



# Schedule of Condition Report

**CLIENT** SAMPLE REPORT

**PROPERTY** SAMPLE REPORT  
FOR DEMONSTRATION  
PURPOSES ONLY  
D3 M30

**SURVEY DATE** 25 Jan 2024

**REF** 34329



SAMPLE SURVEY REPORT FOR DEMONSTRATION PURPOSES ONLY



## About the survey and the report

### Introduction

This report is for your private and confidential use, for use by your professional advisers, and for any others uses specifically identified.

You should refer to the Terms and Conditions agreed upon prior to the inspection for a full description of the service being provided and the purpose for which the report is produced.

This report has been prepared by an accredited inspector/surveyor who will provide an opinion about the condition of those parts of the property included within the agreed scope of the inspection.

### This report:-

This report:-

- Is a photographic and written record of the condition of the property on the day of inspection.
- Is an inspection of those parts of the property agreed to be within the scope (see Preliminary Information)
- Is a non-invasive and visual inspection (unless agreed otherwise in advance).
- Is not the result of any intrusive or specialist testing.
- Identifies any limitations to the inspection that were encountered.

### This report does not:-

- Include any indication of market value, rebuild or repair costs unless identified and agreed in advance.
- Impart any form of warranty or guarantee.
- Identify the nature, safety or suitability of any External Wall Systems or other forms of cladding.

### This report is not:-

- A Japanese Knotweed, or other invasive plant species, survey, unless identified and agreed in advance.
- An asbestos survey (unless agreed otherwise in advance).
- A schedule or description of works and does not advise on remedial works.
- An investigation or assessment of conformity to Building Regulations (unless agreed otherwise in advance).
- A description of the cause or causes of any defect or deficiency identified.
- A structural report or assessment.
- An assessment of the condition of the services (heating, plumbing, electrics, drains etc) other than can be determined from a visual inspection and when checking them by operating them in normal everyday circumstances.
- Any form of legal advice in respect of documents, restrictions, covenants or responsibilities associated with the property.



## About the survey and the report (contd)

### **How the inspection was conducted;**

The Surveyor carries out a thorough visual and non-invasive inspection of the inside and outside of the areas of the property included within the scope, recording the construction and defects (both major and minor) that are evident.

This inspection is intended to cover as much of the included property as reasonably physically accessible.

Where this is not possible an explanation is provided in the relevant sections of the report.

The surveyor does not force or open up the fabric, or take action where there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, wardrobes, and/or roof spaces, moving of valuable or delicate objects, etc., operating old, damaged, corroded or delicate fixtures and fittings, removing secured panels and/or hatches or undoing electrical fittings.

The under-floor areas are inspected only where there is safe and clear access.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The Surveyor uses equipment such as a moisture meter, binoculars and a torch, and may use a ladder or extended camera pole to obtain views of flat roofs, and to access hatches or obtain views no more than 3m above ground (outside) or above floor surfaces (inside) if it is safe to do so.

### **Limitation of our liability**

We will not be liable to you if we make an error or fail to tell you something in the report as a result of any of the following  
Our inability to inspect an area of the property;

or

Any reliance placed by us on information provided by you or by any person who provides such information on your behalf

If we fail to comply with the terms of this contract we are responsible for loss or damage you suffer that is a foreseeable result of our breaking this contract or our failing to use reasonable care and skill, but we are not responsible for any loss or damage that is not foreseeable.

Loss or damage is foreseeable if either it is obvious that it will happen or if, at the time the contract was made, both we and you knew it might happen, for example, if you discussed it with us during the survey process.

### **Our maximum liability**

Our maximum liability to you for our negligence or any other breach or fault on our part arising in connection with the service shall be limited to the cost of your rectifying any defect in the property which under the terms of this contract we should have but did not notify you of or failed to adequately notify you of in the report.

We do not exclude or limit in any way our liability to you where it would be unlawful to do so. This includes liability for death or personal injury caused by our negligence or the negligence of our employees, agents or subcontractors; for fraud or fraudulent misrepresentation.



## Report Contents

### **1. General Property**

A description of the property's configuration and general comments.

### **2. General Photos**

Photos of the property, grounds, internal rooms and services for background information only.

### **3. External Observations**

Observations with descriptions and pictures - external to the property.

### **4. Grounds Observations**

Observations with descriptions and pictures - within the grounds of the property - including outbuildings and the drainage system.

### **5. Internal Observations**

Observations with descriptions and pictures - internal to the property - including the roof space, all rooms, internal services and all fixtures and fittings.

### **6. Plans and Diagrams**

Additional images presented full screen to display plans or diagrams.

### **7. About your surveyor**

Contact details of your surveyor.

### **8. Customer Care**

Details about the surveyor's customer care process.

## 1 : Background Information

<b>Preliminary Information</b>	<p>This report has been created to provide an example of the type of information that may be included in a Schedule of Condition report. The information and images included in this report have been assembled from a range of properties of different types, styles and ages, and text has been altered and shortened so as to demonstrate the range of detail that may be included in individual reports.</p> <p>Details that identify the example properties have been redacted, removed or altered.</p>
<b>Purpose of Survey</b>	<p>Schedule of Condition to form part of a Party Wall Award.</p> <p>The Surveyor is acting as Agreed Surveyor for works affecting 114 and 118 Acacia Road, London</p>
<b>Scope</b>	<p>An inspection of those parts of 114 Acacia Road, London that are likely to be affected by proposed works at 118 Acacia Road, London, forming part of a Part Wall matter as defined by the Party Wall etc Act 1996.</p> <p>The proposed works at the neighbouring property affect the right side of the property, namely foundations within 3 metres. This inspection therefore was to establish the condition of those areas that could be affected by the works and to record any defects that exist prior to the commencement of works.</p>
<b>General description of property</b>	<p>The property is a detached dormer bungalow estimated to have been constructed in approximately 1970.</p> <p>At the time of survey it was vacant, unfurnished and in a habitable condition.</p> <p>The internal decorations are dated and in a below average condition. The property requires general updating.</p> <p>The outside walls of the house are brick faced and of cavity construction.</p> <p>The house and garage are approached via a tarmac drive sloping down from the road. There are dwarf brick retaining walls either side of the drive, that on the right side being the boundary of the property to no.118</p> <p>To the rear of the house there is a raised deck at the back of the garage which is constructed over a workshop area below.</p> <p>Room descriptions used in this report are based on the current, assumed, or most likely usage. Orientation (left-right, back-front) used in this report is based on the viewer standing at the front, road side of the property with their back to the road and facing the property.</p>
<b>Limitations encountered</b>	<p>At the time of the survey no access could be gained to the inside of the garage, preventing any examination from being carried out. The garage was found to be locked and those keys and remote control devices found on site were inoperable.</p> <p>Areas to the side and rear of the property were found to be overgrown, limiting the extent of the inspection possible.</p>

<b>Weather Conditions</b>	At the time of the inspection the weather was dry with a temperature of approximately 15degC, after a period of mild and mostly dry weather.
<b>Listing / Conservation / National Park or other known statutory restrictions</b>	The property is:- Not listed Not within a Conservation area Not within a national park.
<b>Additional Information</b>	This text box will only appear where there is relevant additional information provided by the Surveyor.



## 2 : General Photographic Schedule

### A:Elevations



1. Front elevation

### A:Elevations



2. Rear elevation

### B:Grounds





3. View of rear garden

### B:Grounds






4. Garage




### 3 : External Condition


Location / Element	Picture	Comments
<p>Rear Elevation</p> <p>Walls</p>		<p>Cracking of the render from below the right side of the first floor bedroom window to the top of the opening of the rear French doors on the ground floor. The crack is approximately 3-4mm wide and has branch cracking to the left and right approximately 24cm below the first-floor window.</p>
<p>Rear Elevation</p> <p>Walls</p>		<p>Displaced slate blanking plate over the airbrick that straddles the boundary line to the left side, with previous mortar repairs to the brick joints immediately above.</p>






## 4 : Grounds Condition




Location / Element	Picture	Comments
<p>Front of Property</p> <p>Other</p>		<p>The drive is a total of approximately 30m<sup>2</sup> and slopes down from the footpath at the front.</p> <p>There is general age related cracking of the surface. There are 5 main cracks.</p> <p>Crack 1 near to the footpath end of the drive running left to right, approximately 1.35 metres long, v-shaped to a maximum of approx 8mm width.</p>
<p>Front of Property</p> <p>Other</p>		<p>Crack 2 approximately 1/3 of the distance from the footpath, across the full width of the drive from 0mm on the left side to a maximum of 25mm on the right side.</p>
<p>Front of Property</p> <p>Other</p>		<p>Crack 3 approx mid way along the drive running front to back, approx 1.8 metres long with a jagged shape to a maximum of approx 5mm width nearest the front.</p>

<p>Front of Property</p> <p>Other</p>		<p>Crack 4 is a jagged crack 1-2mm wide close to the the right side boundary wall being curved and approx 1.6 metres long.</p>
<p>Front of Property</p> <p>Other</p>		<p>Crack 5 is a crack running across the drive from the right side for approx 1.10 metres, being jagged and approx 1-3mm wide.</p>
<p>Right of Property</p> <p>General Grounds</p>		<p>The brick dwarf wall to the right side of the drive is approximately 10.5 metres from the footpath to the garage. Approximately 5.5 metres from the footpath end there is a vertical crack in the perpend mortar joints throughout the whole height of the wall. The crack is v-shaped being approximately 2-3mm wide at the bottom, widening to 5-6mm at the top. There is a slight lateral shift of the two parts of the wall of approximately 5mm.</p> <p>Approximately 1 brick length away from the vertical crack 4 courses up from the base of the wall there is a single cracked brick. The crack is not extended.</p>

<p>Right of Property</p> <p>Other</p>		<p>Approximately 1 brick length away from the vertical crack 4 courses up from the base of the wall there is a single cracked brick. The crack is not extended.</p>
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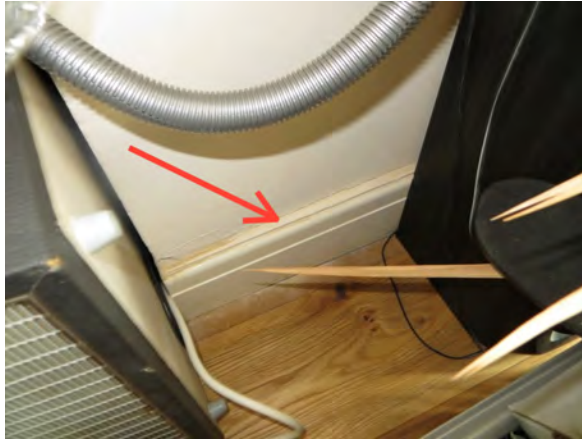
<b>5 : Internal Condition</b>		
Location / Element	Picture	Comments
<p>Bedroom 1</p> <p>Walls</p>		<p>Jagged hairline crack in the coving roughly in the centre of the chimney breast</p>
<p>Bedroom 2</p> <p>Walls</p>		<p>Jagged diagonal hairline crack approx. 100mm long across the coving to the side of the rearward wardrobe.</p>
<p>Bedroom 3</p> <p>Built-In Fittings</p>		<p>Jagged horizontal hairline cracking on the back wall inside the wardrobe. Two visible cracks approximately 1.0 and 1.5 metres up from floor level</p>

<p>Bedroom 4</p> <p>Built-In Fittings</p>		<p>Jagged diagonal cracking hairline to 1.5mm wide in left rear corner of upper wardrobe cupboard at approx. 45 degrees from the top left corner, and associated tributary cracks</p>
<p>Reception 1</p> <p>Ceilings</p>		<p>Repaired cracking across the corner of the coving on the chimney breast, approximately 1260mm forward of the rear wall. The cracking has not reopened since previous repair</p>
<p>Reception 1</p> <p>Ceilings</p>		<p>Repaired crack from the front edge of the coving on the chimney breast, diagonally rearward to the centre light fitting. The crack has not reopened since repair</p>



Reception 2

Walls

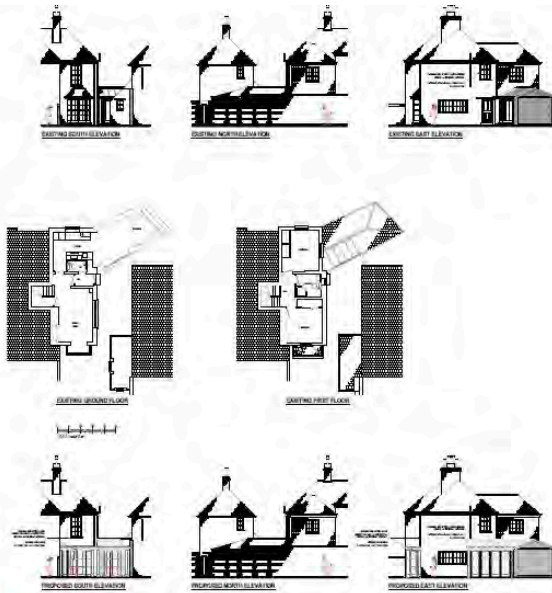


Hairline cracking of the joint between the plaster and the skirting board on the front of the chimney breast. The skirting was only partially visible.

