

Extract from full Schedule of Condition

Your Site Details

1.0 Instructions and Brief

1.1 This is extract from Schedule of Condition. The information shown below is partial and should be used for demonstration purpose only.

1.2 Key objectives were identified as:

1.2.1 Ground level: The northerly and western boundaries extending down towards the closest piers to the lamppost on the boundary local to the east elevation of BM House and extending for the first 2 bays to the expansion joint/cable tray that follows the curve of the platform above. Survey to include brick face to the approximate location marked on a plan. Survey to include all hard landscaping but not services or drainage up to the existing boundary. Survey to be from ground level only i.e. without ladder/platform lift access.

1.2.2 Ground Level: To include where visible from street level the canopy/construction above to the western face.

1.2.3 To inspect the structures to establish their visual condition.

1.3 The premises were inspected on XX.XX.XXXX.

1.4 Weather conditions were cold, windy, with sleet and snow on occasions, and overcast.

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2.0 Schedule of Condition – Ground Level

2.4	<u>Ground Level – Columns</u>		
2.4.6	Column 6	Cast insitu concrete column.	<p>2.4.6.1 Surface crazing to curved open face to all areas generally with obvious discolouration.</p> <p>2.4.6.2 Buddleia shrub growing at ground level to southern face and to left hand side of vent pipe.</p>
		Power and lighting units at high level to galvanised cable trays.	2.4.6.3 No obvious visual signs of disrepair.
		3nr metal ventilation pipes to southern face running vertically and venting at high level. Metal preformed plate/bumper bracket bolted at low level to column	2.4.6.4 Generally intact and vertical. No obvious visual signs of disrepair.
		Metal rainwater down pipe vertically full height, with swan neck configuration at high level continuing horizontally, on galvanised brackets to northern face of column with preformed metal plate/bumper bracket bolted at low level.	2.4.6.5 Generally intact and vertical. No obvious visual signs of disrepair.
		Lightning protection strip to right hand side of metal downpipes.	2.4.6.6 No obvious visual signs of disrepair.
2.4.7	Column 7	Cast insitu concrete square section column.	2.4.7.1 Surface crazing to all areas generally.
		Power and lighting units at high level to galvanised cable trays.	2.4.7.2 No obvious visual signs of disrepair.
		Metal circular inspection plate to	2.4.7.3 No obvious visual signs of disrepair.

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		northern face.	
2.4.8	Column 8	Cast insitu concrete square section column.	2.4.8.1 Surface crazing to all areas generally.
		Power and lighting units at high level to galvanised cable trays.	2.4.8.2 No obvious visual signs of disrepair.
2.4.9	Columns 9A and 9B	Cast insitu concrete square section columns.	2.4.9.1 Localised surface crazing to all areas generally.
		Power and lighting units at high level to galvanised cable trays to Column B	2.4.9.2 No obvious visual signs of disrepair.
2.4.10	Columns 10A and 10B	Cast insitu concrete square section columns.	2.4.10.1 Localised surface crazing to all areas generally.
		Power and lighting units at high level to galvanised cable trays to Column B	2.4.10.2 No obvious visual signs of disrepair.
2.4.11	Columns 11A and 11B	Cast insitu concrete square section columns.	2.4.11.1 Localised surface crazing to all areas generally.
		Power and lighting units at high level to galvanised cable trays to Column B	2.4.11.2 No obvious visual signs of disrepair.
		Metal rainwater down pipe to column A northern face extending vertically full height, with swan neck configuration at high level continuing horizontally to underside of slab construction and into platform above, on galvanised brackets to southern face of column with preformed metal plate/bumper bracket bolted at low level.	2.4.11.3 Generally intact and vertical. 2.4.11.4 Localised signs of staining at high level to joints. No other obvious visual signs of disrepair.
2.4.12	Column 12	Cast insitu concrete square section column.	2.4.12.1 Surface crazing to all areas generally.

