

**PHOTOGRAPHIC SCHEDULE OF CONDITION IN RESPECT OF:-  
A Light Industrial Unit Undertaken in November 2010**

**1.00 INSTRUCTIONS:**

Acting on behalf of verbal instructions, I have been asked to produce a Photographic Schedule of Condition in respect of the above premises.

The Schedule has been prepared to record the overall condition of the premises at the commencement of a full repairing lease.

The Report is based upon a visual examination only. The buildings have been viewed and photographed from ground level, from a 4 metre ladder or from the flat roofs. The structure has not been opened up to expose those parts of the property which were concealed, unexposed or inaccessible.

The Schedule has been prepared following a visit to the property at which time the weather was dry and fine.

The Photograph Numbers referred to in the Schedule are those on the compact disc, which is enclosed.

**1.01 DESCRIPTION:**

The property comprises a detached warehouse/workshop unit which is linked to a neighbour by the office block, left hand side. The age of the building is not known, although I suspect that it was built in the 1960s or 1970s. The main warehouse/workshop is of steel framed construction having brick and metal clad walls and a steel framed metal clad roof. There are flat felt covered roofs over the left hand and rear parts of the building. The floors inside are predominantly of solid concrete construction. There is a suspended timber floor in the reception office, left hand side.

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<p><b>3.06</b> <b>The left hand walls:</b></p>	<p>Cavity brick/block walls, with an outer leaf of grey common brick.</p> <p><b>Note: The front portion of the left hand wall is below outside ground level where the path level is above the floor of the reception office internally.</b></p>	<p>There is a tapering gap between the left hand wall and the outer boundary wall (which is a brick retaining wall holding back the car park).</p> <p>There is a zig-zag crack beneath the sill of the window opening. This crack is also visible internally.</p> <p>The two window openings in the wall have been boarded over. The paint on the boarding is thin.</p> <p>There are extractor outlets which exit this wall, below the window opening. The covers are missing from the outlets externally.</p> <p>The render on the front portion of the left hand wall (on the outer wall of the reception office) is crazed and is loose in places.</p> <p>This wall is below outside ground level inside. There is vegetation growing in the gap. A section of the render has been gouged.</p>	<p><b>234 - 238</b></p> <p><b>239 - 259</b> <b>410 - 416</b></p> <p><b>260 &amp; 261</b></p> <p><b>262 – 264</b></p> <p><b>265 - 271</b></p>
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**PHOTOGRAPHIC SCHEDULE OF CONDITION IN RESPECT OF:-  
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**PHOTO No. 239 CRACK THROUGH THE LEFT HAND WALL EXTERNALLY**





**PHOTOGRAPHIC SCHEDULE OF CONDITION IN RESPECT OF:-  
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**PHOTO No. 240 CRACK THROUGH THE LEFT HAND WALL EXTERNALLY**





**PHOTOGRAPHIC SCHEDULE OF CONDITION IN RESPECT OF:-  
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**PHOTO No. 241 CRACK THROUGH THE LEFT HAND WALL EXTERNALLY**



**PHOTOGRAPHIC SCHEDULE OF CONDITION IN RESPECT OF:-  
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**PHOTO No. 410 CRACK THROUGH THE LEFT HAND WALL INTERNALLY**





**PHOTOGRAPHIC SCHEDULE OF CONDITION IN RESPECT OF:-  
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**PHOTO No. 411 CRACK THROUGH THE LEFT HAND WALL INTERNALLY**





**PHOTOGRAPHIC SCHEDULE OF CONDITION IN RESPECT OF:-  
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**PHOTO No. 263 CRAZED AND LOOSE RENDER ON THE LEFT HAND WALL EXTERNALLY**



**PHOTOGRAPHIC SCHEDULE OF CONDITION IN RESPECT OF:-  
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**PHOTO No. 264 CRAZED AND LOOSE RENDER ON THE LEFT HAND WALL EXTERNALLY**

Photograph Number	Description	Photograph Number	Description	Photograph Number	Description
<b>234</b>	Tapering gap - left hand wall	<b>260</b>	Boarded up window	<b>410</b>	Crack in left hand wall internally
<b>235</b>	Tapering gap - left hand wall	<b>261</b>	Boarded up window	<b>411</b>	Crack in left hand wall internally
<b>236</b>	Tapering gap - left hand wall	<b>262</b>	Covers missing from extractor fans	<b>412</b>	Crack in left hand wall internally
<b>237</b>	Tapering gap - left hand wall	<b>263</b>	Covers missing from extractor fans	<b>413</b>	Crack in left hand wall internally
<b>238</b>	Tapering gap - left hand wall	<b>264</b>	Covers missing from extractor fans	<b>414</b>	Crack in left hand wall internally
<b>239</b>	Zig-zag crack in left hand wall	<b>265</b>	Crazed render on left hand wall	<b>415</b>	Crack in left hand wall internally
<b>240</b>	Zig-zag crack in left hand wall	<b>266</b>	Crazed render on left hand wall	<b>416</b>	Crack in left hand wall internally
<b>241</b>	Zig-zag crack in left hand wall	<b>267</b>	Crazed render on left hand wall		
<b>242</b>	Zig-zag crack in left hand wall	<b>268</b>	Crazed render on left hand wall		
<b>243</b>	Zig-zag crack in left hand wall	<b>269</b>	Crazed render on left hand wall		
<b>244</b>	Zig-zag crack in left hand wall	<b>270</b>	Crazed render on left hand wall		
<b>245</b>	Zig-zag crack in left hand wall	<b>271</b>	Crazed render on left hand wall		
<b>246</b>	Zig-zag crack in left hand wall				
<b>247</b>	Zig-zag crack in left hand wall				
<b>248</b>	Zig-zag crack in left hand wall				
<b>249</b>	Zig-zag crack in left hand wall				
<b>250</b>	Zig-zag crack in left hand wall				
<b>251</b>	Zig-zag crack in left hand wall				
<b>252</b>	Zig-zag crack in left hand wall				
<b>253</b>	Zig-zag crack in left hand wall				
<b>254</b>	Zig-zag crack in left hand wall				
<b>255</b>	Zig-zag crack in left hand wall				
<b>256</b>	Zig-zag crack in left hand wall				
<b>257</b>	Zig-zag crack in left hand wall				
<b>258</b>	Zig-zag crack in left hand wall				



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259	Zig-zag crack in left hand wall				
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SAMPLE