



SCHEDULE OF CONDITION

PREPARED BY

■■■■■, BSc (Hons) MSc MRICS MFPWS

IN RESPECT OF WORKS AT

■■ Morley Road,
London,
E15 ■■■■

Taken on: ■■■■■■■■■■

Preliminary Notes

- 1) This schedule of conditions was prepared by [REDACTED] BSc (Hons) MSc MRICS MFPWS.
- 2) It was prepared in connection with an award for works at [REDACTED] Morley Road, London, E15 [REDACTED].
- 3) For the purpose of the schedule, the front elevation of the property is deemed to face due southeast and all other directions are given accordingly.

This Schedule specifically relates to those parts of [REDACTED] Morley Road, London, E15 [REDACTED] which might reasonably be expected to be affected by the proposed works at [REDACTED] Morley Road, London, E15 [REDACTED]. To that extent, the schedule has been restricted to the areas of the adjoining property relevant to this notice.

This schedule relates to the left-hand side wall of [REDACTED] Morley Road, London, E15 [REDACTED].

GENERAL

Date of Inspection

An inspection of the property was undertaken by [REDACTED], BSc (Hons) MSc MRICS MFPWS on [REDACTED] [REDACTED] who is a professional member of the Royal Institution of Chartered Surveyors (RICS) and an RICS Registered Valuer.

Disclosure and Conflict of Interest

There are no related party matters or conflicts of interest as described by RICS to be disclosed and we have no links with this transaction.

Weather

The weather was dry at the time of inspection; this was followed by dry weather.

Orientation

All directions given in the report assume the reader is standing in front of the building looking towards the front elevation of the property which faces approximately southeast unless stated otherwise.

Limitations to Inspection

The property was occupied and fully furnished, and the floors were covered with fixed and fitted floor covering at the time of inspection. As a result, not all surfaces could be fully inspected.

There are fitted cupboards/wardrobes in the bedrooms restricting the full inspection of the walls. We assume no defects in these areas.

We emphasise that we have not undertaken a building survey of the property, and should you require a more detailed report on its structural condition, a further inspection and report will be necessary.

The surveyor has attempted to inspect the entire property and has gained access to all available space. In common with most inspections, the inspection was restricted but the surveyor has made every attempt to inspect areas visually available. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it is assumed that in producing this schedule, such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works.

The Schedule is to be read in conjunction with associated photographs. To each elevation and within each room, recording of elements has been limited to a point which may be affected by residents' belongings, fixtures, fittings and furniture. All measurements are approximate.

Property Description

■ **Morley Road, London E15** ■ is a two-storey terrace-style property of solid brickwork construction. The property fronts the pavement but has a private enclosed rear garden.

The property has a pitched roof covered in concrete tiles. The windows are double glazing with uPVC framed doors to the entrance and rear exit doors.

■ **Morley Road, London E15** ■ is a two-storey terrace-style property of solid brickwork construction. The property fronts the pavement but has a private enclosed rear garden.

This property has not been inspected and we are unable to give a detailed description of the property.

Services

Mains services appear to be connected and the property benefits from full heating system. Services were not tested, and no warranty is given.

Item	Description	Condition
<u>EXTERNAL</u>		
ROOF	Pitched roof.	No significant defects
WALLS	Brick masonry walls.	No significant defect, some distortions on the flank wall.
JOINERY	uPVC frames and double-glazed units, front and rear	The glazing is intact, and the windows and doors are all operational
<u>INTERNAL</u>		
GROUND FLOOR		
<u>RECEPTION</u>		
Ceilings	Plastered and decorated with emulsion paint.	Ceilings in good order.
Walls	Plastered and decorated with emulsion paint. Softwood skirting.	Walls in good order
Joinery	Timber entrance doors to front and rear.	The door panels and frame are intact, and the doors are operational.
<u>KITCHEN</u>		
Ceilings	Plastered and decorated with	Ceilings in good order.

Item	Description	Condition
	emulsion paint.	
Walls	Plastered and decorated with emulsion paint. Softwood skirting.	Walls in good order
Floors	Suspended timber floor with fitted carpet	The floor is level and sound
Joinery	uPVC entrance doors to front and rear.	The door panels and frame are intact, and the doors are operational.
FIRST FLOOR		
<u>FRONT BEDROOM</u>		
Ceilings	Plastered and decorated with emulsion paint	Ceilings in good order
Walls	Plastered and decorated with emulsion paint. Softwood skirting.	Walls in good order
Floors	Suspended timber floor with fitted carpet	The floor is level and sound
<u>REAR BEDROOM</u>		
Ceilings	Plastered and decorated with emulsion paint	Ceilings in good order
Walls	Plastered and decorated with emulsion paint. Softwood skirting.	Walls in good order
Floors	Suspended timber floor with fitted carpet	The floor is level and sound
<u>LANDING</u>		
Ceilings	Plastered and decorated with emulsion paint	Ceilings in good order
Walls	Plastered and decorated with emulsion paint. Softwood skirting.	Walls in good order
Floors	Suspended timber floor with fitted carpet	The floor is level and sound
<u>WINDOWS</u>		
	Front and rear elevation windows.	Vertical cracks on the reveals. Distortions on brick lintel.
<u>ROOF SPACE</u>		
Party wall	Brickwork	There are holes in the party wall. These should be filled.

Appendix
Photographs



External wall (front).



External wall (left-hand side).



External wall (left-hand side).



Distortion on brick arch lintel



Distortion on the rear wall



Cracks on reveal



Distortion on the flank wall and lintel over the window



Reception room wall adjacent to the work site.



Reception wall adjacent to the work site.



Rear reception wall adjacent to the work site.



Rear reception wall adjacent to the work site.



Rear reception wall adjacent to the work site.



Rear extension wall adjacent to the work site.



Chimney stack

Signed

[REDACTED], BSc (Hons) MSc MRICS MFPWS

Surveyor Sorted, RICS Regulated Firm