

SCHEDULE OF CONDITION

Of the property known as:

**Unit 14 Clivemont Street
Maidenhead
Berkshire
SL6 7BU**



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Taken By: Peter Ciesielski BSc (Hons) MRICS ACI Arb

Dates of Inspections: 16th February 2016 & 8th April 2016

Weather Conditions: Dry and sunny on both days

SCHEDULE OF CONDITION
UNIT 14, CLIVEMONT ROAD, MAIDENHEAD, BERKSHIRE, SL6 7BU

Ref:	Location:	Description:	Condition:
1.00	Roofs:		
1.01	Two Storey Building Roof	Pitched, hipped, covered with profiled powder coated cladding and straight finished hip cappings.	Evidence of cut end corrosion to the base of majority of roof sheets. Localised lichen growth and staining. Otherwise generally in good condition.
1.02	Gutters	Perimeter box gutters, powder coated aluminium.	Evidence of extensive corrosion to the inner linings of the perimeter box gutter. Standing water and debris (mostly leaves) noted.
1.03	Single Storey Building Roof	Double pitched, covered with profiled powder coated cladding and straight finished ridge capping. 4 No roof lights. Boiler flue extends via the front pitch of the roof.	Evidence of cut end corrosion to the base of majority of roof sheets. Localised lichen growth and staining. Otherwise generally in good condition. Roof lights have deteriorated due to solar exposure and are generally stained and dirty.
1.04	Gutters	Box gutters to front and rear of the building, powder coated aluminium.	Evidence of extensive corrosion to the inner linings of the perimeter box gutter. Standing water and debris (mostly leaves) noted. To right side of front elevation, corrosion staining indicates that edge of gutter is leaking over the side elevation.
1.05	Rainwater Goods	Rainwater downpipes, square profile, powder coated aluminium.	Evidence of staining and leaking joints to all downpipes. To right side of building, joints to downpipe swan neck have been sealed with flashband and painted.
2.00	Two Storey Part of Building - Upper Elevations:		Photograph reference: P1350234 to P1350297
2.01	Cladding	High level, straight cladding to box gutter and elevation, powder coated aluminium.	Stained and dirty. To right side of building, central section of cladding has been repaired with a flashband - visible behind boiler flue. Otherwise generally in good condition.
2.02		Lower cladding, profiled cladding, powder coated aluminium.	Stained and dirty. To left side of building, agents board fixed at low level. Otherwise generally in good condition.
2.03		Undercroft, profiled cladding, powder coated aluminium. 8 No surface mounted light fittings.	Stained and dirty. Otherwise generally in good condition. Out of 8 No light fittings, 3 No are non-matching. Lighting installations have not been operated or tested.
2.04	Windows	Powder coated aluminium with double glazed units. With matching sills.	Stained and dirty, but generally in good condition.
2.05	Steel Frame	To underside of front 1st floor overhang, steel columns and bracing, painted.	Dirty, otherwise generally in good condition.
3.00	Front Elevations:		Photograph reference: P1350298 to P1350307
3.01	Cladding	Upper level cladding, profiled cladding, powder coated aluminium. 2 No surface mounted light fittings.	Localised redundant holes. Stained and dirty. Boiler flue and 1 No domestic internal use style plastic grille fixed to right section of elevation. Lighting installations have not been operated or tested.
3.02	Brickwork	Cavity construction.	Localised holes, presumed redundant overflow pipes. Localised low level staining noted. No evidence of impact damage.
3.03	Windows	Powder coated aluminium with double glazed units. With matching sills.	Stained and dirty, but generally in good condition.
3.04	Doors	Main entrance, double doors, powder coated aluminium with single glazed units, overhead glazing.	Stained and dirty, but generally in good condition.
3.05		To left of elevation, timber louvered door, painted.	Stained and dirty, but generally in good condition.
3.06		To left of warehouse opening, timber door, painted. Galvanised plate fixed over right edge with frame.	Generally in good condition.

