

UNIT 7 GREENHILLS BUSINESS CENTRE - Schedule of Condition

Unit 7 Greenhills Business Ctr, Spennymoor

GW YXi `Y`cZ7 cbX]hcb`l ?

01792 825613

Inspected by: Philip Cushion

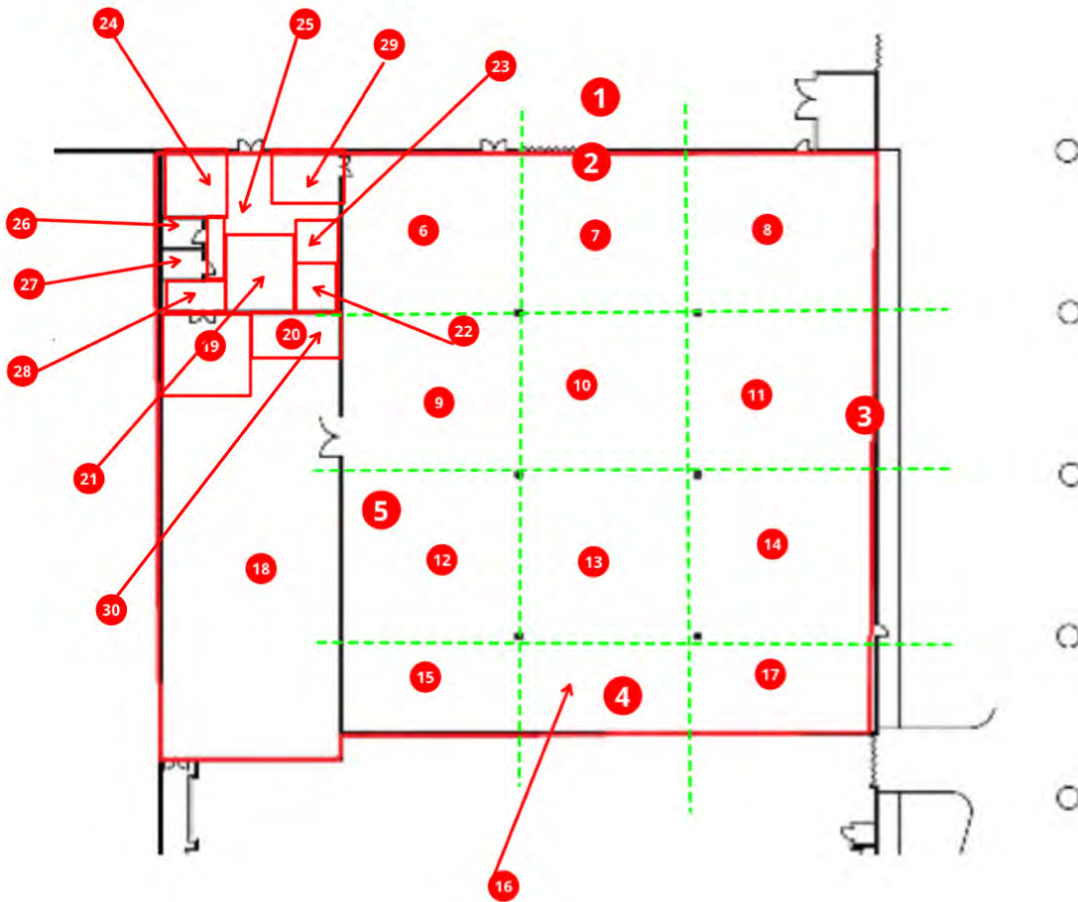
Report Date: &, `AUFW 2023

Inspection Date: 28 March 2023

Glossary of Terms

Good	In new condition with no soiling/wear or other defects
Fair	Subject to several years wear, slight signs of wear/soiling but still serviceable and functioning adequately
Poor	Subject to hard or long-term wear with repair and/or renovation necessary. Minor defects that would typically be of no detriment to the building fabric would not be categorised as 'poor condition' for example, light soiling etc.
Very Poor	End of life, replacement necessary

Building Plan: 5BA5640A-ABFB-4A89-BCD6-75072136DE1B (Page: 1)



Section No.	Section Name	Number of Photographs
1	Elevation 1	18
2	Elevation 2	16
3	Elevation 3	15
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5	Elevation 5	16
6	Bay 1	7
7	Bay 2	6
8	Bay 3	6
9	Bay 4	5
10	Bay 5	3
11	Bay 6	3
12	Bay 7	4
13	Bay 8	3
14	Bay 9	5
15	Bay 10	4
16	Bay 11	4
17	Bay 12	2
18	Bay 13	24
19	Office 1	10
20	Office 2	3
21	Office 3	8
22	Office 4	2
23	Office 5	5

Section No.	Section Name	Number of Photographs
24	Office 6	6
25	Lobby	9
26	Tea room	7
27	Dis WC	6
28	Male WC	12
29	Storage area	4
30	Warehouse Kitchen	7

1



Location: Elevation 1

Condition: Fair

Decorative Condition: N/a

Comments: General view - soiled decorations, no significant impact damage or structural defects to the external wall

2



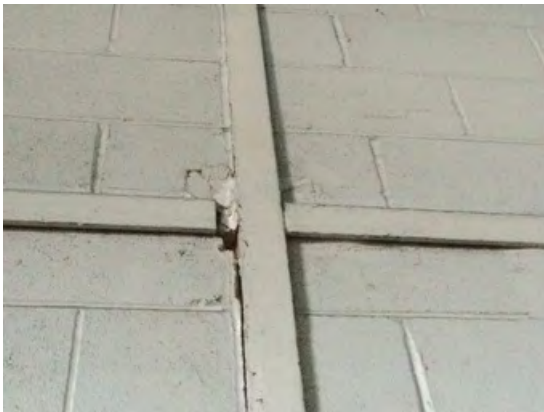
Location: Elevation 1

Condition: N/a

Decorative Condition: N/a

Comments: Single leaf entrance door infilled

3



Location: Elevation 1

Condition: Fair

Decorative Condition: Poor

Comments: Sporadic minor imperfections in the blockwork

4



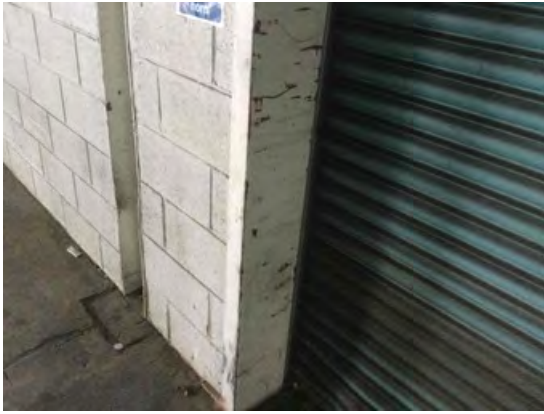
Location: Elevation 1

Condition: Fair

Decorative Condition: Poor

Comments: Indented column to the left of the shutter door

5



Location: Elevation 1

Condition: Fair

Decorative Condition: Poor

Comments: Scuffing to the door reveals

6



Location: Elevation 1

Condition: Fair

Decorative Condition: Poor

Comments: Scuffed decorations - right door reveal

7



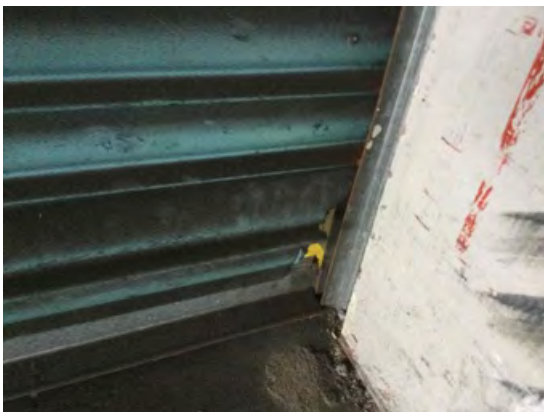
Location: Elevation 1

Condition: Fair

Decorative Condition: Poor

Comments: Shutter door - operational, soiled and minor indentations

8



Location: Elevation 1

Condition: Fair

Decorative Condition: Poor

Comments: Damage to lower right corner

9



Location: Elevation 1

Condition: Fair

Decorative Condition: Poor

Comments: Minor indentations at low level

10



Location: Elevation 1

Condition: Fair

Decorative Condition: N/a

Comments: Doing to head of the shutter door - lightly soiled, no defects

11



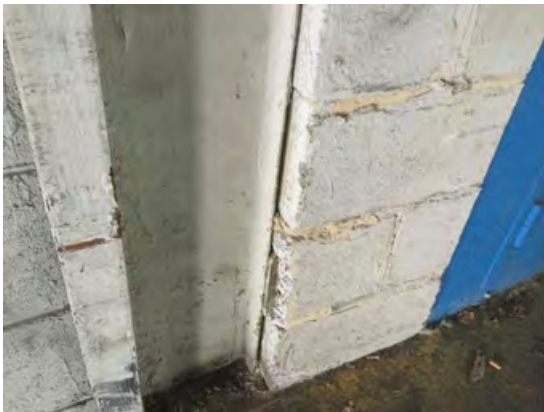
Location: Elevation 1

Condition: Poor

Decorative Condition: Poor

Comments: Displaced blockwork to the right of the loading bay

12



Location: Elevation 1

Condition: Poor

Decorative Condition: Poor

Comments: Scuffed and displaced blockwork to the right of the shutter door

13



Location: Elevation 1

Condition: Fair

Decorative Condition: Fair

Comments: Displaced right hand leaf to the double pedestrian doors, minor scuffing

14



Location: Elevation 1

Condition: N/a

Decorative Condition: N/a

Comments: Unclipped cables

15



Location: Elevation 1

Condition: Fair

Decorative Condition: Poor

Comments: General view - soiled decorations

16



Location: Elevation 1

Condition: Poor

Decorative Condition: N/a

Comments: Missing section of fire cladding

17



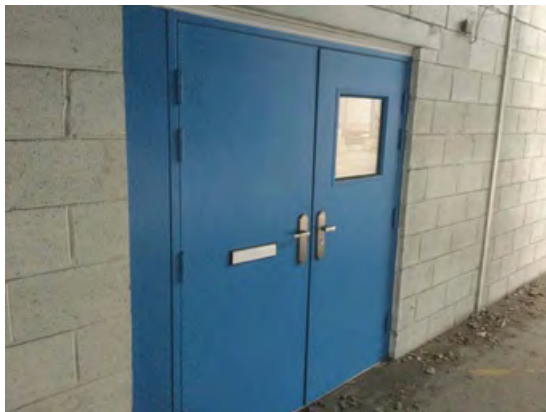
Location: Elevation 1

Condition: Poor

Decorative Condition: N/a

Comments: Aged, corroded and soiled vent

18



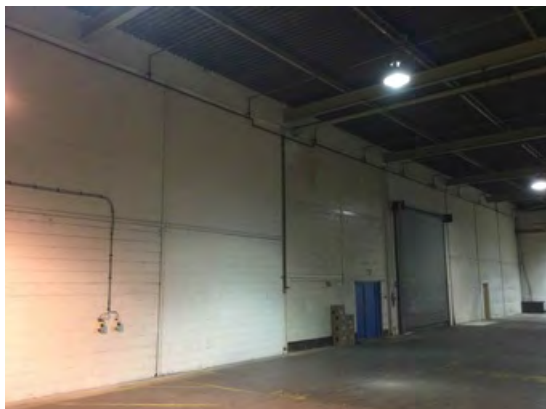
Location: Elevation 1

Condition: Fair

Decorative Condition: Fair

Comments: Right hand double door set - lightly soiled

19



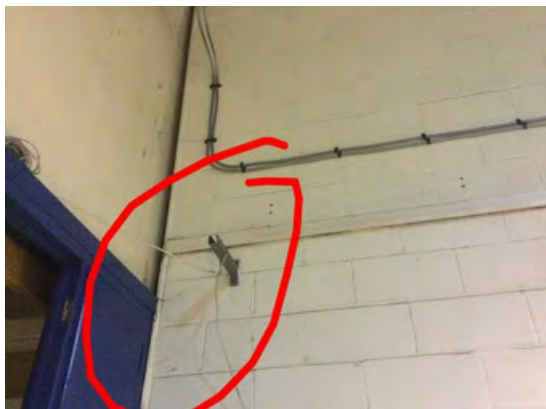
Location: Elevation 2

Condition: Fair

Decorative Condition: Poor

Comments: General view - the following images move around the warehouse in a clockwise direction. Soiled decorations