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		Power and lighting units at high level to galvanised cable trays and BGU to west face.	2.4.12.2 No obvious visual signs of disrepair.
		Metal circular inspection plate to northern face.	2.4.12.3 No obvious visual signs of disrepair.
2.4.13	Columns 13A and 13B	Cast insitu concrete square section columns.	2.4.13.1 Localised surface crazing to all areas generally.
		Power and lighting units at high level to galvanised cable trays to Column B	2.4.13.2 No obvious visual signs of disrepair.
2.5	<u>Ground Level – Underside of Platforms</u>		
2.5.5	Underside of Narrow Platform Edge/Kerb Columns 5 and 6	Presumed cast insitu concrete beam/slab construction.	2.5.5.1 Shuttering board marks evident. No obvious visual signs of disrepair.
		Galvanised gantry/framing with metal rain water pipe. Lightning protection strip at mid-point to gantry section.	2.5.5.2 Staining to rain water pipe. No other obvious visual signs of disrepair.
2.5.6	Underside of Narrow Platform Edge/Kerb Columns 6 and 7	Presumed cast insitu concrete beam/slab construction.	2.5.6.1 Shuttering board marks evident. No obvious visual signs of disrepair.
		Galvanised ventilation ductwork.	2.5.6.2 No obvious visual signs of disrepair.
2.5.7	Underside of Narrow Platform Edge/Kerb Columns 7 and 8	Presumed cast insitu concrete beam/slab construction.	2.5.7.1 Shuttering board marks evident. No obvious visual signs of disrepair.
2.5.11	Underside of Track Serving Platform 24 Columns 5 and 6	Presumed pre-cast concrete planks.	2.5.11.1 Obvious joints between planks. Some filled, others open. No obvious visual signs of disrepair.
2.5.1	Underside of Track Serving Platform	Presumed pre-cast concrete planks.	2.5.12.1 Obvious joints between planks. Some filled,

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2	24 Columns 6 and 7		others open. No obvious visual signs of disrepair.
		Galvanised ventilation ductwork.	2.5.12.2 No obvious visual signs of disrepair.
2.5.1 3	Underside of Track Serving Platform 24 Columns 7 and 8	Presumed pre-cast concrete planks.	2.5.13.1 Obvious joints between planks. Some filled, others open. No obvious visual signs of disrepair.
2.5.1 5	Underside of Track Serving Platform 23 Columns 9 and 10	Presumed cast insitu concrete slab construction.	2.5.15.1 Day joints/shuttering board marks evident. No obvious visual signs of disrepair.
2.5.1 6	Underside of Track Serving Platform 23 Columns 10 and 11	Presumed cast insitu concrete slab construction.	2.5.16.1 Day joints/shuttering board marks evident. 2.5.16.2 No obvious visual signs of disrepair.
2.5.1 7	Underside of Track Serving Platform 23 Columns 11 and 12	Presumed cast insitu concrete slab construction.	2.5.17.1 Day joints/shuttering board marks evident. No obvious visual signs of disrepair.
		Galvanised ventilation ductwork.	2.5.17.2 No obvious visual signs of disrepair.
2.5.1 8	Underside of Track Serving Platform 23 Columns 12 and 13		2.5.18.1 Day joints/shuttering board marks evident. No obvious visual signs of disrepair.
2.6	<u>Ground Level – Ground Slab</u>		
2.6.1	Between Columns 7 & 8 and 12 & 13A/B	Poured in-situ concrete slab with pre-cast inset concrete kerb stones.	2.6.1.1 Obvious bay between Column 7 and 8 with cracked sealant infill. 2.6.1.2 Sealant infill to columns generally full and intact, but open to face of Column 8. 2.6.1.3 Slab partially obscured.

