated panels to the front elevation. There is 1 no. impact damaged trapezoidal sheet cladding panel to the front elevation. There are 3 no. impact damaged cladding panels to the left hand elevation. There are 22 no. impact damaged/bubbled insulated panels to the left hand elevation.	
Floor	A concrete floor with a painted finish.	Generally good with the following observations noted: There is cracking noted to the concrete junctions throughout. There are approx. 168 no. previous bolt fixings remaining within the floor.	2521-2566
Doors	A combination of sectional roller shutter doors and flush faced solid core timber fire exit doors with a painted finish.	Generally good with the following observations noted: The left hand roller shutter door could not be tested for operation as the chain was at high level. The right hand roller shutter door was tested for operation and found to be in good working order. There is impact damage the low level panel on the left hand roller shutter door.	2567-2588
General	All.	The sockets and switches were not tested for operation but were found to be in visually good condition.	

		The skirting boards and architraves were found to be in generally good condition except for minor open joints at junctions. The emergency lighting was not tested for operation but was found to be in visually good condition. The fuse box to the left hand side of the second roller shutter door along did not close properly.	
Canteen			
Ceiling	A plasterboard ceiling with a painted plaster skim finish.	Good.	2589-2595
Lighting	Surface mounted to the ceiling and comprising dual fluorescent tube outlets.	Good.	2595
Walls	Plasterboard walls with a painted plaster skim finish.	Good.	2596-2613
Floor	A solid floor with a painted finish.	Generally good with the following observations noted: The floor is generally scuffed, marked and soiled throughout. There is a crack stemming from the doorway leading to the rear elevation wall.	2614-2623
Doors	Flush faced hollow core timber doors with painted finishes.	Good.	2624-2628

Windows	Fixed single glazed Georgian wired window.	Good.	2629
General	All.	The skirting boards and architraves were found to be in generally good condition except for minor open joints at junctions. The sockets and switches were not tested for operation but were found to be in visually good condition. The kitchen units were found to be in good condition.	2630-2635
WC Block x 2			
Ceiling	Plasterboard ceiling with a painted plaster skim finish.	Good.	2636-2641
Lighting	Pendant light fittings with light bulbs.	Good with all lighting outlets working at the time of this inspection.	2641
Walls	Solid walls with a painted plaster skim finish.	Good, albeit soiled.	2642-2658
Floor	A concrete floor with an overpainted finish.	Good.	2659-2664
Doors	Flush faced solid core timber doors with a painted finish.	Good.	2665-2670
General	All.	The sanitaryware was tested for operation and found to be in good working order at the time of this inspection. The skirting boards and architraves were found to be in generally good condition except for minor open joints at junctions.	2671-2674

		The sockets and switches were not tested for operation but were found to be in visually good condition.	
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APPENDIX A
SCHEDULE OF PHOTOGRAPHS



Photograph 001



Photograph 002



Photograph 003



Photograph 004



Photograph 005



Photograph 006



Photograph 007



Photograph 008



Photograph 009



Photograph 010



Photograph 011



Photograph 012



Photograph 013



Photograph 014



Photograph 015



Photograph 016



Photograph 017



Photograph 018



Photograph 019



Photograph 020



Photograph 021



Photograph 022



Photograph 023



Photograph 024



Photograph 025



Photograph 026



Photograph 027



Photograph 028



Photograph 029



Photograph 030



Photograph 031



Photograph 032



Photograph 033



Photograph 034



Photograph 035



Photograph 036



Photograph 037



Photograph 038



Photograph 039



Photograph 040



Photograph 041



Photograph 042



Photograph 043



Photograph 044



Photograph 045



Photograph 046



Photograph 047



Photograph 048



Photograph 049



Photograph 050



Photograph 051



Photograph 052



Photograph 053



Photograph 054



Photograph 055



Photograph 056



Photograph 057



Photograph 058



Photograph 059



Photograph 060



Photograph 061



Photograph 062



Photograph 063



Photograph 064



Photograph 065



Photograph 066



Photograph 067



Photograph 068



Photograph 069



Photograph 070



Photograph 071



Photograph 072



Photograph 073



Photograph 074



Photograph 075



Photograph 076



Photograph 077



Photograph 078



Photograph 079



Photograph 080