20



Location: Elevation 2

Condition: N/a

Decorative Condition: N/a

Comments: Redundant metal bracket

21



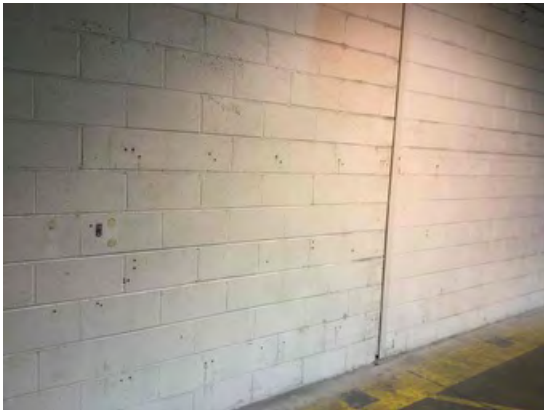
Location: Elevation 2

Condition: N/a

Decorative Condition: N/a

Comments: Stepped cracking - upper left corner

22



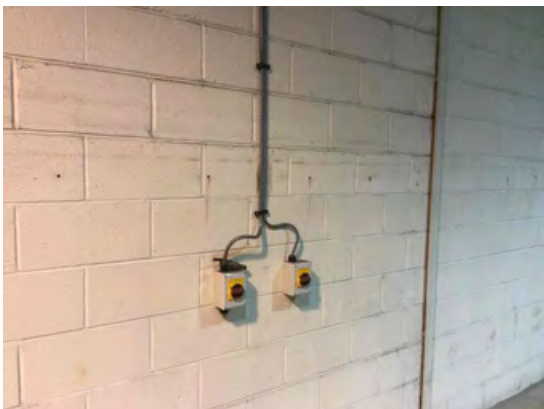
Location: Elevation 2

Condition: Fair

Decorative Condition: Poor

Comments: Many fixing holes at low level

23



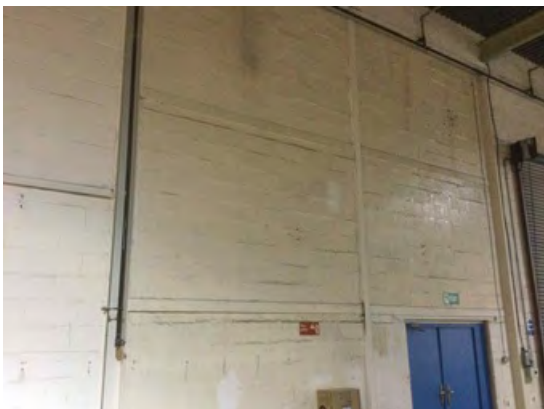
Location: Elevation 2

Condition: N/a

Decorative Condition: N/a

Comments: Existing switchgear

24



Location: Elevation 2

Condition: N/a

Decorative Condition: Poor

Comments: Heavy soiling

25



Location: Elevation 2

Condition: Fair

Decorative Condition: N/a

Comments: Fire cladding in fair condition

26



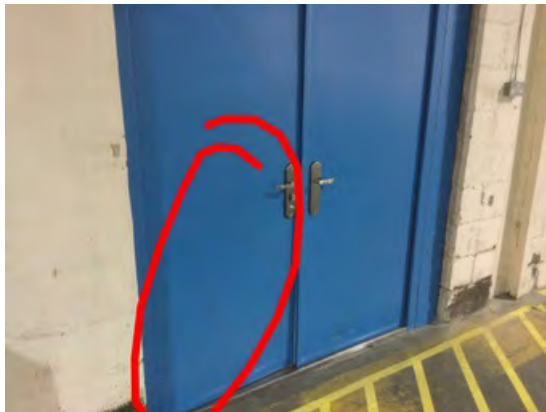
Location: Elevation 2

Condition: Fair

Decorative Condition: Poor

Comments: Minor impact damage to the column to the left of the double doors

27



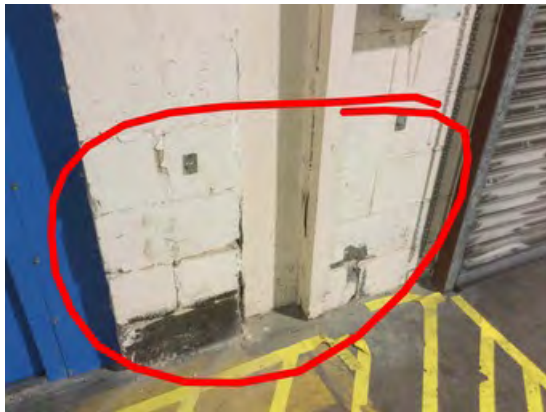
Location: Elevation 2

Condition: Fair

Decorative Condition: Poor

Comments: Distorted left door leaf

28



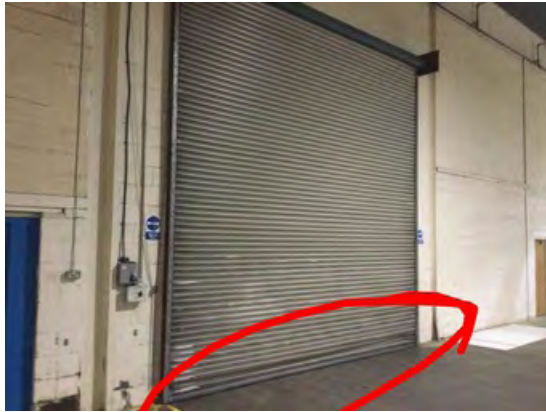
Location: Elevation 2

Condition: Poor

Decorative Condition: Poor

Comments: Impact damage

29



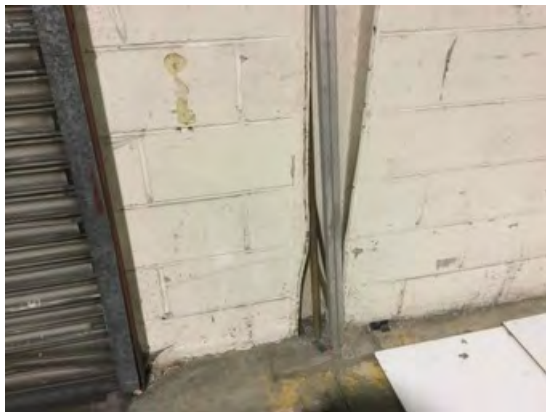
Location: Elevation 2

Condition: Fair

Decorative Condition: Poor

Comments: Soiled shutter door, impact damage at low level

30



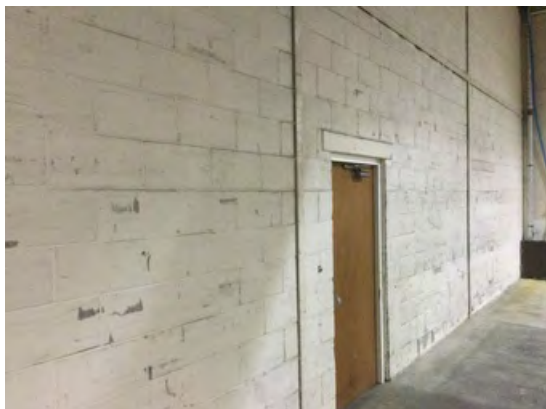
Location: Elevation 2

Condition: Fair

Decorative Condition: Poor

Comments: Indented column to the right of the loading door

31



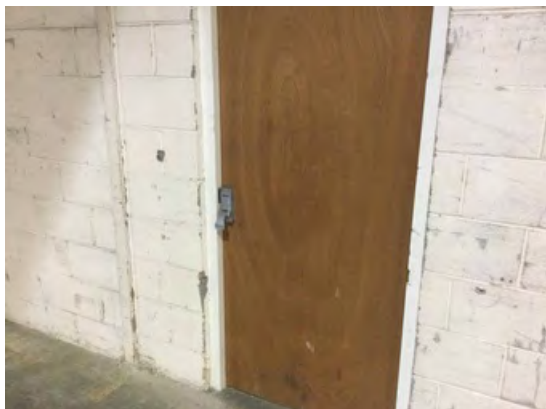
Location: Elevation 2

Condition: Fair

Decorative Condition: Poor

Comments: Scuffed blockwork

32



Location: Elevation 2

Condition: Fair

Decorative Condition: N/a

Comments: Soiled exit door

33



Location: Elevation 2

Condition: Fair

Decorative Condition: Poor

Comments: Scuffed blockwork

34



Location: Elevation 2

Condition: Poor

Decorative Condition: N/a

Comments: Corroding, redundant pipework

35



Location: Elevation 3

Condition: Fair

Decorative Condition: Poor

Comments: General view - various redundant brackets and fixings remain, soiled decorations throughout

