



Schedule of Condition Report:

Address of Property Neighbouring the Works



Stokemont's Schedule of Condition Report

Relating to:

Address of Property Neighbouring the Works

For Proposed Construction Works
Being Undertaken at:

Address of Property where the Works are taking place

The Property Inspection Was Undertaken On:

Date of Inspection

Undertaken By:

Surveyor's Name

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.

Property Description:

ITEM:	DESCRIPTION:	CONDITION:
EXTERIOR		
Rear Elevation		
Roof	Pitched, fully covered with plain clay tiles.	<p>All tiles are intact, there aren't any signs of slipped or missing tiles.</p> <p>Light weathering, however aside from that in a fair and reasonable condition.</p>
Gutters	uPVC half round type.	Appear to be level throughout and in a fair and reasonable condition.
Rear Elevation of Ground Floor Rear Addition	Rendered and painted.	<p>Hairline crack to the upper left corner of the window frame, running up to the soffit over the entire distance.</p> <p>Hairline crack to the lower left corner of the window frame, continuing towards the flank of the wall over 300mm.</p> <p>Hairline crack originating 1.5m above the junction of the ground at the junction of the flank wall, continuing towards the window frame over 400mm.</p> <p>Hairline crack at the lower left corner of the flank wall and rear wall, extending down toward the decking in a semi-circular direction over the entire distance.</p> <p>Hairline crack originating at the junction of the decking, 400mm from the junction of the flank wall, running in an upwards direction over 400mm.</p>

ITEM:	DESCRIPTION:	CONDITION:
		<p>Hairline crack originating 1m from the junction of the flank wall at the junction of the decking running in an upwards diagonal direction over 300mm.</p> <p>Hairline crack to the lower left corner of the door frame running in a downwards diagonal direction over 200mm.</p> <p>Hairline crack noted to the central point of the underside of the right window sill running down towards the decking in a semi-circular direction over the entire distance.</p> <p>Hairline cracks to the upper right corner of the window frame, running up to the soffit over the entire distance.</p> <p>Hairline crack to the lower left corner of the kitchen window frame, running down in a right angled direction towards the decking over the entire distance.</p> <p>Hairline cracks noted to the underside of the kitchen window sill, running down towards the decking over the entire distance.</p>
Rear Wall of Original House	Pebbledash render, painted.	<p>Hairline crack to the lower left corner of the window sill, running up towards the head of the window frame, over 500mm.</p> <p>Hairline crack to the central point of the head of the window frame, running up towards the fascia board over the entire distance.</p>

ITEM:	DESCRIPTION:	CONDITION:
Ground to the Rear	Timber decking, stained.	This appears to be level throughout and in a fair and reasonable condition.
Fence	Timber post, timber panel type.	Firm when tested. Appears to be in a fair and reasonable condition.
Ground Floor Extension Roof	Concrete interlocking tiles.	Intermittent lichen and moss growth noted throughout. No tiles appear to be missing.
Gutters	uPVC half round type.	Appear to be level throughout and in a fair and reasonable condition.
INTERIOR		
Open Plan Kitchen/Dining Room to Rear		
Ceiling	Plastered and painted.	Appears to be in a fair and reasonable condition.
Flank Wall	Plastered and painted.	Painted over hairline separation/open board joint noted to the central point of the wall, originating at the ceiling and running down to the radiator over the entire distance.
Rear Wall	Plastered and painted.	Hairline crack to the lower right corner of the window frame, running in a downward diagonal direction towards the flank wall, intermittently over the entire distance. The crack does not break the surface of the plaster all the way through.
Front Wall/Front Reception Room Partition	Plastered and painted.	Hairline crack to the upper right corner of the opening, running up to the ceiling over the entire distance.
Floor	Suspended timber, fully covered with vinyl tiles.	Sound and level underfoot.
Doors/Windows	uPVC double-glazed type.	All glazing is intact.

ITEM:	DESCRIPTION:	CONDITION:
Reception Room/TV Area		
Ceiling	Plastered and painted.	Appears to be in a fair and reasonable condition.
Party Wall	Plastered and painted.	Open board joint originating at the picture rail, central point, to the rear section of the party wall extending in a downwards direction towards the skirting intermittently throughout.
Rear Wall/Rear Kitchen/Dining Room Partition	Plastered and painted.	Hairline crack to the upper left corner of the window frame, running up to the ceiling over the entire distance.
Front Wall/Front Reception Room Partition	Papered and painted.	Paper joints noted to the joint nearest the party wall, originating at the picture rail running in a downwards direction intermittently to the skirting.
Floor	Suspended timber, fully covered with a vinyl timber type laminate board.	Sound and level underfoot.
First Floor Rear Bedroom		
Ceiling	Plastered and painted.	Open board joint noted at the junction of the front bedroom partition, 1.5 from the junction with the party wall, continuing towards the rear of the property over 1m. Popped nail head noted at the junction of the rear wall and party wall cornice.
Rear Wall	Plastered and painted.	Hairline separation to the perimeter of the right window sill intermittently throughout.

ITEM:	DESCRIPTION:	CONDITION:
		<p>Hairline crack to the underside of the window sill, running in a downwards diagonal direction meeting the skirting board over the entire distance.</p> <p>Hairline crack to the flank of the window frame, 400mm above the junction of the sill, running in a downwards diagonal direction towards the party wall over the entire distance.</p> <p>Hairline crack to the upper left corner of the window frame, originating at the picture rail, running up to the ceiling over 200mm.</p>
Party Wall	Plastered and painted. Partially obscured by freestanding wardrobe with timber backing.	<p>Where visible, hairline crack to the upper right corner of the chimney breast mantelpiece running up towards the picture rail over the entire distance. Hairline crack originating at the centre point of the chimney breast, at the picture rail, running up to the cornice over the entire distance.</p> <p>Hairline crack to the central point of the chimney breast mantelpiece running towards the rear cheek of the chimney breast in two separate directions, both to the upper section meeting the picture rail and to the midsection itself.</p>
Rear Section of Party Wall		<p>Intermittent hairline crazing. This is also prominent on the rear cheek of the chimney breast.</p> <p>This area is also partially obscured by a freestanding drawer unit.</p>

ITEM:	DESCRIPTION:	CONDITION:
		<p>There is a hairline separation at the junction of the perimeter to the chimney breast mantelpiece and party wall itself.</p> <p>Hairline crack to the upper right corner of the front cheek to the chimney breast originating at the picture rail, running up towards the ceiling in a diagonal direction.</p>
Front Bedroom Partition	Plastered and painted.	Appears to be in a fair and reasonable condition.
Floor	Suspended timber, fully covered with fitted carpet.	Sound and level underfoot.
Windows	uPVC double-glazed.	All glazing is intact.
Loft		
Rear Pitch of Roof	Timber members with sarking felt.	Members appear to be dry and clear.
Front Pitch	Timber members with sarking felt.	Members appear to be dry and clear.
Party Wall	Brickwork, solid construction.	Pointing is roughly applied, although normal for the area and appears to be in a fair and reasonable condition.
Window to Rear	Velux type, timber framed, double-glazed.	All glazing is intact. Window is relatively clear from detritus build-up.