

A) LEASE INFORMATION

Landlord

HELENA CALVERT.

Tenant

SAYER CONFECTIONERS LTD

Lease dated

1st APRIL 1986

Liability for repairs
under clause numbers

Z.C.

B) SCHEDULE OF DILAPIDATIONS

1 Property

241 Breck Road, L5

2 Roof

Renew the roof covering and all associated leadwork incl. the lead flashing to the chimney stacks, the abutment lead to the rear main roof slope & the single storey lean-to roof at the rear and the lead lining to all the stone channel gutters.

3 Drainage

- a Clear and check operation of gully in rear yard
- b Fix waste pipe from middle flat to the wall and secure the pipe from the hopper head to the hopper

4 Main walls

- a) Obtain the report of a structural engineer on the possible movement in the front wall of the building and any associated movement in other parts of the building. Provide the landlord's surveyor with a copy of the report and proposed works (if any) necessary to implement the recommendations of the engineer.
- b) Replace the defective bricks to the rear elevation or arrange for the wall be protected by a suitable rendering.

- 5 External joinery a) Carry out all work necessary to make all windows and external doors operational incl the adjusting of the flat door to the upper flat such that it clear the floor.
b) Where a sash cannot be opened because of security grilles then a suitable inward opening sash should be fitted.
- 6 External decoration Repaint all external joinery with a paint system to be agreed with the landlord's surveyor
- 7 Ceilings/other walls Replace defective plaster to the rear walls of the two flats
- 8 Fireplaces There are indications that the brickwork of the flues is in poor condition.
The gas fires in the flats should be fitted with flue liners and a service/check carried out on the flues/gas fires by a Corgi registered gas installer
- 9 Electricity Obtain a report on the electric installation by an NICEIC approved electrician, carry out all works necessary to bring the 3 installations to current standards and provide the landlord's surveyor with a NIC certificate for the 3 installations.
- 10 Sanitary Appliances Repair or replace the defective pedestal to the wash basin in the top flat

11 The Site

Provide suitable expansion joints and damp proof barriers in the new rear and party boundary walls at the rear. In particular fit a vertical damp proof barrier between the side boundary wall and the rear main building wall and

- a) fit a vertical damp proof barrier/ expansion joint between the new side boundary wall and the main rear elevation
- b) remove the mortar from the expansion joint in the wall and cover the joint with mastic. Adjust the coping stones so that they do not bridge the expansion joint.

In addition

- a) Secure the rear gate frame to the wall
- b) Replace the 3 broken concrete tiles to the first floor walkway at the rear.

Surveyor's signature



Surveyor

Robert Slade

Qualifications

BSc(Hons) ARICS, FSVA
Chartered Surveyor

Firm

Goulding & Slade, 19 Sweeting St
Liverpool, L2 4TE

Date

10th March 1994

R1	R2	Cat 2	Text
1	1	Client	Graham Calvert Esq
	2	Client Address	c/o Whitegates Estate Agency, 77 Albert Rd, Widnes, Cheshire, WA8 6JS
2		Survey address	241 Breck Road, L5
3		Survey date	8th March 1994
4		Weather	Dry
5		Tenure/Tnancies	n/a
6		Council Tax Bnd	n/a
7	0	GENERAL	
	1	Nature	Shop & Two flats above
	2	Detachemnt	Mid terrace
	3	Age	c1900
	4	Storeys	3
	5	Attics	n/a
	6	Cellars	n/a
	7	Ground Floor	Shop: Sales area, preparation room, WC/WB, Staff room.
	8	First Floor	First floor flat: not inspected but details not essential
	9	Second Floor	Second floor flat: bed/sitting room; kitchen; bath/WC
	10	Outside	n/a
	11	Outbuildings	n/a
	12	Garage	n/a
	13	Garage space	n/a
	14	Car parking	n/a
	15	Shops	n/a
	16	Public transprt	n/a
	17	Schools	n/a
	18	Remote	n/a
	19	Steep hill	n/a
	20	Flooding	n/a