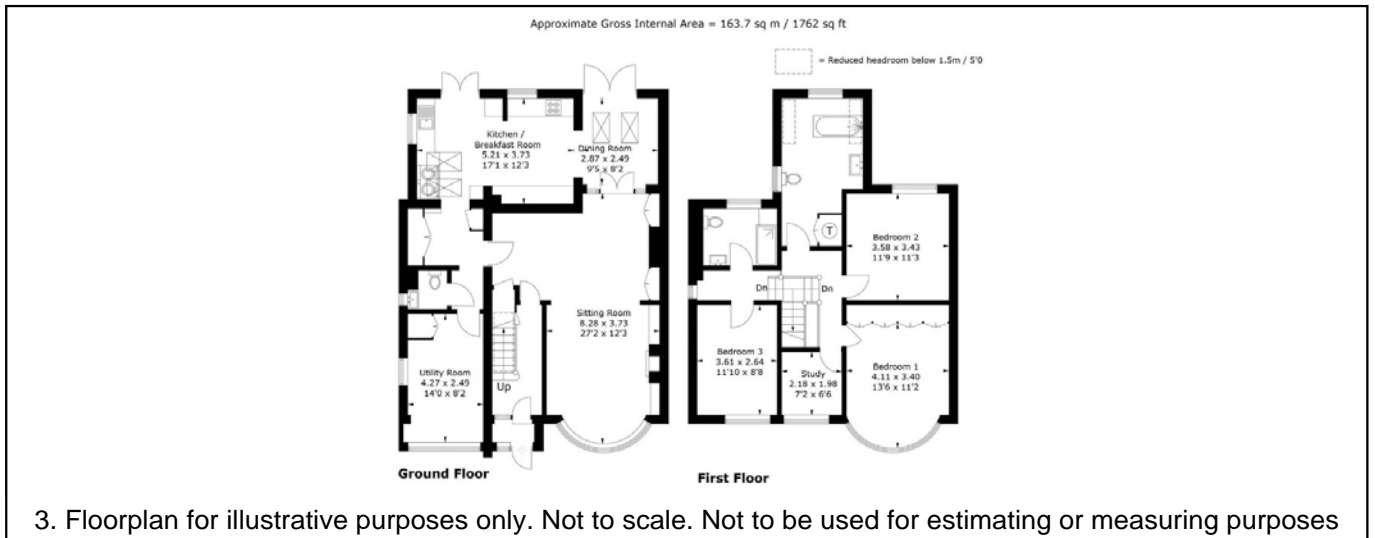
## 6 : Plans, Diagrams and Supplementary Images





1. General plans of proposed works



2. Planned elevations



	<h2 style="margin: 0;">7 : About your Surveyor</h2>		
<p style="text-align: center;">Surveyor</p>	<p style="text-align: center;">Alan Milstein</p>		
<p style="text-align: center;">Address</p>	<p style="text-align: center;">Skyline Surveyors Ltd 6 Whyke Lane, Chichester, PO19 7UR</p>		
<p style="text-align: center;">Contact Details</p>	<p>Telephone</p>	<p style="text-align: center;">0114 262 5897</p>	
	<p>Mobile</p>	<p style="text-align: center;">07742 345678</p>	
	<p>Email</p>	<p style="text-align: center;">alan@skylinesurveyors.co.uk</p>	
<p style="text-align: center;">Signed (electronic signature)</p>		<p style="text-align: center;">Date Finalising Report</p>	<p style="text-align: center;">3 Jan 2024</p>



## 8 : Customer Care

### Customer Care

At Skyline Surveyors Ltd our aim is to provide the best level of service possible and we go to very great lengths to ensure that the survey report we have prepared for you is as accurate, informative and complete as possible.

It is possible, however, that for some reason we have not met your expectations in some way and that you wish to raise a concern. We will treat any concerns positively and recognise that they are a means of identifying improvements which can be made to our service delivery standards. We will deal with any concerns quickly and will take prompt action to resolve them.

### How to contact us

There are several ways you can contact us:

- You can call us by telephone - 0114 262 5897
- You can email us at [alan@skylinesurveyors.co.uk](mailto:alan@skylinesurveyors.co.uk)
- You can write to us at our office, Skyline Surveyors Ltd, 6 Whyke Lane, Chichester, PO19 7UR