36



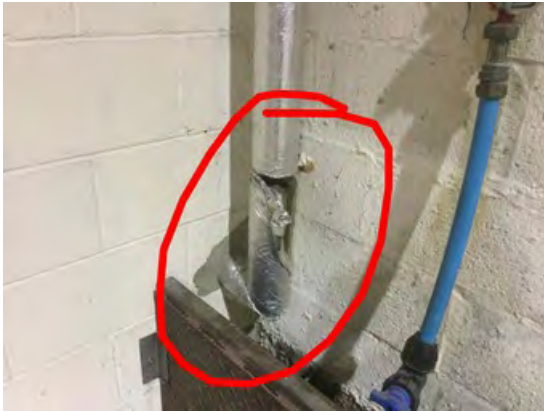
Location: Elevation 3

Condition: Poor

Decorative Condition: N/a

Comments: Corroded barrier around the water main

37



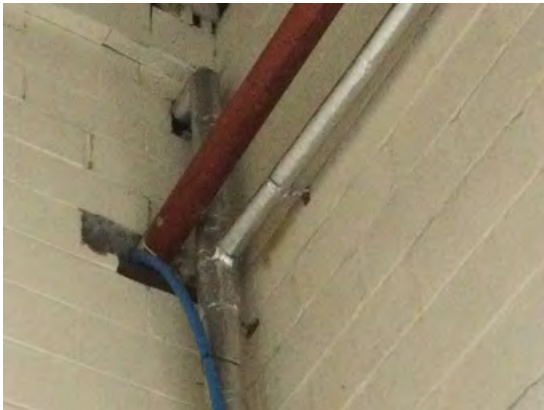
Location: Elevation 3

Condition: Poor

Decorative Condition: N/a

Comments: Damaged pipe lagging

38



Location: Elevation 3

Condition: Poor

Decorative Condition: N/a

Comments: Service penetrations not fire stopped

39



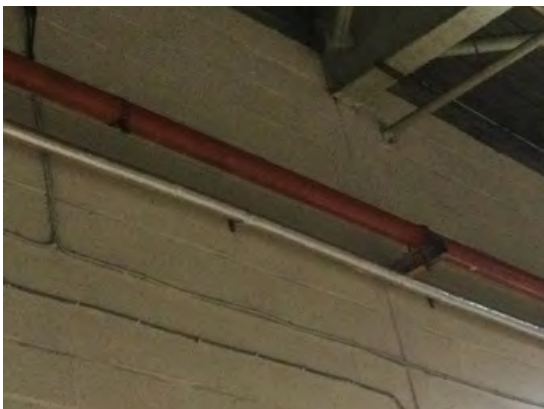
Location: Elevation 3

Condition: Poor

Decorative Condition: N/a

Comments: Displaced gas heater control

40



Location: Elevation 3

Condition: Fair

Decorative Condition: Poor

Comments: Soiled pipework

41



Location: Elevation 3

Condition: N/a

Decorative Condition: Poor

Comments: Redundant metal containment, unclipped cable, fixing holes in the blockwork, soiled decorations

42



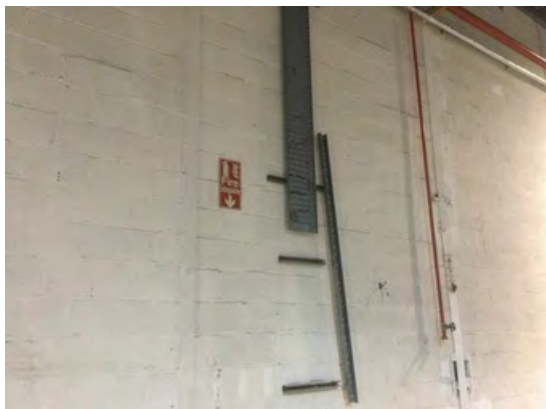
Location: Elevation 3

Condition: Fair

Decorative Condition: Poor

Comments: Minor impact damage

43



Location: Elevation 3

Condition: N/a

Decorative Condition: N/a

Comments: Redundant containment

44



Location: Elevation 3

Condition: Poor

Decorative Condition: Poor

Comments: Fire hydrant removed, blockwork not made good

45



Location: Elevation 3

Condition: N/a

Decorative Condition: Poor

Comments: Soiled decorations

46



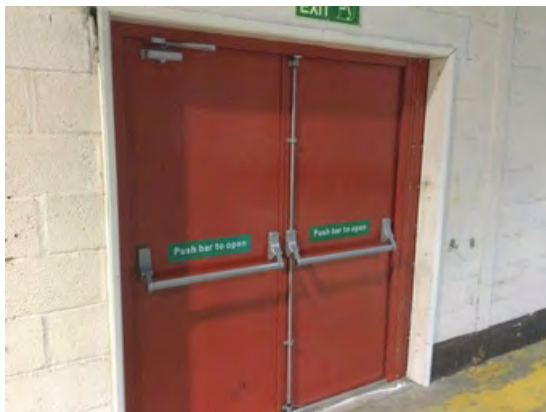
Location: Elevation 3

Condition: N/a

Decorative Condition: N/a

Comments: Remnants of electrical fittings

47



Location: Elevation 3

Condition: Fair

Decorative Condition: N/a

Comments: Metal exit doors - lightly soiled and scuffed

48



Location: Elevation 3

Condition: Poor

Decorative Condition: N/a

Comments: Redundant service hose

49



Location: Elevation 3

Condition: N/a

Decorative Condition: N/a

Comments: Old clips and brackets

50



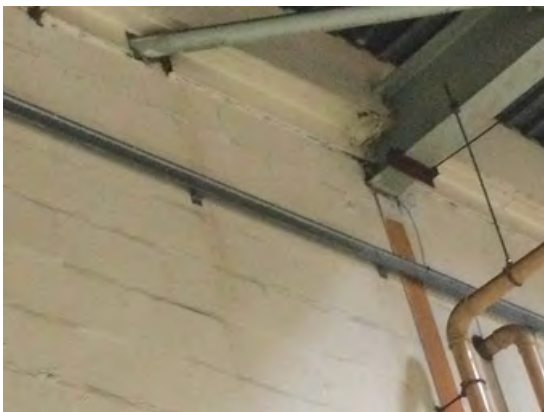
Location: Elevation 4

Condition: Fair

Decorative Condition: Poor

Comments: General view - soiled decorations, fair condition

51



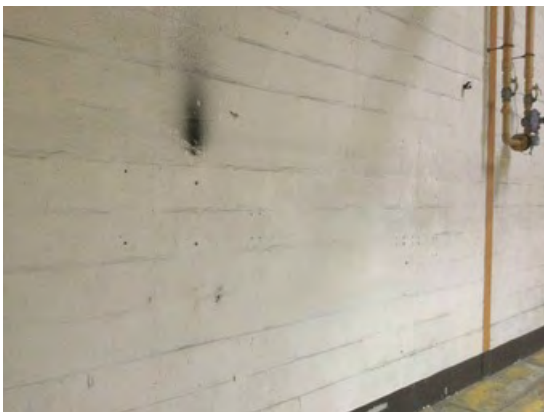
Location: Elevation 4

Condition: Fair

Decorative Condition: N/a

Comments: High level data containment

52



Location: Elevation 4

Condition: Fair

Decorative Condition: Poor

Comments: Soiled decorations

53



Location: Elevation 4

Condition: Fair

Decorative Condition: Poor

Comments: Gas meter - not tested, soiled pipework

54



Location: Elevation 4

Condition: N/a

Decorative Condition: Poor

Comments: Patchy and soiled decorations

55



Location: Elevation 4

Condition: Poor

Decorative Condition: N/a

Comments: 2no redundant speakers

56



Location: Elevation 4

Condition: Fair

Decorative Condition: Poor

Comments: Soiled decorations, many fixing holes in the blockwork

57



Location: Elevation 4

Condition: N/a

Decorative Condition: N/a

Comments: Cracking under the ring beam at high level

58



Location: Elevation 5

Condition: Fair

Decorative Condition: Poor

Comments: General view - soiled decorations throughout

59



Location: Elevation 5

Condition: Fair

Decorative Condition: Poor

Comments: Patchy decorations, many fixing holes in the blockwork

60



Location: Elevation 5

Condition: N/a

Decorative Condition: N/a

Comments: Redundant containment

61



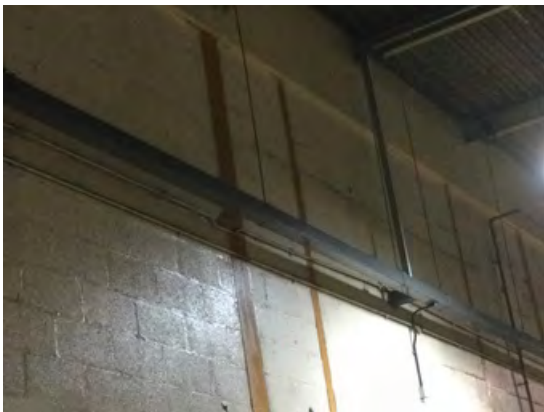
Location: Elevation 5

Condition: Poor

Decorative Condition: N/a

Comments: Infilled service penetration

62



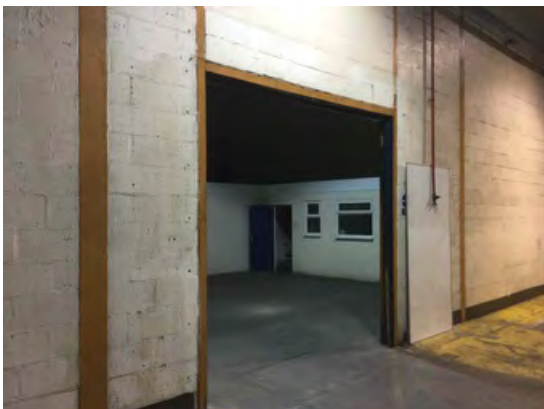
Location: Elevation 5

Condition: Fair

Decorative Condition: N/a

Comments: Aged and soiled trunking

63



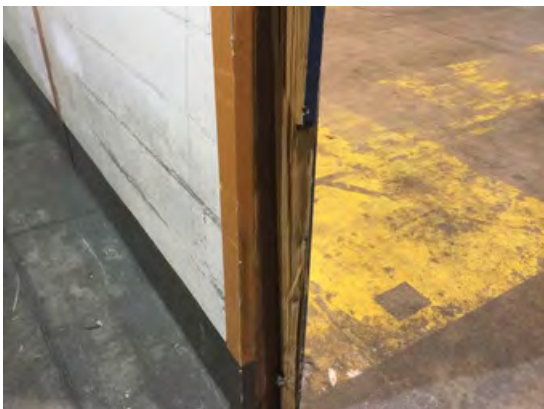
Location: Elevation 5

Condition: Very poor

Decorative Condition: Poor

Comments: Soiled decorations, door missing

64



Location: Elevation 5

Condition: Very poor

Decorative Condition: N/a

Comments: Door missing, remnants of a timber door frame remains

65



Location: Elevation 5

Condition: Very poor

Decorative Condition: N/a

Comments: Redundant cabling

66



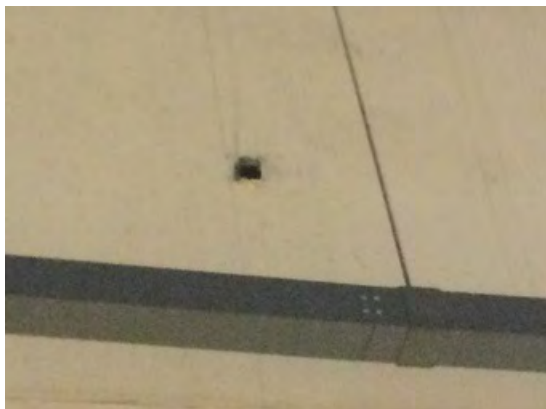
Location: Elevation 5

Condition: Fair

Decorative Condition: Very poor

Comments: Heavily soiled partition, minor damage

67



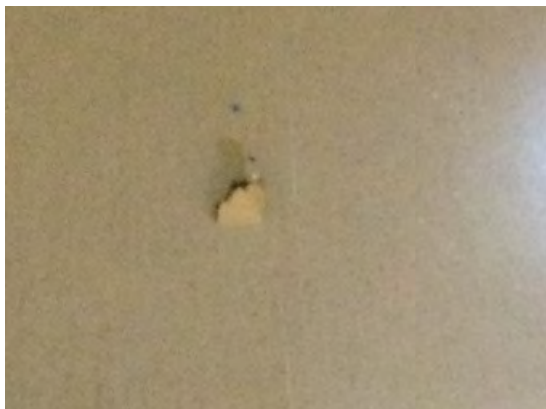
Location: Elevation 5

Condition: Fair

Decorative Condition: Very poor

Comments: Areas of minor damage

68



Location: Elevation 5

Condition: N/a

Decorative Condition: N/a

Comments: Minor damage to the partition wall

69



Location: Elevation 5

Condition: Poor

Decorative Condition: N/a

Comments: Infilled service penetration

70



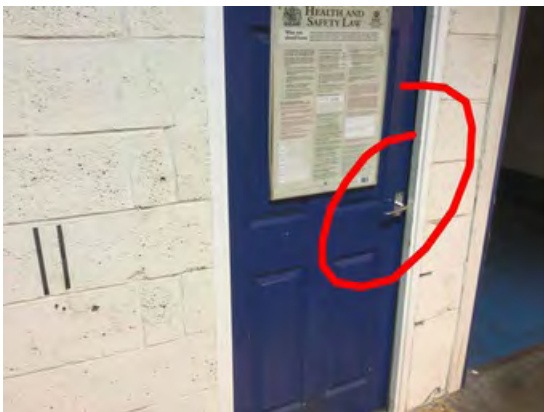
Location: Elevation 5

Condition: Poor

Decorative Condition: N/a

Comments: UPVC doors - heavy scuffing, soiled and affected by adhesive tape marks