R1	R2	Cat	2	Text
7	21	Orientation	n/a	
8	0	CHIMNEY STACKS		Visual inspection but the fact that there are tie bars in the front wall of the adjacent property may be indicative of some deformation to the front wall of HQ 211.
9	0	ROOF EXTERNAL		This is a matter that should be monitored
	1	Tile type	Slate	Should be investigated in detail at the
	2	Tile condition	Good	the lease or occupation of the
	3	Nail/nib failure	Some displaced and missing slates to all slopes	
	4	Ridge/hip tiles	Satisfactory	
	5	Verge	n/a	Not damaged to front elevation; need
	6	Eaves	Satisfactory	placement.
	7	Ventilation	None	
	8	Abutment lead	Needs renewal to lean to roof and rear roof slope	
	9	Skylight	n/a	examined and in fact would be difficult
	10	Unseen areas	n/a	examined because for the most part
	11	ROOF SPACE	*	inspected by special wall finishes or
	12	Structure		
	13	Woodworm/Fungus		
	14	Wall movement		
	15	Rafter movement		
	16	Plumbing		
	17	Wiring		
	18	Insulation		
	19	Underfelt		
	20	Tile condition	Single glazed, satisfactory	
	21	Tile nib/nails	Fairly good	
	22	Inaccess. areas	Some non-operational, some need adjustment and where the gutters are covered by security grilles inward opening sashes should be fitted. Where covered by sash	
10	0	PARAPETS ETC	n/a	various reasons it was not possible to
	1	Parapets		examine the external doors, but the
	2	Parapet gutters		entrance door to the 1st floor will need
	3	Valley gutters		adjusting to clear the floor.
	4	Doors operation	See above	
	5	Other	n/a	
11	0	GUTTERS ETC	See drainage section	
12	0	EXTERNAL DOORS	Fairly	
	1	Type/thickness	9" solid brick	
	2	Bricks	A few defective bricks, mainly to rear	

- 12 0 elevation and shop:
 3 Mortar Fairly good;
 4 Rendering n/a
 5 Bulging/leaning No serious structural defects noted from visual inspection but the fact that there are tie bars in the front wall of the adjacent property may be indicative of some deformity in the front wall of No 241; this is a matter that should be monitored and certainly investigated in detail at the end of the lease or occupation of the present tenant.
 6 Movement cracks n/a
 7 Cav. Tie Failure n/a
 8 Cills/lintels Weather damaged to front elevation; need repair or replacement.
- 13 0 DAMP COURSE ETC Not examined and in fact would be difficult to examine because for the most part concealed by special wall finishes or tiling.
 1 Nature
 2 Level
 3 Ventilation
- 14 0 EXTERNAL JOINERY
 1 Windows nature Single glazed softwood
 2 Windows condtn Fairly good
 3 Windows operatn Some non-operational: some need adjustment and where the sashes are covered by security grilles inward opening sashes should be fitted. where covered by mate
 4 Doors nature For various reasons it was not possible to examine the external doors; but the entrance door to the top floor flat needs adjusting to clear the floor.
 5 Doors condition See above
 6 Doors operation See above
 7 Other n/a
- 15 0 EXTERNAL DECOR. Fair

R1	R2	Cat	Text
16	0	CEILINGS/WALLS	(Top flat and shop)
	1	Ceiling bellies	n/a
	2	Ceiling plaster	Satisfactory
	3	Ceiling cracks	n/a
	4	Wall plaster	Satisfactory; some damage to external wall plaster of top flat suspected: mainly to rear wall of kitchen.
	5	Wall cracks	n/a
	6	Asbestos	*
	7	Special finishes	*
17	0	FIREPLACES ETC	*
	1	Locations	Satisfactory
	2	Flue support	
	3	Flue use	
	4	Special surrond	
18	0	FLOORS	Floors of shop good; floors of top flat not accessible.
	1	Type	All solid to shop, timber to to flat
	2	Movement/level	A detailed examination of any movement in the building is not required for an interim schedule of dilapidations unless there are clear signs of recent and serious movement; but one is recommended at the termination of the lease in view of the possible movement in the front wall.
	3	Woodworm	
	4	Fungus	
19	0	DAMPNESS	A detailed examination was not carried out but we do not believe there is a serious or general probalme with water penetration of the building.
	1	Rising damp	See above
	2	Walls	No significant amount; possibly some damp penetration of rear wall of top flat related to some defective bricks.
	3	Ceilings	See general comment
	4	Flat roofs	n/a
	5	Adjoining walls	Not researched but penetration from this source is unlikely because the adjoining cross wall is sheltered.
	6	Solid floors	Not accessible

