

SCHEDULE OF CONDITION

ADDRESS: 35 Western Road, Bexhill, TN40 1DU

Date of inspection: 15/02/2022

Inspected by: E. Greber MRICS

Ref	ELEMENT	CONSTRUCTION	CONDITION	RECOMMENDATION	APPROX. COST excl. VAT	PHOTO
1	Main roof (front & Rear slope)	Up and over with small gable to front covered with artificial slates, with plastic gutters and downpipes	Moss growing at edges of slates. Grass and plant growth in gutter.	Remove moss and clear gutter and leave free flowing.	£500.00	1
2	Rear roof over projection	Single slope covered with artificial slates, incorporating proprietary slate vents, with plastic gutters and downpipes	Missing and dislodged slates. Grass and plant growth in gutter.	Remove moss and clear gutter and leave free flowing. Replace missing and damaged slates	£300.00	2
3	Flat roof over rear and side single storey	Flat roof covered with single ply system, weathered to edges with lead flashings to parapet walls covered by coping slabs	Ponding on some areas of flat roof. Plant growth on internal face of parapet wall.	Clean flat roof. Remove plant growth and make good pointing to parapet walls. Monitor ponding.	£400.00	3
4	Flat roof over front single storey part	Flat roof covered with mineralized felt weathered to perimeter walls with lead flashing.	Covered with moss	Remove moss and leave roof clear.	£150.00	4
5	Chimney (front)	Brick built party chimney, with clay pots, weathered to main roof with lead flashings. Chimney breast vented at top floor, unvented at first floor and removed on ground floor.	In reasonable condition. Ventilation grilles should be provided to prevent condensation within flue ways. Removal of breast at ground floor required BR approval.	Provision of ventilation grilles.	£150.00	See 1

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6	Chimney (rear)	Brick built party chimney with clay pots, weathered to main roof with lead flashings. Chimney breast vented at top floor, unvented at first floor and removed on ground floor.	In reasonable condition. Ventilation grilles should be provided to prevent condensation within flue ways. Removal of breast at ground floor required BR approval.	Provision of ventilation grilles.	£150.00	5
7	Chimney (rear projection)	Rendered party chimney, with clay pots, weathered to main roof with lead flashings. Chimney breast vented at first floor (top), cupboard inserted on ground floor.	Plant growth at line of boundary (Buddleia)	Remove plant growth and make good crack on boundary line	(shared) £500.00	6
8	Front elevation	Partly painted render solid brick construction.	In reasonable condition	N/A Check lease for decoration requirements		7
9	Rear elevation	Painted render solid brick construction.	Some surface cracking.	Repair cracks at time of decoration		8
10	Rear elevation (single storey extension)	Fair faced cavity wall construction with horizontal DPC.	Evidence of ivy growth which has recently been removed, some still growing in wall.	Remove ivy growth remain, treat with weed killer and repoint affected areas.	£300.00	9
11	Yard	Covered with pea beach on membrane	Some areas of membrane exposed. Pea beach covered with leaves from neighbouring tree.	Remove leaves. Re-level pea beach to cover membrane	£150.00	10
12	Boundary walls	Brick built.	In reasonable condition	N/A	N/A	
13	Windows (front elevation ground)	Shop front and door of stainless steel on top of marble/granite facing	In reasonable condition generally. Door has dropped and is catching on frame.	Adjust door to open and close freely	£150.00	

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14	Windows (front elevation first)	Timber single glazed sash windows, painted. Single glazing offers a low level of insulation.	In reasonable condition, no sash cord missing and operate freely.	N/A	N/A	11
15	Windows (front elevation second)	Timber single glazed sash windows, painted.	Condition could not be checked windows cannot be opened, all painted shut. No through ventilation available.	Open and ease windows and make good as required.	£1,000.00 -not including access.	12
16	Rear all windows	UPVC double glazed. Some tilt and turn operation others fully sealed.	Operating rear affected by rust. 1 No. glazing panel with failed seal.	Replaced failed glazing unit. Overhaul and lubricate operating gear.	£400.00	13
17	Rear Door	Painted timber door with bolts.	Operated satisfactorily at time of inspection.	N/A	N/A	
18	Internal walls (ground)	Solid walls cover with solid plaster finish.	Area of wall to front shop affected by rising damp. Remaining walls in reasonable condition.	Hack off defective plaster. Insert chemical damp proof course. Replaster with renovating plaster to a smooth surface matching existing. Re-decorate.	££5,000.00	14
19	Internal walls (first)	Combination of lath and plaster partitions and solid construction to external walls.	In reasonable condition apart from external wall to side elevation in store off front landing, affected by penetrating dampness.	Hack off defective plaster. Insert chemical damp proof course. Replaster with renovating plaster to a smooth surface matching existing. Re-decorate.	£700.00	15
20	Internal walls (second)	Combination of lath and plaster partitions and solid construction to external walls.	In reasonable condition throughout.	N/A	N/A	