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Ref:	Location:	Description:	Condition:
3.07	Warehouse Door	Powder coated aluminium, up and over.	Stained and dirty, including adhesive staining. No evidence of impact damage.
Photograph reference: P1350308 to P1350329			
4.00	Right Elevation:		
4.01	Cladding	Upper level cladding, profiled cladding, powder coated aluminium.	Extensive impact damage from base of cladding to upwards by 750mm. Stained and dirty.
4.02	Brickwork	Cavity construction.	Low level staining, including oily stain to right section of elevation. Localised graffiti in centre of elevation. "Unit 14 Only" sprayed in 4 No locations.
4.03	Rainwater Downpipe Protection Covers	2 No, aluminium, unfinished.	To left side of elevation, generally in good condition. To right side of elevation the cover has come loose along the right side. Debris noted behind cover.
Photograph reference: P1350330 to P1350345			
5.00	Rear Elevation: (inspection restricted by limited access due to vegetation growth)		
5.01	Cladding	Upper level cladding, profiled cladding, powder coated aluminium.	Stained and dirty, otherwise generally in good condition.
5.02	Brickwork	Cavity construction. 3 No surface mounted light fittings.	Stained and dirty, otherwise generally in good condition. Light fittings were operational at time of inspection.
5.03	Door	Single fire escape door. Timber, metal lined.	Stiff to open and top edge of door rubs on bottom edge of cladding.
Photograph reference: P1350346 to P1350350			
6.00	External Areas:		
6.01	Car Parking Spaces	11 No bays. Tarmacadam. White demarcation lines.	Localised light wear to wearing surface. Oily stains to 2 No spaces to front left side of the building. Paint missing and cracking from demarcation lines.
6.02	Ramp to Warehouse Door	Concrete.	Dirty, otherwise generally in good condition.
6.03	Raised Areas	Brick paved areas with concrete kerbs.	Weed, moss and lichen growth noted. Stained and dirty. Generally level.
6.04	Planter	To front corner of property.	Vegetation in poor condition. Weed growth noted.
6.05	Bollards	1 No, to front corner of property, metal painted.	Repainted but showing evidence of localised corrosion.
6.06	Manhole Covers	4 No, metal.	Due to size, weight and condition, it was not possible to lift the manhole covers.
Photograph reference: P1350351 to P1350375			
NOTE: Due to a plumbing leak and damage caused to the interior of the property, on the day of the initial inspection (16th February 2016) the internal areas could not be inspected. Following the completion of landlord's repairs, the interior was subsequently inspected on the 8th April 2016). It should be noted that shrinkage cracking is likely to appear in the coming months, which has not been detailed below.			
7.00	Warehouse		
7.01	Ceiling	Part painted concrete soffit.	Generally in good condition.
7.02		Part underside of roof, profiled cladding, 4 No rooflights.	Dirty, but generally in good condition.
7.03	Steel Frame	Exposed steel frame, painted.	No evidence of impact damage, generally in good condition.
7.04	Lights	4 No ceiling mounted over the workshop and 2 No wall mounted on front and side walls.	Ceiling mounted lights are generally in good condition. 1 No wall mounted light fitting is in good condition, the other is missing a fluorescent tube.