R1	R2	Cat	Text
20	0	INTERNAL JOINERY	
	1	Doors	A detailed examination not required for schedule but we do not believe there is a general problem; door examined were of satisfactory condition and operation.
	2	Door head movem	See our comments above re movement in building.
	3	Fitted furnitre	*
	4	Skirting	*
	5	Skirting movemt	*
	6	Stairc. movemnt	*
21	0	INTERNAL DECOR.	Satisfactory
22	0	CELLARS ETC	n/a
23	0	TIMBER DEFECTS	A detailed inspection would not be appropriate in connection with an interim schedule of dilapidations; but we do not believe there is a general or widespread defect.
	1	Woodworm	
	2	Fungus	
24	0	THERMAL INSUL.	Investigation and a report on this not required for dilapidatdions schedule.
	1	Roof	
	2	Walls	
	3	Windows	
	4	Floor	
25	0	ELECTRICITY	Detailed inspection not required
	1	Meter location	
	2	Defects	
	3	Approx age	
26	0	GAS	Detailed inspection required
	1	Meter location	

- 26 2 Appliances
 27 0 SAN. APPLIANCES Detailed inspection not required; washbasin pedestal in top flat defective where fixed to floor.
 1 Pipework No detailed inspection required
 2 Appliances Detailed inspection not required
 28 0 HEATING Detailed inspection not required; gas fire in sitting room of top flat; warm air heating of shop.
 1 Water heating
 2 Space H: fuel
 3 Space H: operatn
 4 Boiler ventltn
 29 0 DRAINAGE
 1 Gutters Lead lined gutters to all elevations; lined with original lead.
 2 Downspouts No serious defects noted
 3 Gulleys Gully to rear may be blocked.
 4 Soil stack Internal
 5 Waste pipes Waste pipe from flat and pipe from hopper head (both at rear) need securing.
 6 Manholes Near rear gate
 7 Drain route Probably to rear entry
 8 Main drainage Assumed
 9 Grnd Depressins See our general comments about possible movement in the building.
 30 0 GARAGES ETC n/a
 1 Roof
 2 Walls
 3 Floor
 4 Joinery
 5 Movement
 6 Power
 7 Other outbllds
 31 0 THE SITE

R1 R2 Cat 2

Text

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- 31 1 Surface type Negligible surface to rear and none to front;
3 defective tiles to 1st storey walkway at rear.
- 2 Surface condtn as above
- 3 Flooding n/a
- 4 Gates Rear gate frame needs securing
- 5 Walls/fences New boundary walls to rear generally good condition/design
- 6 Expansn joints Expansion joint in rear party boundary wall needs clearing of mortar and filling with mastic or other suitable material/cover. Coping stone should not bridge expansion joint. There should be an expansion joint in the rear boundary wall adjoining the single storey extension.
- 7 Trees n/a

32 0 GENERAL

- 1 Building Regs We assume that extension has approval
- 2 Town Planning We assume that extension has approval
- 3 Roads Report not required or necessary
- 4 Statutory Detailed report not required.
- 5 Mining n/a
- 6 Environmental No comment required

34 0 VALUATION

- 1 Market Value See attached documents
- 2 Insurance cover See attached documents

1500 Sq ft
£75,000
RE-BUILD

35 1

- 1 Surveyor's sign
- 1
- 2 Surveyor Robert Slade
- 3 Qualifications BSc(Hons) ARICS FSVA, Chartered Surveyor



241 Breck Road, L5