71



Location: Elevation 5

Condition: Fair

Decorative Condition: Poor

Comments: Timber door - handle defective

72



Location: Elevation 5

Condition: Fair

Decorative Condition: Poor

Comments: Minor impact damage

73



Location: Elevation 5

Condition: Fair

Decorative Condition: Very poor

Comments: Rippled and lifting joint tape to the partition wall

74



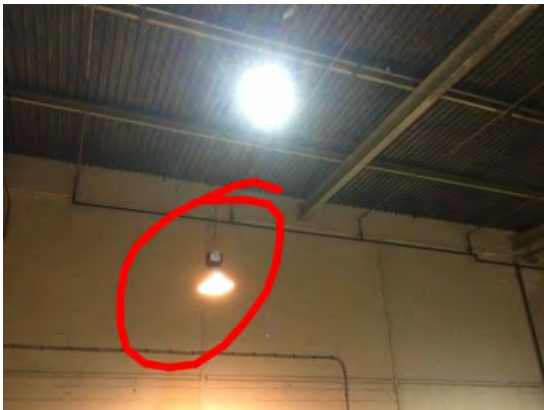
Location: Bay 1

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion

75



Location: Bay 1

Condition: N/a

Decorative Condition: N/a

Comments: 1no light yellowing and suspended to a lower level

76



Location: Bay 1

Condition: Poor

Decorative Condition: N/a

Comments: Corrosion around the rooflight

77



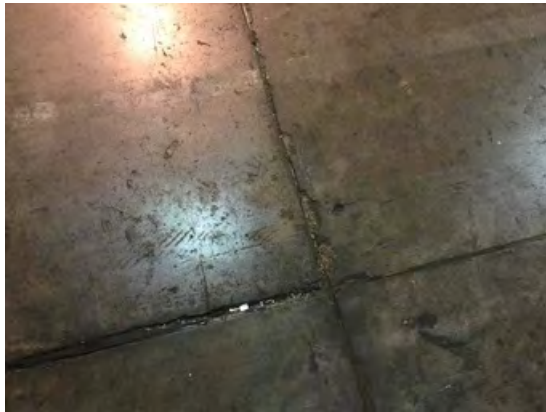
Location: Bay 1

Condition: Fair

Decorative Condition: Poor

Comments: Floor slab - worn paint markings, soiled, minor pitting

78



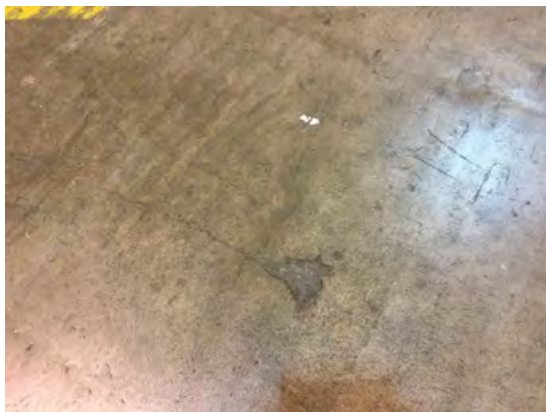
Location: Bay 1

Condition: Fair

Decorative Condition: N/a

Comments: Frayed bay joints

79



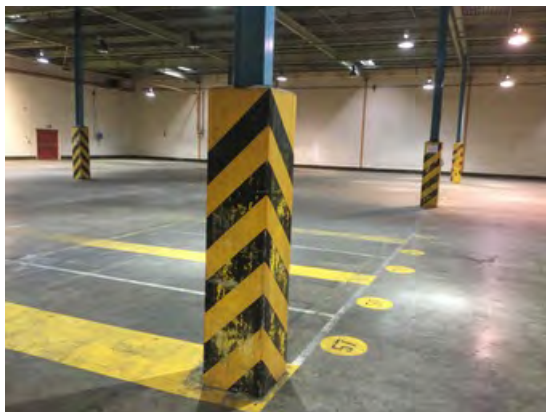
Location: Bay 1

Condition: Fair

Decorative Condition: N/a

Comments: Minor imperfections

80



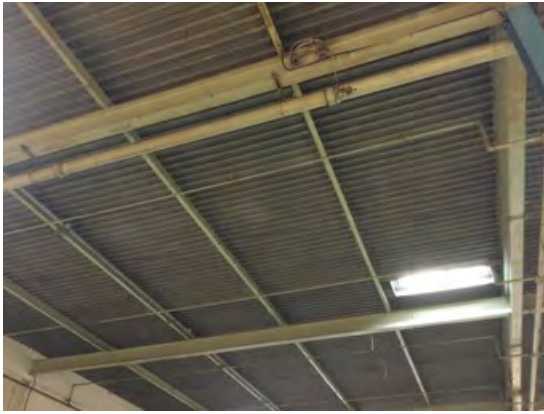
Location: Bay 1

Condition: Fair

Decorative Condition: Poor

Comments: Column casings - scuffed and affected by minor damage generally

81



Location: Bay 2

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion

82



Location: Bay 2

Condition: Fair

Decorative Condition: Poor

Comments: Flaking paint to the rooflight surround

83



Location: Bay 2

Condition: Fair

Decorative Condition: Poor

Comments: Worn paint markings, slab is soiled and affected by general wear

84



Location: Bay 2

Condition: Fair

Decorative Condition: N/a

Comments: Minor indentations and cracks

85



Location: Bay 2

Condition: Fair

Decorative Condition: N/a

Comments: Non structural cracks

86



Location: Bay 2

Condition: Fair

Decorative Condition: N/a

Comments: General wear

87



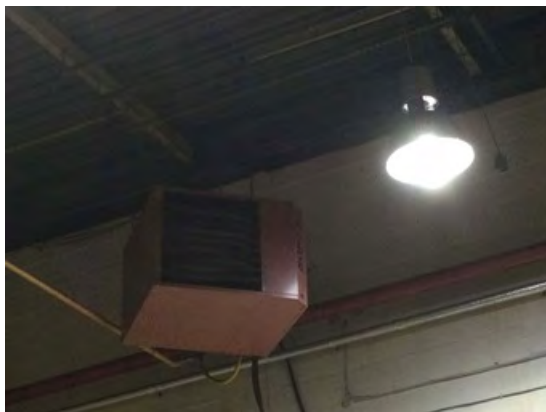
Location: Bay 3

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion

88



Location: Bay 3

Condition: N/a

Decorative Condition: N/a

Comments: Gas heater - not tested

89



Location: Bay 3

Condition: Fair

Decorative Condition: N/a

Comments: 2no lamps - fair condition

90



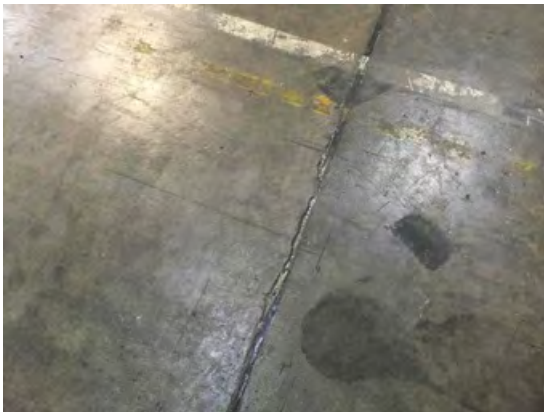
Location: Bay 3

Condition: Fair

Decorative Condition: Poor

Comments: Floor subject to general wear, worn paint markings, minor damage and cracks

91



Location: Bay 3

Condition: N/a

Decorative Condition: N/a

Comments: Frayed bay joints

92



Location: Bay 3

Condition: N/a

Decorative Condition: Very poor

Comments: Painted area - very poor decorative condition

93



Location: Bay 4

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion

94



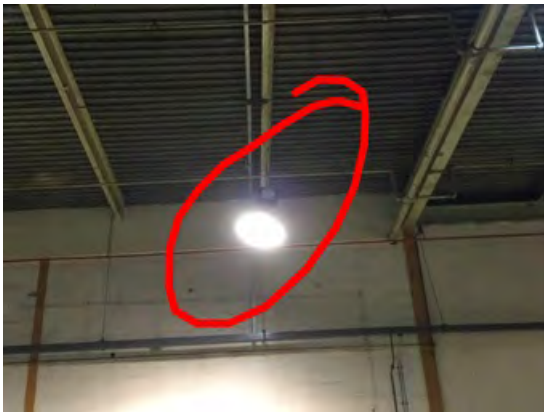
Location: Bay 4

Condition: Poor

Decorative Condition: N/a

Comments: 3no defective lamps

95



Location: Bay 4

Condition: Fair

Decorative Condition: N/a

Comments: Displaced lamp

96



Location: Bay 4

Condition: Fair

Decorative Condition: Poor

Comments: Slab subject to general wear, worn paint markings, minor imperfections, cracks and damage

97



Location: Bay 4

Condition: N/a

Decorative Condition: N/a

Comments: Frayed bay joints

98



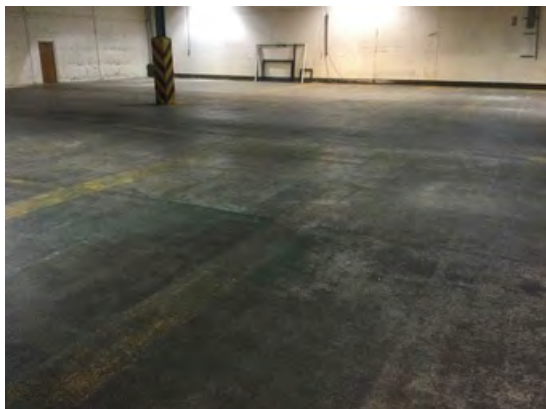
Location: Bay 5

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion. 1no defective lamp

99



Location: Bay 5

Condition: Fair

Decorative Condition: Poor

Comments: Worn and soiled slab, worn paint markings. Minor imperfections and damage