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			<p>2.6.1.4 Slab between road and columns generally intact.</p> <p>2.6.1.5 Kerbs between Columns 7 and 8 generally intact.</p> <p>No other visual signs of disrepair.</p>
2.6.2	Between Columns 6 & 7 and 11 & 12	Poured in-situ concrete slab with pre-cast inset concrete kerb stones.	<p>2.6.2.1 Obvious bay between Column 6 and 7 with cracked sealant infill.</p> <p>2.6.2.2 Sealant infill to columns generally full and intact.</p> <p>2.6.2.3 Slab partially obscured.</p> <p>2.6.2.4 Slab between road and columns generally intact.</p> <p>2.6.2.5 Kerbs between Columns 6 and 7 generally intact.</p> <p>No other visual signs of disrepair.</p>
		<p>Metal manhole cover between Columns 6 & 7 and metal gulley gratings and manhole cover between Columns 11 and 12.</p> <p>Metal manhole cover to slab between road and Columns 6 & 7</p>	<p>2.6.2.7 No obvious visual signs of disrepair.</p>
2.6.3	Between Columns 5 & 6 and 10 & 11	Poured in-situ concrete slab with pre-cast inset concrete kerb stones.	<p>2.6.3.1 Obvious bay between Column 5 and 6 with cracked sealant infill.</p> <p>2.6.3.2 Sealant infill to columns generally full and intact.</p>

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			<p>2.6.3.3 Cracked concrete finish to face of Column 5 to kerb.</p> <p>2.6.3.4 Slab partially obscured.</p> <p>2.6.3.5 Slab between road and columns generally intact and part of enclosure.</p> <p>2.6.3.6 Open "pointing" to kerbs between Columns 5 & 6 at mid-point, extending towards Column 6 with cracked and loose areas. No other obvious visual signs of disrepair.</p>
		Metal inspection chamber cover between Columns 5 & 6 and metal gulley grating and manhole cover between all 4 columns.	<p>2.6.3.7 No obvious visual signs of disrepair.</p>

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3.0 Limitations

- 3.1** This survey and report has been undertaken by a Professional Member of the Royal Institution of Chartered Surveyors and took the form of a visual non-destructive inspection and appraisal of each area from ground level only without the use of access equipment. A specialist cover survey of the structure was not instructed nor included as part of the survey and it's not possible to comment on the structural integrity of areas surveyed.
- 3.2** Unless specific arrangements were made beforehand, including obtaining the owner's permission and the placing of instructions for appropriate operatives to be in attendance, all surveys would take the form of a non-destructive inspection.
- 3.3** We were not able to inspect parts of the structures where we were denied access, or which were covered, unexposed or inaccessible or which required the lifting and moving of fixed items, and are therefore unable to confirm if each structure remains free from defects in such areas.
- 3.4** We did not inspect flues, chimneys, voids, ducts or any parts of each structure which were inaccessible without use of specialist equipment or which would cause excessive disturbance. We are therefore unable to report that these areas are free from defect.
- 3.5** If we consider that our surveys were excessively limited due to any of the above, we will advise you accordingly and provide recommendations to enable a more detailed appraisal to be made.
- 3.6** We did not carry out specialist tests or inspections to determine whether deleterious materials are present, or whether each site or any adjoining land is contaminated.
- 3.7** Under the Control of Asbestos Regulations 2012, the person responsible for the premises has a duty to ensure that any materials containing asbestos are managed safely. To enable this duty to be fulfilled it is necessary to be aware if the premises contain such material. Our survey did not include the requisite surveys to appraise you of this information and you should engage a specialist surveyor to undertake this.

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- 3.8** We did not carry out any specialist inspections or tests of services installations and therefore all of the comments made in respect of these services will be made on the basis of a visual inspection only, undertaken in order to ascertain their general condition.
- 3.9** Drains, hot and cold water, heating, lifts, gas, mechanical and electrical systems, air conditioning, telecommunications and computer installations and cabling received a visual inspection only, undertaken in order to ascertain their general condition.

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