



**Ground Floor Flat**

**Date: 23 January 2006**

**SCHEDULE of CONDITION**

**Room/Area:** Lounge

ELEMENT	MATERIAL	CONDITION	PHOTO
Ceiling	Plasterboard, artex with swirl effect, emulsioned finish.	Fair condition. Some undulation adjacent to the light pendant. Artex not damaged. Some gaps at perimeters of room, mainly external. Decorations not renewed for some years.	
Walls			
- External (West)	Masonry, plastered, paper lined.	Papers badly lifting and torn at low level, above skirting, especially adjacent to BT socket. Damp stain immediately above skirting. Also damp stain down from ceiling - to frieze and to head of window. Frieze badly lifting to left hand window reveal. Paper lining under stress at top right hand side. Not decorated for some years - in dirty condition.	1949, 1950
- Flank (South)	Plasterboard, paper lined.	Linings in fair condition. Some signs of wear. Former screw fixing above fireplace. Paper linings to fire surround lifting, some signs of soot/heat staining from fire. Paper linings not decoated for some years - in dirty condition.	1951
- Nib in South West Corner	Masonry, plastered, paper lined.	Paper linings lifting to short return, water stained at low level, generally dirty and un-decorated.	1952
- Party (North)	Plasterboard, paper lined.	Generally fair but dirty. Linings lifting below and above the frieze, above radiator. 3 no. picture hooks and 2 no. holes and a small tear. Not decorated for some years. Generally dirty.	1953
- Partition (East)	Plasterboard, paper lined.	Generally fair but dirty. Some age wear marking.	
Floor	Suspended timber with carpet overlays.	Floor in fair condition, some loose boards. Carpet in fair condition, needs re-fixing at perimeters. Badly stained in many places. Requires a professional clean.	
Window	Timber, single-glazed.	Badly affected by condensation. Decorations peeling, not maintained. Wet rot to bottom rail, especially at right hand end. Repair required, probably beyond economic repair.	1954
Door	Timber, fully glazed.	Fair condition. Not decorated for many years. Glass is not safety glass.	
Skirtings and other Joinery	Timber, gloss painted.	In fair condition. Not decorated for many years.	
Radiator	Metal, water filled.	Dirty, requires cleaning. Not decorated for many years.	
Electrics	Plastic face plates and paper lamp shade.	Dirty, requires cleaning. Lamp shade very dirty. Many DIY improvements. These should be removed or checked by a qualified electrician. Re-fasten double switched socket outlet to left hand side of radiator as this is currently loose.	
Gas Fire	Coal effect, living flame, gas-fired.	Not checked. In reasonable condition. No obvious signs of damage.	
Curtains	Cotton curtains and nylon lace netting.	These are generally in poor condition, they are very dirty. They should be cleaned or renewed.	















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**Room/Area:** Externals

ELEMENT	MATERIAL	CONDITION	PHOTO
Joinery	Front door threshold	Very poor. Advanced decay. This may be repaired by a splice but may require renewal. Not decorated for many years.	
	Front window	Signs of decay where not decorated for some time. Splice repairs visible. Re-decoration necessary.	
	Front door	Damaged where new lock introduced. Non-safety glazings. Re-decorations required.	
	Bedroom window	Advanced decay to lower frame. Possible repair required, probably renewal necessary. Due to poorly maintained decorations. Not renewed for some years.	
	Rear gate	Signs of decay to door, frame and threshold. Not decorated for many years.	
	Garage doorframe	Currently reasonable (renewed recently) but not redecorated for some time. Limited signs of decay beginning to occur at low level.	
	Rear garden store door	Decayed badly due to fungal decay. Renewal required. Decorations very poor - renew.	
	Bathroom window and fascia over	Advanced decay to fanlight - renewal required. Poorly decorated, not maintained for some years. Same comments apply also to the fascia over.	
Metal	Garage door	In fair condition, but not decorated for some years. Some flaking paint.	
	Gas fire flue	Living room. Wire safety cage is crushed, broken and rusting. This should be renewed as members of the public (pedestrians) could be burnt due to the hot metal of the flue being easily accessible.	
Masonry	Rendered plinth, painted	Cracked and peeling badly. No decorated for many years, decorations to be renewed.	
	Tilled windowsill, painted	Peeling badly. Not decorated for many years. Re-decorate.	
	Upper pebbledash walls, painted	In fair condition, some cracks, minor. Not decorated for some years. Re-decorate.	
	Front boundary wall, painted	Cracked and peeling badly. Not decorated for many years. Re-decorate.	







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