100



Location: Bay 5

Condition: N/a

Decorative Condition: N/a

Comments: Worn and frayed bay joints

101



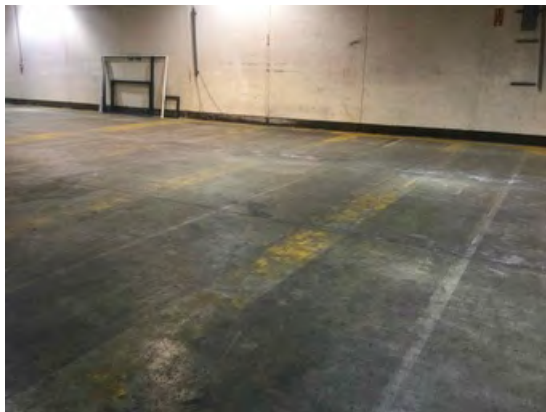
Location: Bay 6

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion. 1no defective lamp

102



Location: Bay 6

Condition: Fair

Decorative Condition: Poor

Comments: Slab subject to general wear, minor cracks and surface damage

103



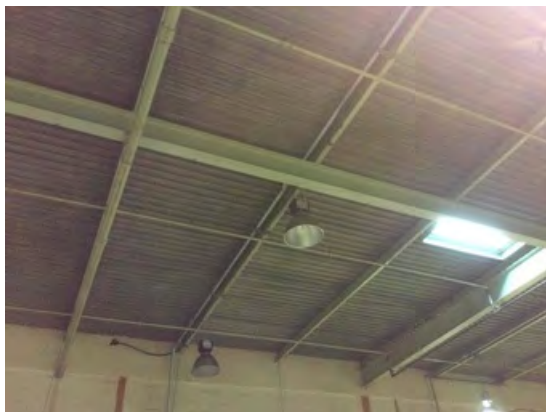
Location: Bay 6

Condition: N/a

Decorative Condition: N/a

Comments: Frayed bay joints

104



Location: Bay 7

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion. 2 no defective lamps

105



Location: Bay 7

Condition: Fair

Decorative Condition: N/a

Comments: Light corrosion to the rooflight surround

106



Location: Bay 7

Condition: Fair

Decorative Condition: Poor

Comments: Slab subject to general wear, minor cracks and surface damage, worn paint markings

107



Location: Bay 7

Condition: N/a

Decorative Condition: N/a

Comments: Frayed bay joints

108



Location: Bay 8

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion. 1no defective lamp

109



Location: Bay 8

Condition: Fair

Decorative Condition: Poor

Comments: Worn paint markings, soiled slab. Minor surface damage and general wear

110



Location: Bay 8

Condition: N/a

Decorative Condition: N/a

Comments: Frayed bay joints

111



Location: Bay 9

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion. 1no defective lamp, 1no disused destrat fan

112



Location: Bay 9

Condition: Fair

Decorative Condition: Poor

Comments: Worn paint markings, general surface wear

113



Location: Bay 9

Condition: N/a

Decorative Condition: N/a

Comments: Localised damage

114



Location: Bay 9

Condition: N/a

Decorative Condition: N/a

Comments: Sporadic redundant fixing bolts across the warehouse floor generally

115



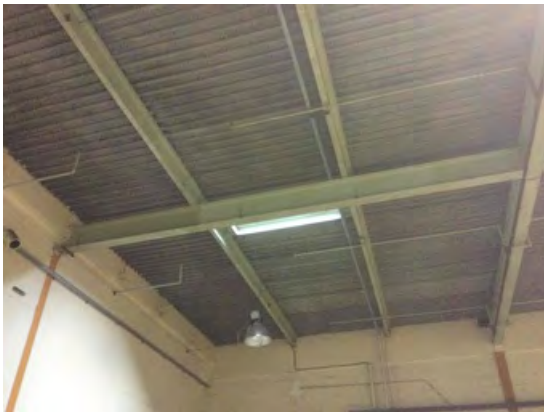
Location: Bay 9

Condition: Poor

Decorative Condition: N/a

Comments: Heavy cracking running towards the exit door

116



Location: Bay 10

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion. 1no defective lamp

117



Location: Bay 10

Condition: Fair

Decorative Condition: Poor

Comments: Worn paint markings, general wear and minor surface damage

118



Location: Bay 10

Condition: N/a

Decorative Condition: N/a

Comments: Localised damage to the screed

119



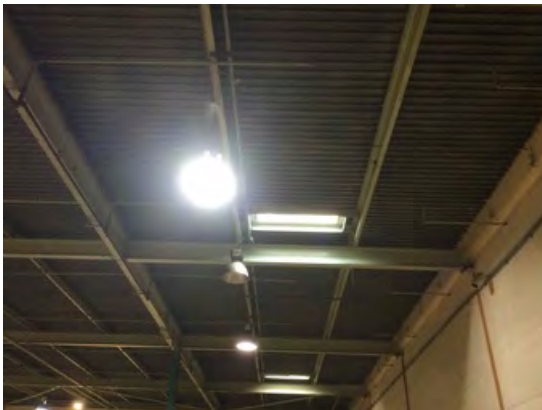
Location: Bay 10

Condition: N/a

Decorative Condition: N/a

Comments: Frayed bay joints

120



Location: Bay 11

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion. 1no defective lamp

121



Location: Bay 11

Condition: Fair

Decorative Condition: Poor

Comments: Slab - general wear, soiling and worn paint markings

122



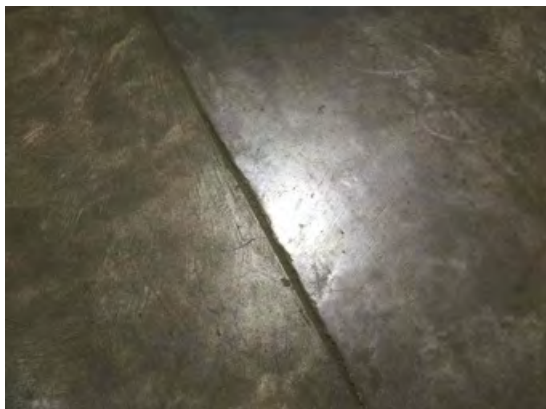
Location: Bay 11

Condition: N/a

Decorative Condition: N/a

Comments: Surface cracking in the screed

123



Location: Bay 11

Condition: N/a

Decorative Condition: N/a

Comments: Frayed bay joints

124



Location: Bay 12

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion

125



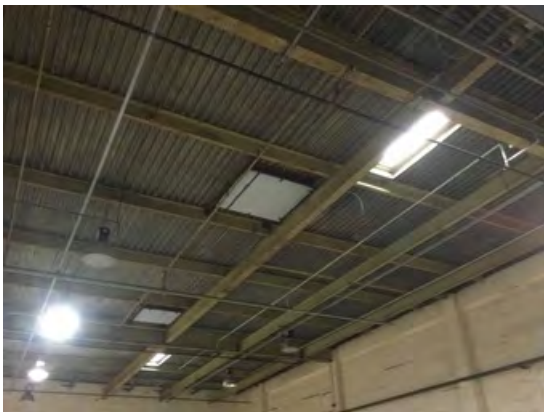
Location: Bay 12

Condition: Fair

Decorative Condition: Poor

Comments: Slab subject to general wear, worn paint markings. Surface damage

126



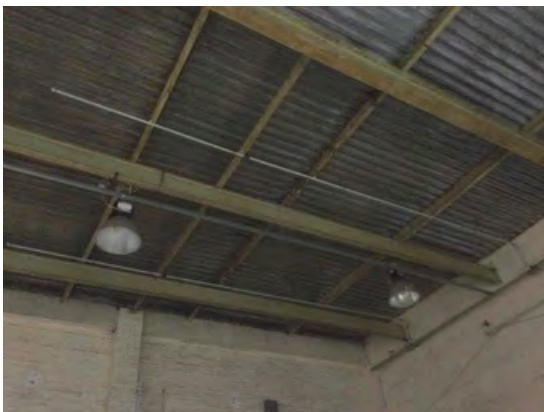
Location: Bay 13

Condition: Fair

Decorative Condition: Poor

Comments: Roof cladding is heavily soiled, steelwork affected by surface corrosion

127



Location: Bay 13

Condition: Poor

Decorative Condition: N/a

Comments: 6no defective lamps

128



Location: Bay 13

Condition: Poor

Decorative Condition: N/a

Comments: Heavy wear to the screed adjacent the entrance from the main warehouse

129



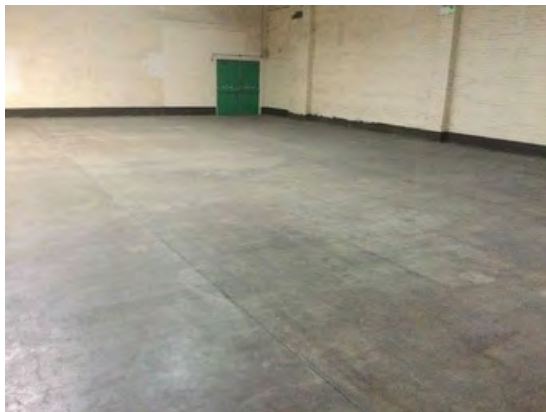
Location: Bay 13

Condition: Poor

Decorative Condition: N/a

Comments: Damaged screed at the entrance threshold

130



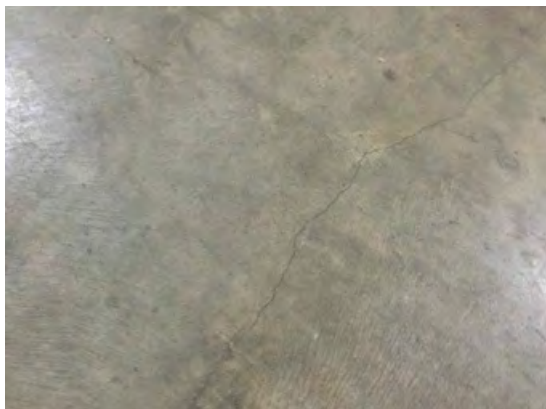
Location: Bay 13

Condition: Fair

Decorative Condition: N/a

Comments: The floor slab is in fair condition, subject to general hard wear and soiling. Sporadic cracks and surface damage, many fixing bolts remain

131



Location: Bay 13

Condition: N/a

Decorative Condition: N/a

Comments: Various cracks

132



Location: Bay 13

Condition: N/a

Decorative Condition: N/a

Comments: Sporadic redundant bolts

133



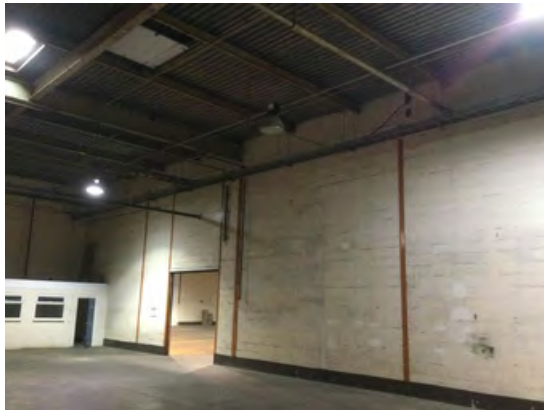
Location: Bay 13

Condition: N/a

Decorative Condition: N/a

Comments: Patch repaired area, protruding fixing bolts remain

134



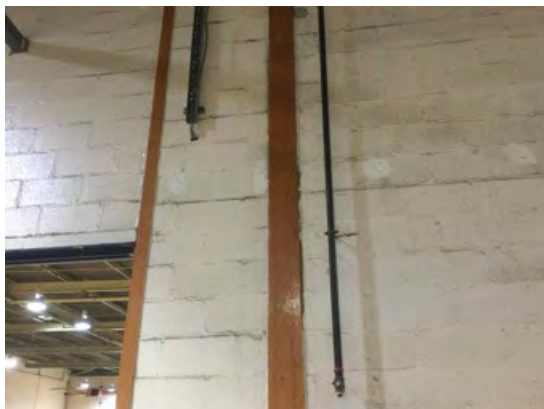
Location: Bay 13

Condition: Fair

Decorative Condition: Poor

Comments: General view facing the entrance doors - the following images move around the room in a clockwise direction from the entrance