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21	Floors (ground)	Assumed to be solid construction to front area. Solid construction to rear area. Covered with laminate flooring to front shop area and inner office area. Rear area covered with vinyl flooring. Vinyl tiles to corridor.	Laminate flooring to shop area in poor condition and lifting around mat well area.	Lift up existing flooring and replace with new contract quality flooring, including proprietary detailing around mat well.	£2,500.00	16
22	Floors (first)	Carpet to rooms	In reasonable condition, requires cleaning.	Clean carpets.	£300.00	
23	Floors (Second)	Vynil tiles	In reasonable condition.	N/A	N/A	
24	Ceilings (ground floor)	Suspended ceiling tiles to front shop area and inner office area. Smooth plaster finish to rear extension and side hallway.	In reasonable condition throughout. (replacement tiles stored on first floor)	N/A	N/A	
25	Ceilings (first floor)	Smooth plaster finish	In reasonable condition throughout.	N/A	N/A	
26	Ceilings (second floor)	Battened over lath and plaster.	In reasonable condition throughout.	N/A	N/A	17
27	Stairs including landing and access to rooms.	Vinyl tiles.	Corner of some tiles, starting to lift. Asbestos may be present in glue depending on age.	Make safe tiles where lifting and monitor for tripping hazard.	£200.00	18
28	Sanitary fittings	Separate WC for ladies and gents. Close couple low level WC within separate cubicles. Separate electric water heater over basins.	In reasonable condition.	N/A	N/A	

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29	Kitchen area	Stainless steel sink over floor standing unit and side tall unit. Tiled splash back around sink. Separate electric water heater over sink.	Kitchen units and cupboards worn. Splash back tiles missing to one side of sink. Water heater showing signs of rusting.	Replace units and splash back. Test and monitor water heater.	£1,000.00	19, 20
30	Heating (ground)	Heat generated by Worcester Bosch gas boiler, flued to rear wall of extension. Flow and return heating pipe feeding into heat exchanger unit by side of stairs on ground floor and heat blown to all areas on ground floor via floor grilles.	Boiler appears to be newly installed (Warranty should be available). Grille to heat exchanger unit damaged.	Clean heat exchanger unit and replace damaged grille. Obtain warranty papers from outgoing lessees.	£250.00	21
31	Heating (first)	No heating provided	N/A	Provide heating to floor to enable use.	£2,000.00	
32	Heating (second)	No heating provided	N/A	Provide heating to floor to enable use. Note: if heating is to be provided throughout the building, an assessment of the whole installation should be made and the most appropriate system used.	2,000.00	
33	Air conditioning	3 AC units provided. External units located on roof of rear extension single storey, against rear wall of main building. Control internal on first floor. Units serving internal office (1No.) and main shop (2No.)	Visually reasonable condition, not in operation at time of inspection.	Arrange for servicing and maintenance.	£750.00	22, 23. 24

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34	Drainage	Inspection chambers are located within the building (within shop area and rear area). These are sealed units taking the waste from WCs and basins. Sealed gulleys are visible under the basins.	Not inspected.	N/A	N/A	
35	Electrics	The electric meter and fuse board is located in a cupboard to the left of the main entrance door.	The cupboard should be kept locked, there is no lock. The fuseboard, does not seem to comply with current regulations. Fuses are in use instead of RCD (Residual Circuit Devices). Some spur arrangements has been made in the first floor front room, which we do not believe to be compliant with current standards.	Arrange for inspection of installation by a qualified electrician (NICEIC). Undertake all works outlined in report.	Not known	25
36	Gas	The gas meter is located under the plinth to the right hand side of the main door.	The original steel pipework within the floor to the rear of the building has been disconnected and a new copper pipe at high level between the false ceiling has been provided.	N/A	N/A	26