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Ref:	Location:	Description:	Condition:
7.05	Walls	Part blockwork painted, part profiled cladding.	No evidence of impact damage, generally in good condition. Cladding is stained and dirty.
7.06	Mezzanine	Metal, painted, chipboard flooring, metal stairs with checker plate steps.	Localised staining to chipboard flooring, otherwise generally in good condition.
7.07	Rear Fire Exit Door	Timber, metal lined externally.	Door is scuffed and marked. Top edge of door rubs on bottom edge of cladding.
7.08	Floor	Concrete, painted.	Localised staining noted. Cracking to paint finishes noted across construction joints, otherwise generally in good condition.
7.09	WC Block Roof	Chipboard panels.	Stained and dirty.
7.10	Service Installations on WC Block Roof	Warehouse heater, boiler, hot water storage cylinder and associated pipework.	Service installations have not been tested or operated.
7.11	WC Block Walls	Blockwork, painted. Timber fascia boards, painted.	Generally in good condition.
7.12	Doors	Timber, painted.	Door to office is binding and lever is broken, otherwise generally in good condition.
8.00	Warehouse Front Office		Photograph reference: P1350645 to P1350698
8.01	Ceiling	None.	
8.02	Walls	Blockwork, painted. Front wall is plasterboard, plastered, painted with timber skirting board, painted.	Generally in good condition.
8.03	Lights	2 No wall mounted.	Generally in good condition.
8.04	Miscellaneous	1 No radiator, brush painted.	Generally in good condition.
8.05	Floor	Concrete, painted.	Dirty, but generally in good condition.
8.06	Window	As external, with security grille, timber sill, painted.	Stained and dirty.
9.00	Warehouse Kitchen		Photograph reference: P1350699 to P1350705
9.01	Ceiling	Plasterboard, plastered, painted. Vent fan fitted.	Ceiling is generally in good condition. Vent fan is defective.
9.02	Lights	2 No surface fixed to ceiling.	Generally in good condition.
9.03	Walls	Plastered, painted, part tiled. Plastic skirting board.	Generally in good condition.
9.04	Miscellaneous	Wall and base units, laminate worktop, stainless steel sink, water heater, 1 No radiator, brush painted.	Stained and dirty. Base unit plinths are damaged and loose.
9.05	Floor	Vinyl.	Marked and stained.
10.00	Warehouse Central WC (2 No Cubicles)		Photograph reference: P1350706 to P1350717
10.01	Ceiling	Plastered, painted.	Generally in good condition.
10.02	Lights	2 No surface fixed to ceiling.	Generally in good condition.
10.03	Walls	Plastered, painted, part tiled. Plastic skirting board.	Generally in good condition.
10.04	Window	As external, with security grille, tiled sill.	Stained and dirty. Corrosion on security grille.
10.05	Miscellaneous	2 No WCs, 1 No wash hand basin. 1 No radiator, brush painted.	Generally in good condition.
10.06	Doors	Timber, painted.	Generally in good condition.
10.07	Floor	Vinyl.	In left cubicle generally in good condition. Stained and marked in right cubicle.
			Photograph reference: P1350718 to P1350728

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Ref.	Location:	Description:	Condition:
11.00	Warehouse WCs (By Shutter Door)		
11.01	Ceiling	Plastered, painted.	Generally in good condition.
11.02	Lights	4 No surface fixed to ceiling.	Generally in good condition.
11.03	Windows	2 No, as external. 1 No tiled sill, 1 No timber sill, painted.	Generally in good condition.
11.04	Miscellaneous	2 No WCs, 1 No urinal, 2 No wash hand basins, 2 No radiators, brush painted.	Urinal is stained, otherwise generally in good condition.
11.05	Doors	Timber, painted.	Generally in good condition.
11.06	Floor	Vinyl.	Stained and marked. Photograph reference: P1350729 to P1350741
12.00	Warehouse Lobby		
12.01	Ceiling	Plastered, painted.	Generally in good condition.
12.02	Walls	Plastered, painted, timber skirting boards, painted.	Generally in good condition.
12.03	Floor	Concrete, painted.	Generally in good condition.
12.04	Door to Entrance Lobby	Timber, painted.	Binding on carpet, otherwise generally in good condition. Photograph reference: P1350742 to P1350747
13.00	Warehouse Entrance Lobby & Stairs		
13.01	Ceiling	Suspended grid and tiles.	Generally in good condition.
13.02	Lights	At ground floor level, 2 No surface fixed to ceiling and 1 No fixed to wall. 3 No wall mounted lights at upper level.	Generally in good condition.
13.03	Walls	Plastered, painted, timber skirting boards, painted.	Localised marks and scuffs but generally in good condition.
13.04	Floor	Carpet tiles, transfer mat.	Generally in good condition.
13.05	Miscellaneous	1 No radiator, brush painted.	Generally in good condition.
13.06	Stairs	Concrete, metal balustrade, painted, carpet tiles, metal nosings with vinyl inserts. Void under stairs lined with grid and tiles to match ceiling.	Generally in good condition.
14.00	1st Floor Landing		
14.01	Ceiling	Plasterboard, plastered, painted - extends over staircase. Loft hatch, painted.	Photograph reference: P1350748 to P1350772 Generally in good condition.
14.02	Lights	1 No ceiling mounted. 10 No brass spotlamps - redundant.	Generally in good condition.
14.03	Walls	Plastered, painted, timber skirting boards, painted.	Localised marks and scuffs but generally in good condition.
14.04	Floor	Carpet tiles.	Generally in good condition.
14.05	Miscellaneous	1 No radiator, brush painted.	Generally in good condition. Photograph reference: P1350773 to P1350788
15.00	1st Floor Front Office		
15.01	Ceiling	Suspended grid and tiles.	Grid is dirty and tiles are miss-matched. Tiles and grid have been cut where a/c pipework previously passed through (now removed).
15.02	Lights	8 No recessed fittings, ceiling mounted.	Diffusers contain dead insects, otherwise generally in good condition.
15.03	Walls	Plastered, painted, timber skirting boards, painted.	Evidence of damp ingress to section of front wall, beneath window and window sill. 2 No sections of decorative lining paper remain where a/c units have been removed. Otherwise generally in good condition.
15.04	Windows	As external, timber window sills, painted, window blinds.	Section of timber sill damaged by water ingress, otherwise generally in good condition.

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15.05	Miscellaneous	4 No radiators, brush painted.	Generally in good condition.
15.06	Floor	Carpet tiles.	Generally in good condition.
15.07	Door	Timber, painted.	Generally in good condition.
16.00	1st Floor Rear Office		Photograph reference: P1350789 to P1350803
16.01	Ceiling	Suspended grid and tiles.	Grid is dirty and tiles are miss-matched. Tiles and grid have been cut where a/c pipework previously passed through (now removed).
16.02	Lights	8 No recessed fittings, ceiling mounted.	Diffusers contain dead insects, otherwise generally in good condition.
16.03	Walls	Plastered, painted, timber skirting boards, painted.	2 No sections of discoloured and not redecorated wall paint remains where a/c units have been removed. Otherwise generally in good condition.
16.04	Windows	As external, timber window sills, painted.	Generally in good condition.
16.05	Miscellaneous	4 No radiators, brush painted. Previous tenant's IT & BT installations remain.	Generally in good condition.
16.06	Floor	Carpet tiles.	Generally in good condition.
16.07	Door	Timber, painted.	Generally in good condition.
17.00	1st Floor Left WC		Photograph reference: P1350804 to P1350816
17.01	Ceiling	Suspended grid and tiles.	Generally in good condition.
17.02	Lights	2 No surface fixed to ceiling.	Generally in good condition.
17.03	Walls	Tiled.	Localised residue staining from plumbing leak, otherwise generally in good condition.
17.04	Miscellaneous	WC, wash hand basin, 1 No radiator, brush painted.	Generally in good condition.
17.05	Window	As external.	Generally in good condition.
17.06	Doors	2 No timber doors, painted.	Generally in good condition.
17.07	Floor	Tiled.	Generally in good condition.
18.00	1st Floor Right WC		Photograph reference: P1350817 to P1350828
18.01	Ceiling	Suspended grid and tiles.	Generally in good condition.
18.02	Lights	2 No surface fixed to ceiling.	Generally in good condition.
18.03	Walls	Tiled.	Localised residue staining from plumbing leak, otherwise generally in good condition.
18.04	Miscellaneous	WC, wash hand basin, 1 No radiator, brush painted.	Generally in good condition.
18.05	Window	As external.	Generally in good condition.
18.06	Doors	2 No timber doors, painted.	External door is binding on frame, otherwise generally in good condition.
18.07	Floor	Tiled.	Generally in good condition.
			Photograph reference: P1350829 to P1350835

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FOR KEMPTON CARR CROFT

12th April 2016