135



Location: Bay 13

Condition: N/a

Decorative Condition: N/a

Comments: Redundant pipework

136



Location: Bay 13

Condition: Fair

Decorative Condition: Poor

Comments: Heavily soiled decorations

137



Location: Bay 13

Condition: N/a

Decorative Condition: N/a

Comments: Service protection box

138



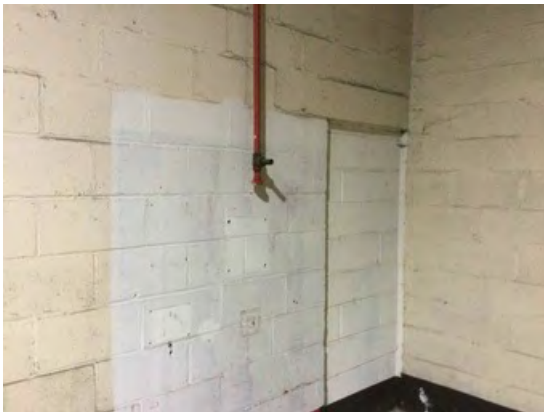
Location: Bay 13

Condition: N/a

Decorative Condition: N/a

Comments: Patched service aperture

139



Location: Bay 13

Condition: N/a

Decorative Condition: N/a

Comments: Infilled opening

140



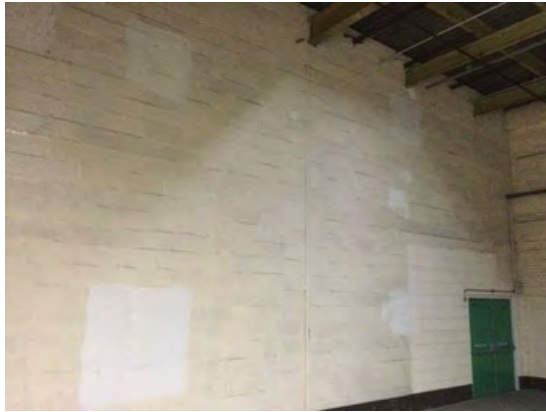
Location: Bay 13

Condition: Poor

Decorative Condition: N/a

Comments: Unclipped water pipe

141



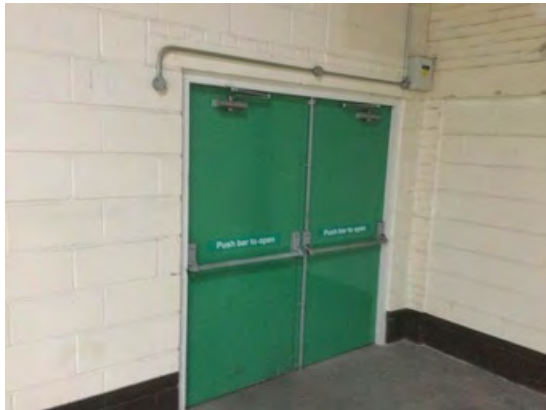
Location: Bay 13

Condition: N/a

Decorative Condition: Poor

Comments: Patchy decorations

142



Location: Bay 13

Condition: Fair

Decorative Condition: Poor

Comments: Exit doors - lightly soiled and scuffed

143



Location: Bay 13

Condition: Fair

Decorative Condition: Poor

Comments: General view - uneven brickwork, soiled decorations

144



Location: Bay 13

Condition: N/a

Decorative Condition: N/a

Comments: Untidy cabling

145



Location: Bay 13

Condition: N/a

Decorative Condition: N/a

Comments: Aged and soiled electrical board - not tested

146



Location: Bay 13

Condition: N/a

Decorative Condition: Poor

Comments: Heavy soiling above the office block

147



Location: Bay 13

Condition: Fair

Decorative Condition: Poor

Comments: Office block walls are soiled externally

148



Location: Bay 13

Condition: Fair

Decorative Condition: N/a

Comments: Indented pvc fascia

149



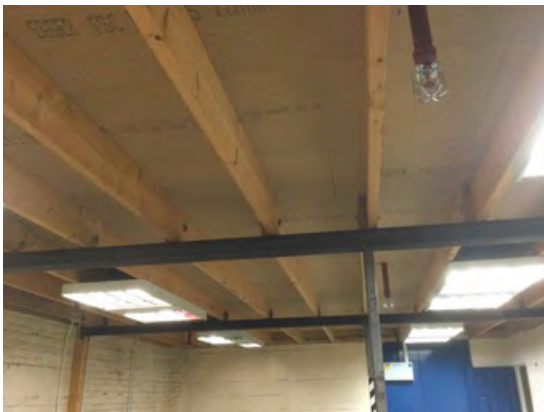
Location: Bay 13

Condition: Fair

Decorative Condition: Poor

Comments: Lightly soiled UPVC windows and decorations

150



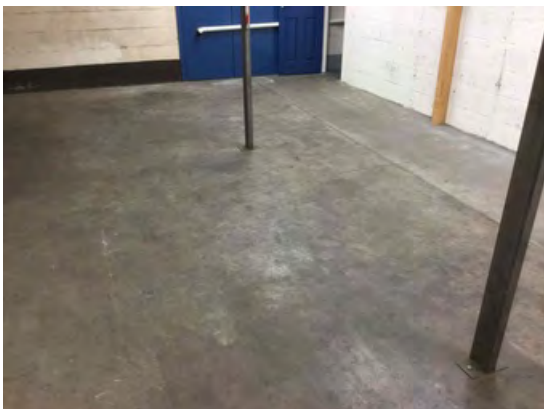
Location: Office 1

Condition: Fair

Decorative Condition: N/a

Comments: Exposed timber structure and modular lights

151



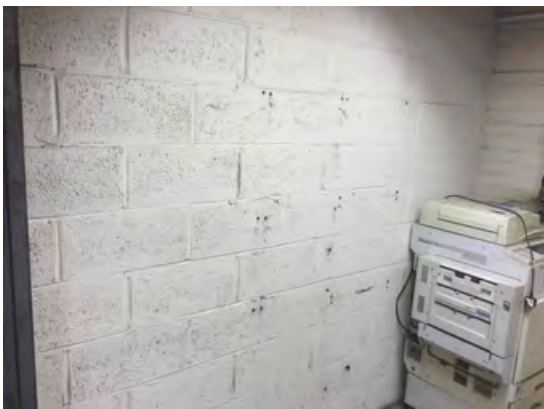
Location: Office 1

Condition: Fair

Decorative Condition: N/a

Comments: Soiled floor screed, minor imperfections

152



Location: Office 1

Condition: Fair

Decorative Condition: Poor

Comments: Sporadic fixing holes, soiled decorations

153



Location: Office 1

Condition: N/a

Decorative Condition: N/a

Comments: Old work bench remains

154



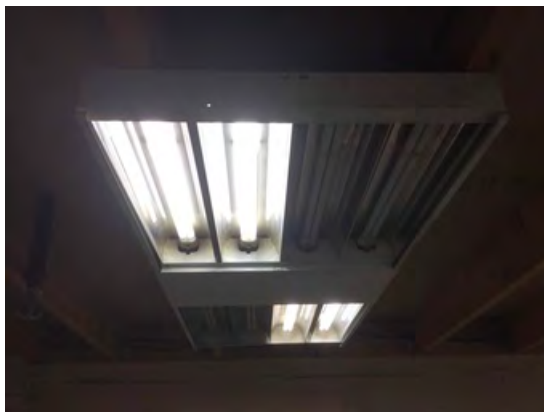
Location: Office 1

Condition: Very poor

Decorative Condition: N/a

Comments: Cut cabling

155



Location: Office 1

Condition: Poor

Decorative Condition: N/a

Comments: 4no defective lamps

156



Location: Office 1

Condition: N/a

Decorative Condition: Poor

Comments: Soiled decorations

157



Location: Office 1

Condition: N/a

Decorative Condition: Poor

Comments: Corroded steel support post

158



Location: Office 1

Condition: N/a

Decorative Condition: N/a

Comments: Door opening infilled

159



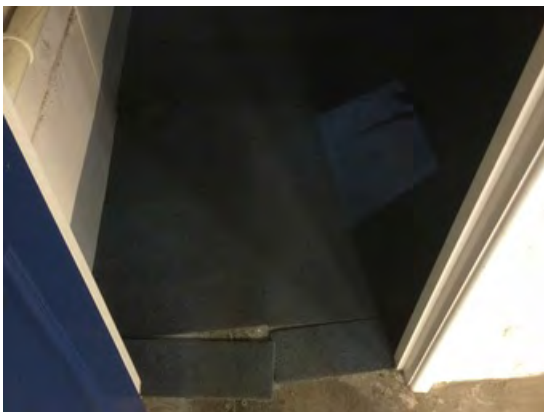
Location: Office 1

Condition: N/a

Decorative Condition: N/a

Comments: Soiled electrical components

160



Location: Office 2

Condition: Poor

Decorative Condition: N/a

Comments: Worn and soiled carpets

161



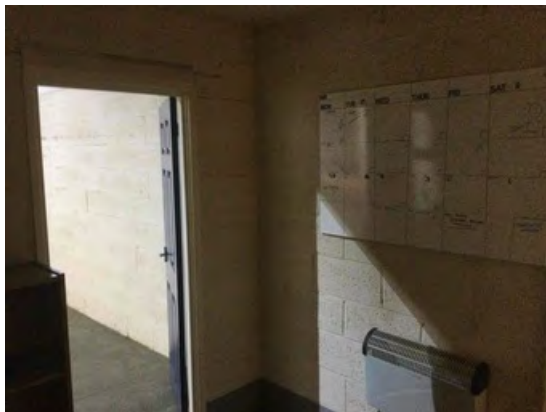
Location: Office 2

Condition: Fair

Decorative Condition: Fair

Comments: Ceilings and lighting - fair condition

162



Location: Office 2

Condition: Fair

Decorative Condition: Fair

Comments: Fair decorative order

163



Location: Office 3

Condition: Fair

Decorative Condition: Fair

Comments: Ceilings - no defects, bank of 3 no defective lights

164



Location: Office 3

Condition: Very poor

Decorative Condition: N/a

Comments: Worn carpets

165



Location: Office 3

Condition: Poor

Decorative Condition: N/a

Comments: Damaged wall heater

166



Location: Office 3

Condition: N/a

Decorative Condition: N/a

Comments: Unclipped cables

167



Location: Office 3

Condition: N/a

Decorative Condition: Poor

Comments: General view - soiled decorations

168



Location: Office 3

Condition: N/a

Decorative Condition: Poor

Comments: Soiled decorations

169



Location: Office 3

Condition: N/a

Decorative Condition: N/a

Comments: Former tenants notice boards remain

170



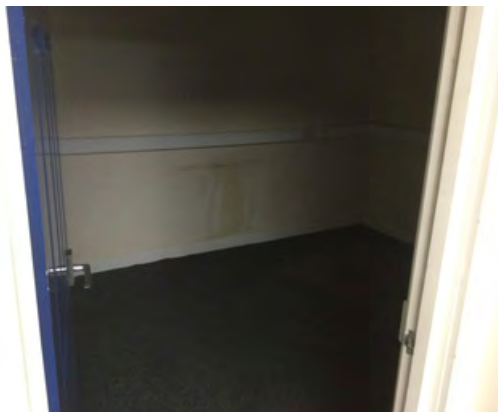
Location: Office 3

Condition: Poor

Decorative Condition: N/a

Comments: Damaged BT Comms cabling

171



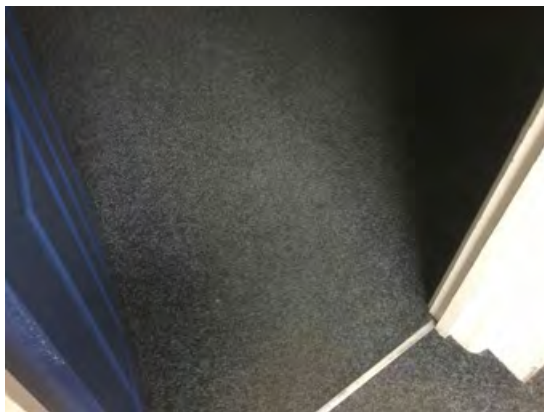
Location: Office 4

Condition: Fair

Decorative Condition: Poor

Comments: Soiled decorations, lighting defective

172



Location: Office 4

Condition: Poor

Decorative Condition: N/a

Comments: Worn and soiled carpets

173



Location: Office 5

Condition: Poor

Decorative Condition: N/a

Comments: Worn and soiled carpets

174



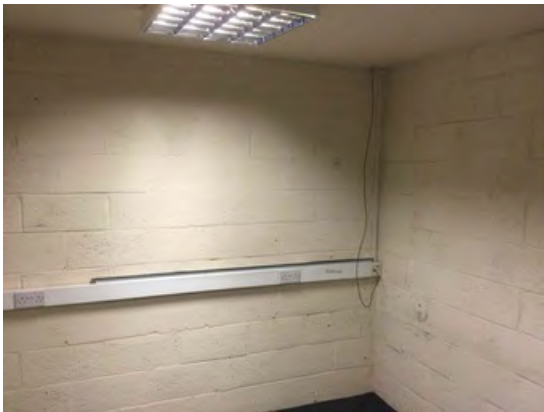
Location: Office 5

Condition: Fair

Decorative Condition: Poor

Comments: Lightly soiled ceilings

175



Location: Office 5

Condition: Fair

Decorative Condition: Poor

Comments: Soiled decorations, unclipped cables

176



Location: Office 5

Condition: Poor

Decorative Condition: N/a

Comments: Heavily scuffed upvc frames

177



Location: Office 5

Condition: Fair

Decorative Condition: Poor

Comments: Various fixing holes, soiled decorations

178



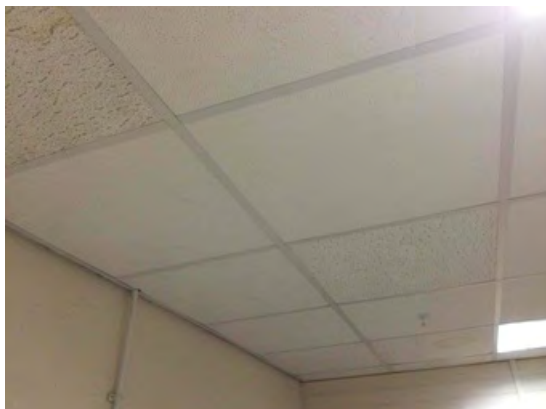
Location: Office 6

Condition: Fair

Decorative Condition: Fair

Comments: Entrance door - lightly soiled and marked

179



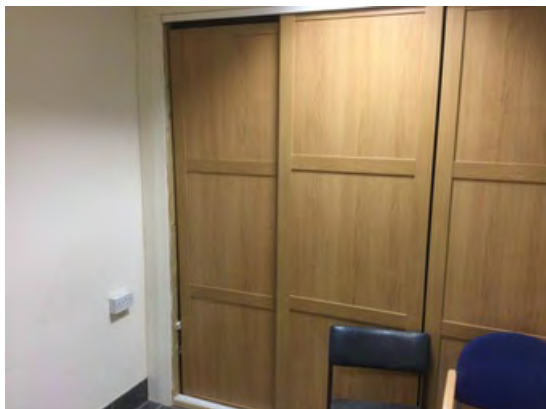
Location: Office 6

Condition: Poor

Decorative Condition: N/a

Comments: Miss-match of ceiling tiles, 2no stained tiles

180



Location: Office 6

Condition: Poor

Decorative Condition: N/a

Comments: Displaced sliding cupboard doors

181



Location: Office 6

Condition: N/a

Decorative Condition: Poor

Comments: Soiled decorations

182



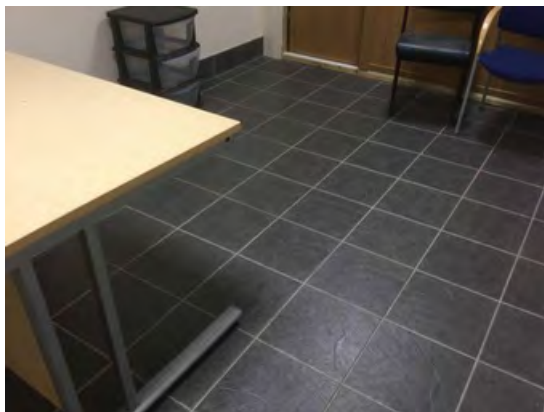
Location: Office 6

Condition: N/a

Decorative Condition: N/a

Comments: Aged and soiled electrical board

183



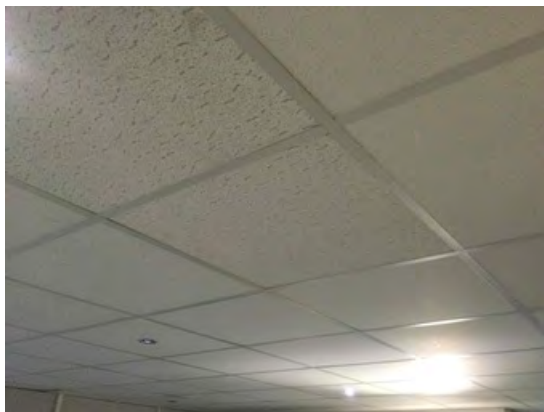
Location: Office 6

Condition: Fair

Decorative Condition: N/a

Comments: Tiled floors - fair condition, general wear

184



Location: Lobby

Condition: Poor

Decorative Condition: N/a

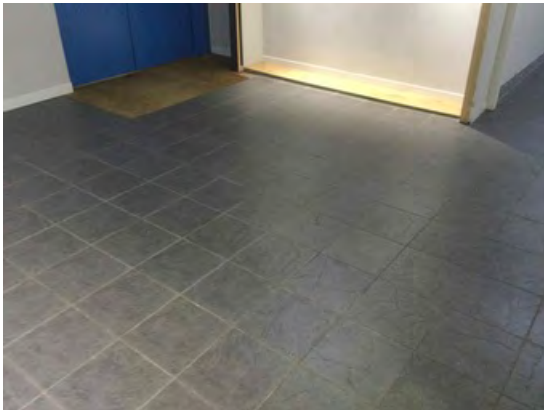
Comments: Many defective spot lights, miss-match of ceiling tiles

185



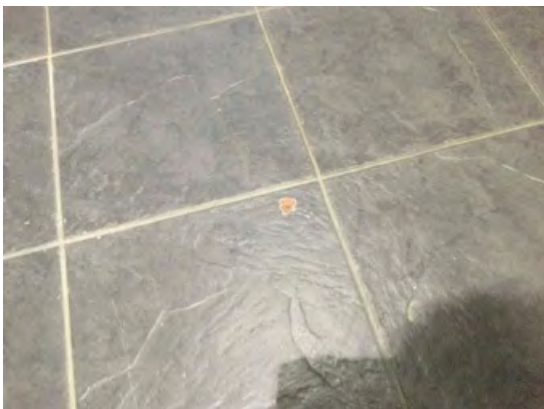
Location: Lobby
Condition: Poor
Decorative Condition: N/a
Comments: Soiled tiles

186



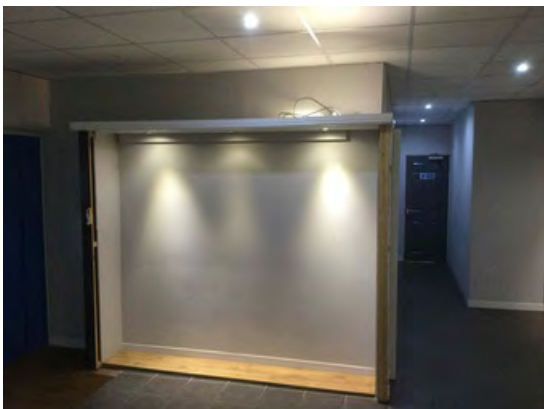
Location: Lobby
Condition: Fair
Decorative Condition: N/a
Comments: Floor tiles - general wear, sporadic chipped tiles

187



Location: Lobby
Condition: Fair
Decorative Condition: N/a
Comments: Sporadic chipped tiles

188



Location: Lobby
Condition: N/a
Decorative Condition: N/a
Comments: Former tenants fittings remain

189



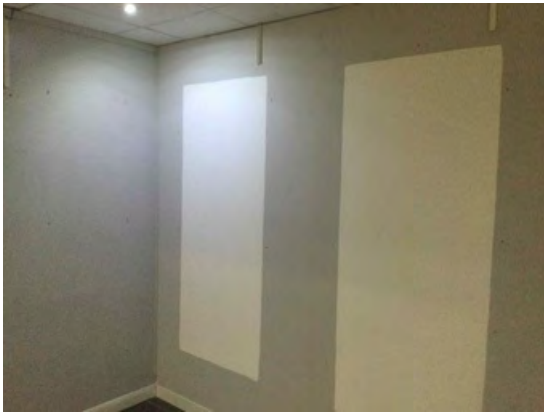
Location: Lobby

Condition: N/a

Decorative Condition: N/a

Comments: Former tenants display fixturing remains

190



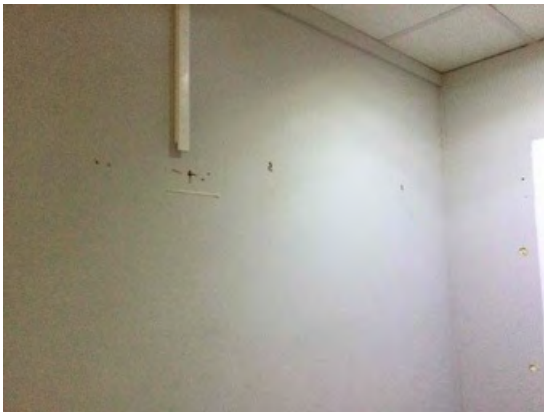
Location: Lobby

Condition: Poor

Decorative Condition: N/a

Comments: Patchy decorations

191



Location: Lobby

Condition: N/a

Decorative Condition: N/a

Comments: Many redundant fixings

192



Location: Lobby

Condition: N/a

Decorative Condition: N/a

Comments: Section of wall with no skirting

193



Location: Tea room

Condition: Poor

Decorative Condition: N/a

Comments: Aged, soiled and worn kitchen units - displaced doors and drawers

194



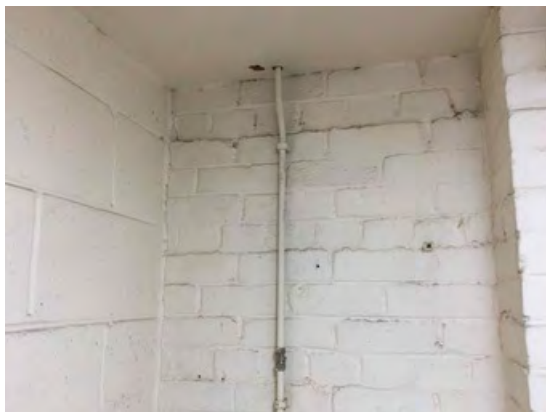
Location: Tea room

Condition: Fair

Decorative Condition: N/a

Comments: Sink and water heater - fair visual condition

195



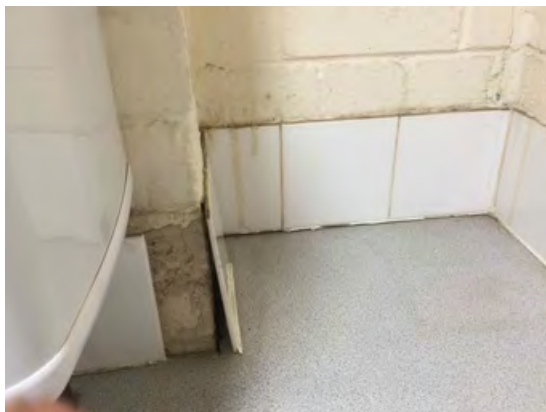
Location: Tea room

Condition: N/a

Decorative Condition: Poor

Comments: Soiled decorations

196



Location: Tea room

Condition: Poor

Decorative Condition: N/a

Comments: Dislodged tiles, soiled grout and mastics

197



Location: Tea room

Condition: Poor

Decorative Condition: N/a

Comments: Defective extractor

198



Location: Tea room

Condition: N/a

Decorative Condition: N/a

Comments: Yellowing tube heater

199



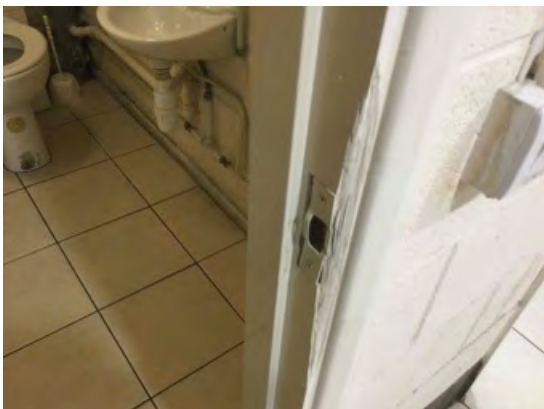
Location: Tea room

Condition: Poor

Decorative Condition: N/a

Comments: Soiled and worn floor tiles

200



Location: Dis WC

Condition: Poor

Decorative Condition: Poor

Comments: Damage door frame

201



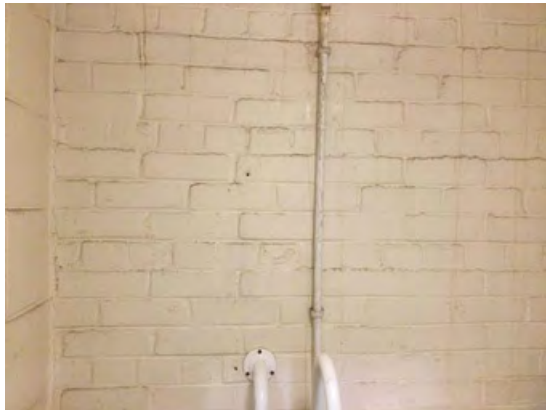
Location: Dis WC

Condition: Poor

Decorative Condition: N/a

Comments: Defective extractor

202



Location: Dis WC

Condition: N/a

Decorative Condition: Poor

Comments: Poor decorative condition throughout

203



Location: Dis WC

Condition: Fair

Decorative Condition: N/a

Comments: Soiled floor tiles

204



Location: Dis WC

Condition: Fair

Decorative Condition: N/a

Comments: Marked and soiled sanitary fittings

205



Location: Dis WC

Condition: Poor

Decorative Condition: N/a

Comments: Yellowing panel heater

206



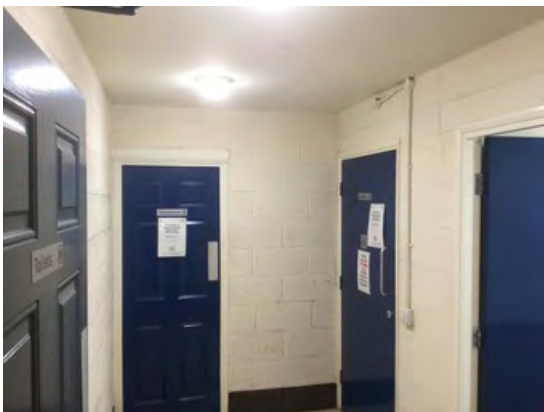
Location: Male WC

Condition: Poor

Decorative Condition: N/a

Comments: 2no cracked tiles to the entrance lobby

207



Location: Male WC

Condition: N/a

Decorative Condition: Poor

Comments: General view of the entrance lobby - soiled decorations

208



Location: Male WC

Condition: N/a

Decorative Condition: Poor

Comments: Soiled decorations

209



Location: Male WC

Condition: Poor

Decorative Condition: N/a

Comments: 3no defective lamps

210



Location: Male WC

Condition: Fair

Decorative Condition: N/a

Comments: Floor tiles - general wear and soiling

211



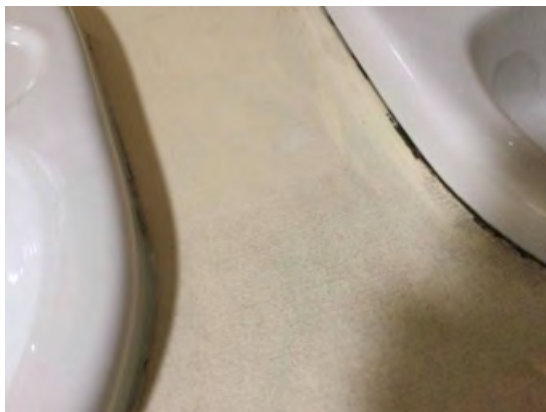
Location: Male WC

Condition: N/a

Decorative Condition: N/a

Comments: Worn top to the vanity unit

212



Location: Male WC

Condition: Poor

Decorative Condition: N/a

Comments: Worn vanity unit top

213



Location: Male WC

Condition: Poor

Decorative Condition: N/a

Comments: Decals missing to the taps

214



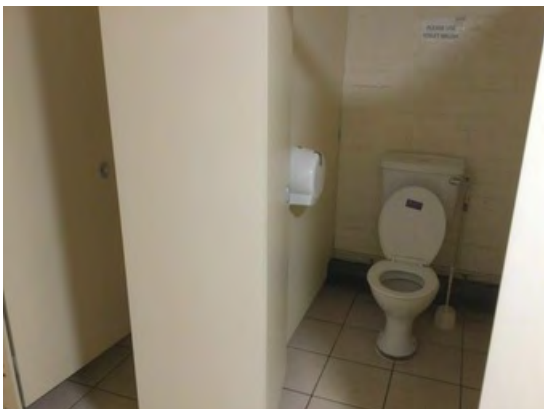
Location: Male WC

Condition: Fair

Decorative Condition: N/a

Comments: Tiled finish - fair condition

215



Location: Male WC

Condition: Fair

Decorative Condition: N/a

Comments: WCs and cubicle - fair condition

216



Location: Male WC

Condition: Poor

Decorative Condition: N/a

Comments: Miss matching seats

217



Location: Male WC

Condition: N/a

Decorative Condition: N/a

Comments: Noisy and soiled extractors

218



Location: Storage area

Condition: Very poor

Decorative Condition: N/a

Comments: Door removed

219



Location: Storage area

Condition: Fair

Decorative Condition: Very poor

Comments: Painted screed - soiled, very poor decorative condition

220



Location: Storage area

Condition: Poor

Decorative Condition: N/a

Comments: Exposed timber structure - lack of fire stopping

221



Location: Storage area

Condition: N/a

Decorative Condition: Poor

Comments: Very heavy soiling

222



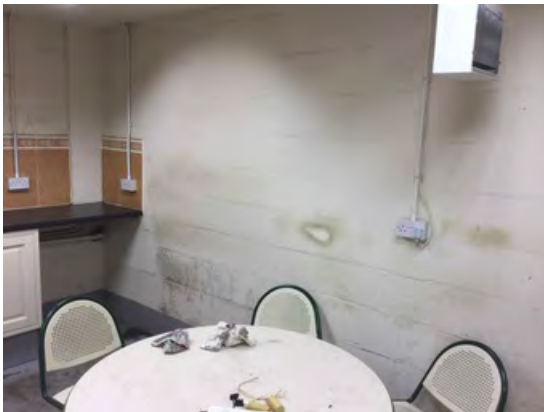
Location: Warehouse Kitchen

Condition: Fair

Decorative Condition: Poor

Comments: Pitted screed, worn paintwork

223



Location: Warehouse Kitchen

Condition: N/a

Decorative Condition: Poor

Comments: General view - soiled decorations

224



Location: Warehouse Kitchen

Condition: Poor

Decorative Condition: N/a

Comments: Indented panel heater

225



Location: Warehouse Kitchen

Condition: N/a

Decorative Condition: N/a

Comments: Window frames marked with permanent marker

226



Location: Warehouse Kitchen

Condition: Fair

Decorative Condition: N/a

Comments: Fitted kitchen and tiles - fair condition

227



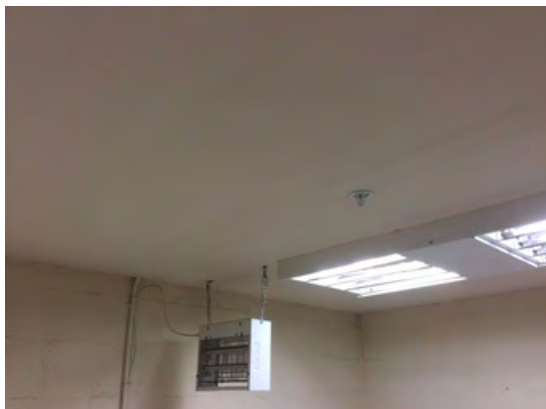
Location: Warehouse Kitchen

Condition: Fair

Decorative Condition: N/a

Comments: Soiled plinth, miss-match of doors

228



Location: Warehouse Kitchen

Condition: Fair

Decorative Condition: Fair

Comments: Ceilings - no defects

This document provides an accurate record of the condition of the property at the date of inspection 28 March 2023

Signed:

Signed:

For and on behalf of:

For and on behalf of:

Date:

Date: