

SCHEDULE OF CONDITION

on

**91 High Street
SELKIRK TD7 4BZ**



for

Ms Imogen Kennedy

**Allied Surveyors Scotland plc
The Hermitage
101 High Street
Selkirk TD7 4JX**

Tel: 01750 724 170

Ref: ME57666

Date: 06 January 2021

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1.00 INTRODUCTION

- 1.01 This Schedule of Condition has been prepared by Allied Surveyors Scotland plc following an inspection of the above subjects on. The weather during the inspection was wet and overcast. The schedule should be read in the context of such weather conditions.
- 1.02 The Schedule by necessity only covers those parts of the building which were visible and readily accessible at the time of inspection.
- 1.03 The Schedule has been prepared to record the general condition of the premises as defined in the lease, in order that any material changes in condition can be established at a later date.
- 1.04 No inspection or testing of the building services was carried out. Access has not been gained to the underground drainage systems. Services engineers have not been appointed and no tests for the presence of asbestos or other deleterious materials have been carried out.
- 1.05 At the time of our inspection, the property was unoccupied. Access to some floor and wall areas was limited due to furniture and the storage of materials. As such, comment is made only to accessible areas. Access into the to the roof space over the top floor could not be gained as this is a residential flat. Externally the roof was inspected from ground level, with the aid of binoculars.
- 1.06 This report is based upon a visual inspection only. This schedule does not represent a building survey or a structural survey of the property in any way. Those parts of the building that are unexposed, inaccessible or covered have not been inspected and we cannot confirm that such parts are free from rot, beetle, or other defects.
- 1.07 This Schedule of Condition has been prepared for the benefit of Ms Imogen Kennedy no responsibility is accepted to any third party for the whole or any part of its contents.

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2.00 GENERAL DESCRIPTION

2.01 Built late 19th century and early 20th century with later additions and alterations, the subjects comprise a retail/office premises arranged over the ground floor of a three storey traditional stone built tenement.

Internally, the property has been sub-divided with front shop/reception room, back shop area and a store room, cloakroom and WC to the rear.

The property has a mains supply of electricity and heating is by electric panel heaters. There is a mains supply of water and the property is understood to be connected to the main public sewer.

For the purposes of this report, the front elevation of the property having the main entrance to the property is assumed to face South.

All directions referred to in this report are taken from viewing the front elevation of the property.

A copy of the site plan is attached in appendix A.

3.00 DEFINITIONS

Terms used in the schedule are defined as follows:-

Good = Good condition, no apparent defects.
Satisfactory = Generally satisfactory but requiring minor repair.
Fair = Fair condition, defects evident which will require repair in near future.
Poor = Urgent, repair required immediately.

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Ref	Element	Description	Condition	Photo
1.0	Internals			
	Front Shop/Reception			
1.1	Ceiling	Plasterboard ceiling with textured coating.	Generally in satisfactory condition. Some minor marks and scuffs with previous patch repairs.	1&2
1.2	Walls	Mix of plasterboard lined with skim coat and paint finish and moisture resistant board.	The walls again are generally in satisfactory condition with some minor scuffs and marks.	3-6
1.3	Floor	Wood effect laminate flooring.	Flooring in fair condition however marked, soiled and scuffed. Redundant fixing holes to areas and some damage noted where previous tenants fixtures have been removed.	
1.4	Doors & Windows	Timber framed, single glazed shop frontage incorporating a single door.	The door generally in satisfactory condition. Minor scuffs and marks to decoration. Draught cover missing from letter box.	7-11
1.5	Joinery	Painted timber skirting boards, facings and architraves.	All joinery in satisfactory condition with minor scuffs and marks.	
1.6	Lighting	Wall mounted light fittings, spot lights and fluorescent strip lights.	Lighting in fair condition with some defective and missing bulbs. Some lights were not operational at the time of inspection.	12-14
1.7	Electrical fittings	Surface mounted sockets, switches and trunking	Casings in satisfactory condition. Sockets not tested during inspection.	15 & 16
1.8	Fixtures and Fittings	Wall mounted timber frame with tiled insert.	Previous tenants fixture remains.	17
2.0	Back Shop Area			
2.1	Ceiling	Plasterboard ceiling with textured coating.	Generally in satisfactory condition. Some minor marks and scuffs.	18-20
2.2	Walls	Studwork wall, plaster boarded and finished with a skim coat, lining paper and paint finish, plasterboard lined walls and partitions.	<ul style="list-style-type: none"> • Walls in fair condition with marks, scuffs, and some tearing of the lining paper. • Redundant fixing holes and marks to wall where previous tenants fixtures and fittings have been removed. 	21-31

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Ref	Element	Description	Condition	Photo
			<ul style="list-style-type: none"> Damp staining and mould spores noted to the surface of the wall where the previous fixtures have been removed. Showerboard fixed to small partition divider. 	
2.3	Floor	Wood effect laminate flooring.	<ul style="list-style-type: none"> Flooring in fair condition however marked, soiled and scuffed. Redundant fixing holes to areas and some damage noted around area where previous fixtures have been removed. 	32-36
2.4	Joinery	Painted timber skirting boards, facings and architraves.	<ul style="list-style-type: none"> All joinery in satisfactory condition with scuffs and marks to decoration. Mould spores noted to the skirting in the corner where the fixtures have been removed. 	
2.5	Lighting	Wall mounted light fittings, spotlights and fluorescent strip lights.	<ul style="list-style-type: none"> Strip lights operational at time of inspection. Spotlights non-operational with missing bulbs. 	37-39
2.6	Heating	Wall mounted electric panel heater	Casing in satisfactory condition. Heaters not tested during inspection. No test certificates provided.	40
2.7	Fixtures, fittings and chattels.	Furniture and chattels	Previous tenants chattels and furniture remain.	41
3.0	Cloak room			
3.1	Ceiling	Painted plaster ceiling.	Ceiling finishes were found to be in satisfactory condition.	42
3.2	Walls	Painted plaster walls.	Walls are generally in satisfactory condition with scuffs and marks. Hole noted to wall adjacent to doorway into back shop area and covered with piece of cardboard.	43-46
3.3	Floor	Tile effect vinyl floor covering	Generally in satisfactory condition with some marks.	47
3.4	Door	Ledge and brace timber rear exit door.	Timber door to side shared access passageway in fair condition with some damage to the edges.	48-50
3.5	Joinery	Painted timber skirting boards, facings, architraves and shelving.	Generally in satisfactory condition with some minor marks to decoration.	

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Ref	Element	Description	Condition	Photo
3.6	Lighting	Ceiling rose light fitting	Operational at time of inspection. Lighting in satisfactory condition.	
3.7	Fixtures, fittings and chattels.	Furniture and chattels.	Previous tenants chattels and furniture remain. Shelving unit, mirror to rear wall and coat hooks attached to rear exit door.	51
3.8	Services	Meter and electricity supply cupboard. Security Alarm panel.	No test certification provided for fixed wiring or alarm system. Alarm system not in operation at time of inspection.	52
4.0	WC & Washroom			
4.1	Ceiling	Plasterboard ceiling with textured coating.	Ceilings in satisfactory condition.	53 & 54
4.2	Walls	Painted plaster walls.	Walls are generally in satisfactory condition with scuffs and marks. Moisture readings detected sat low level on outside walls.	55 & 56
4.3	Floor	Tile effect vinyl floor covering	Flooring in satisfactory condition with some minor marks. Red staining noted around toilet	57 & 58
4.4	Doors and Joinery	Painted timber skirtings, fascias, architraves and flush faced timber doors.	Generally in satisfactory condition with some marks noted to surfaces.	59
4.5	Lighting	Ceiling rose light fittings	Lighting operational at time of inspection.	
4.6	Sanitaryware	WC, Wash hand basins and vanity unit	Generally in satisfactory condition. Sealant around fittings soiled.	60 & 61
4.7	Hot Water Heater	Electric Instantaneous water heater.	Not operational at time of inspection. No test certificates provided for electrical installation.	61
4.8	Fixtures, fittings and chattels.	Worktop shelf and coat hooks	Damage noted to edge of laminated worktop shelving. Hooks remain attached to wall above wash hand basin vanity unit.	63
4.9	Extract Ventilation	Ceiling extract vent	Vent grille soiled.	64
5.0	Store Room			
5.1	Ceiling	Painted plaster ceiling	Ceiling finishes were found to be in satisfactory condition. Staining and marks were noted to decoration.	65-68
5.2	Walls	Painted plaster walls.	Walls are generally in satisfactory condition with scuffs, marks and redundant fixing holes visible.	69-76

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Ref	Element	Description	Condition	Photo
			High moisture readings were noted to low levels to the external walls with black spores noted around the windows and to the surfaces of the walls and skirting boards.	
5.3	Floor	Tile effect vinyl floor covering	Generally in satisfactory condition with some marks.	77
5.4	Doors and Joinery	Painted timber skirtings, fascias, architraves and flush faced timber door.	Generally in satisfactory condition with some marks noted to surfaces. Decoration in poor order.	
5.5	Lighting	Track Light fitting with 4 heads and wall mounted light fitting.	Light fittings not fully operational at the time of inspection. 1no. bulbs missing from track light fitting and 3no.bulbs missing to wall light fitting.	66 & 75
5.6	Heating	Wall mounted electric panel heater	Casings in satisfactory condition. Heaters not tested during inspection. No test certificates provided.	72
5.7	Fixtures, fittings and chattels.	Furniture and chattels	Previous tenants chattels and furniture remain.	75
6.0	Externals			
6.1	Roof	Pitched Slated roof incorporating a dormer to the front elevation and Velux windows to the rear with mortar fillets to the abutments. Flat section (assumed single ply membrane). Lead capped skew copes. Galvanised ridge capping and valleys.	From ground level inspection slates are in fair condition however appear of an age and are uneven in sections. Mortar fillets and lead flashings are in satisfactory condition. The galvanised ridge cappings an valleys appear in fair condition.	79-82
6.2	Chimneys	Stone Chimneys with stone copes and clay pots	From ground level inspection Weathered and decayed stonework was noted with failing mortar and open joints. Vegetation growth also visible.	83 & 84
6.3	Walls	Mixture of traditional stone masonry and render/harled finished sections.	Generally in fair condition. Some damaged, cracked, decayed and weathered stonework was noted. Open mortar joints and staining of the stonework was visible particularly around rainwater goods. Render to side wall of rear extension is in stained and marked. Moisture staining to rendered wall around drainage gully within side communal passageway.	85-105

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6.4	Doors & Window	Single glazed timber framed shop frontage incorporating single door. Single glazed timber framed window to side elevation with metal security bars.	Generally in fair condition. Side elevation window is in poor decorative order, unopenable and the security bars are corroded. Paint finish to the shop frontage is flaking and is in need of redecoration.	106-112
6.5	Rainwater Goods	UPVC and cast iron gutters and downpipes.	Rainwater goods in fair condition. Staining noted to stonework around hoppers, gutters and downpipes suggesting gutters require overhauling.	113-116
6.6	Communal Area/Walkway	Communal passageway to rear entrance.	Cracking and poor decoration noted to communal side passageway walls. Cracking and patch repairs noted to concrete floor. Joinery and door in poor decorative order. Missing light diffuser and lighting not operational at time of inspection.	117-129



Prepared by: Gavin Kerr, BSc (Hons) MRICS
for ALLIED SURVEYORS SCOTLAND PLC

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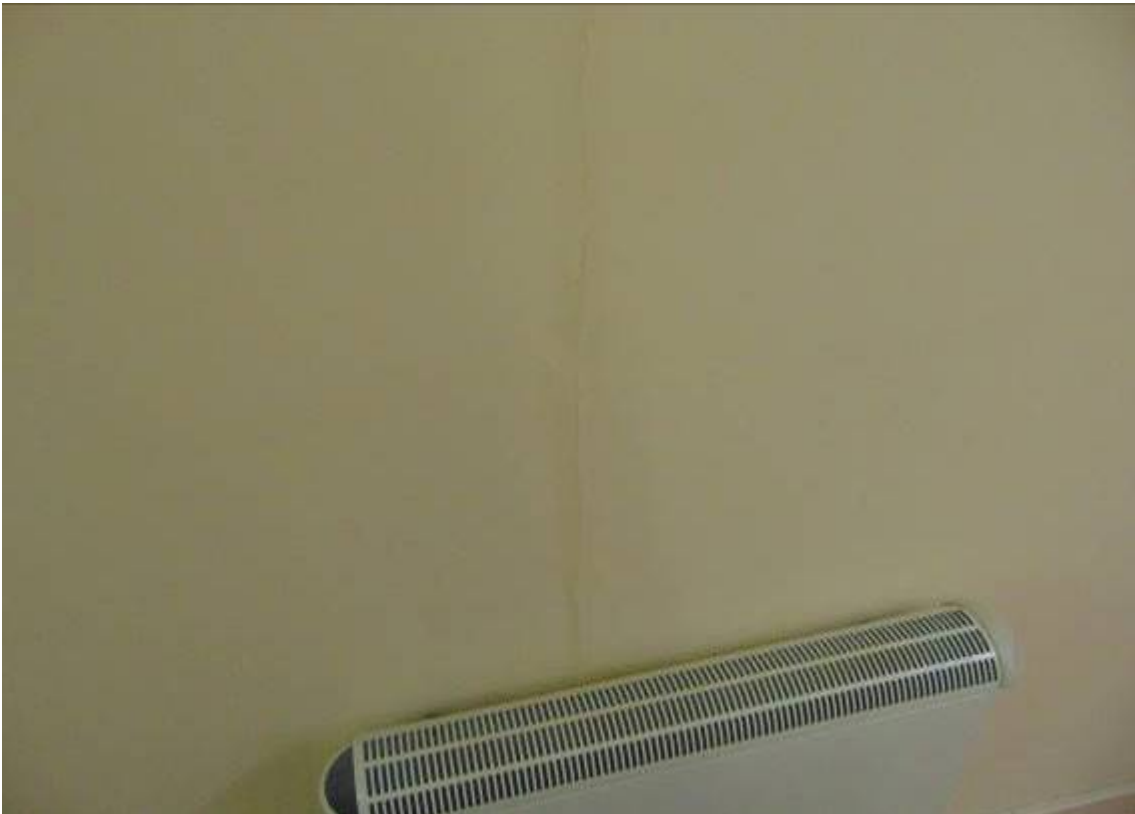
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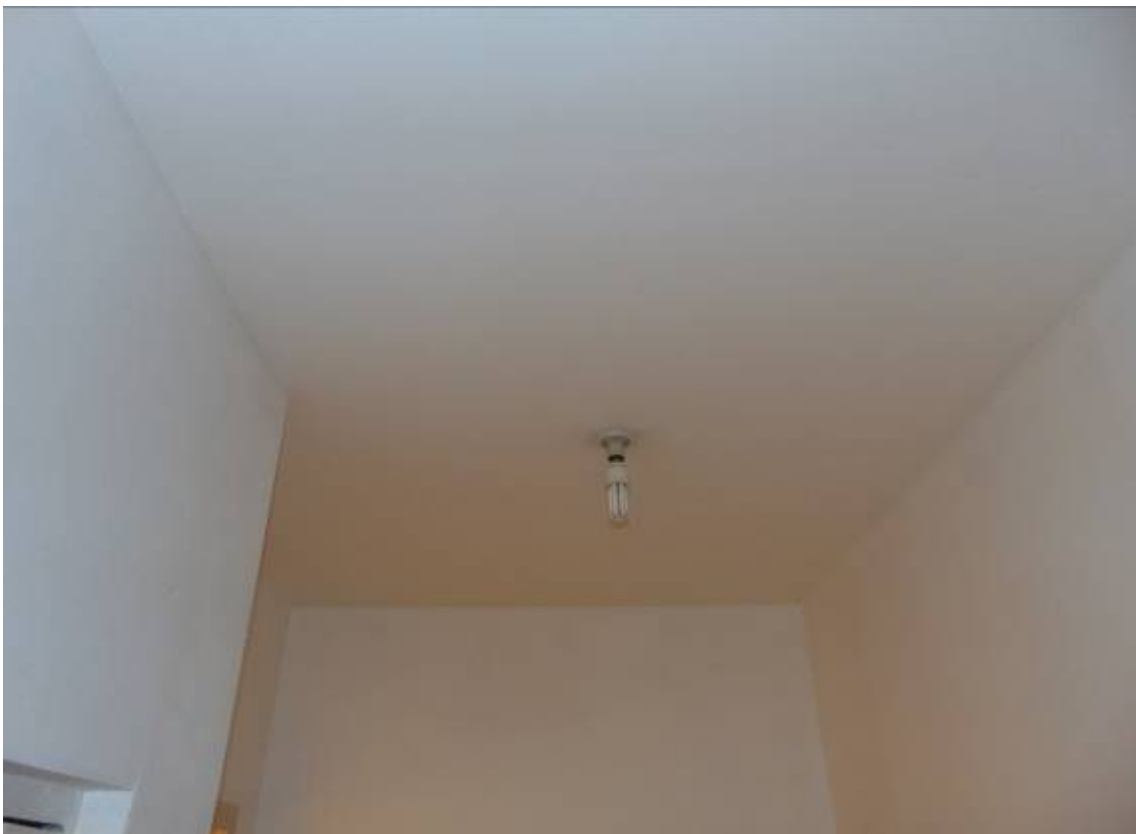
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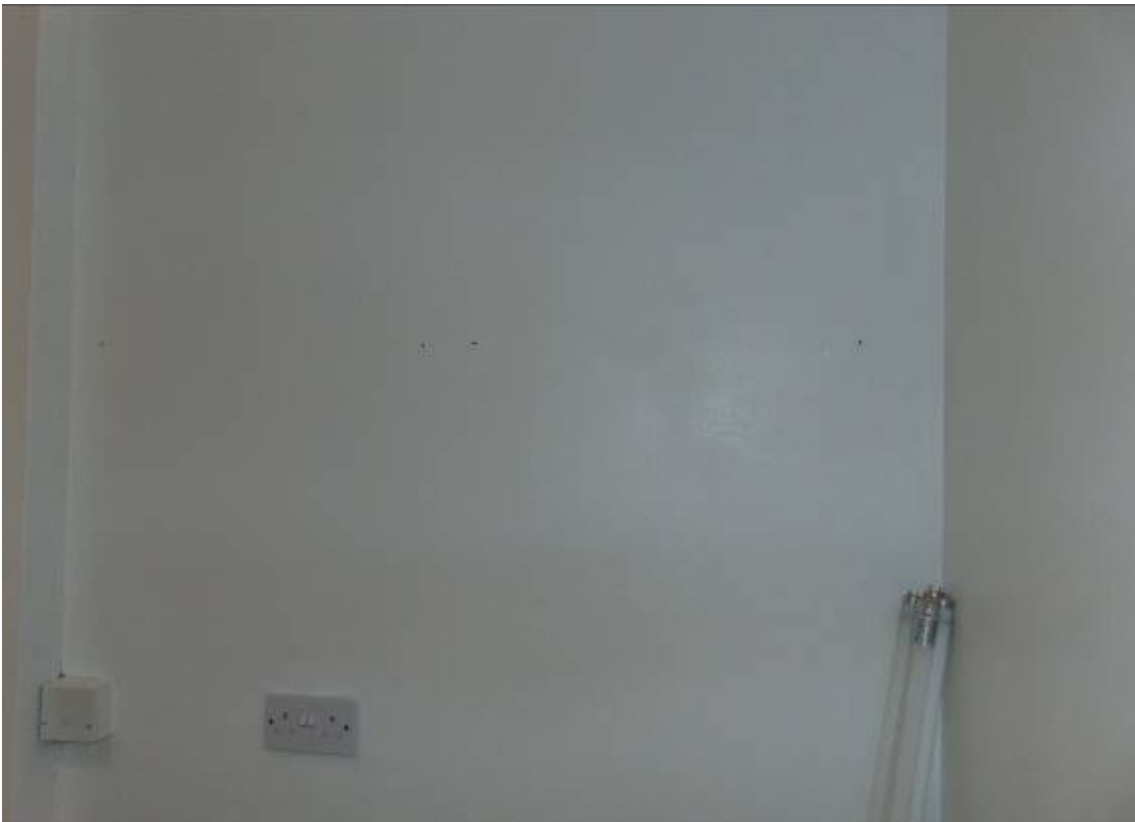
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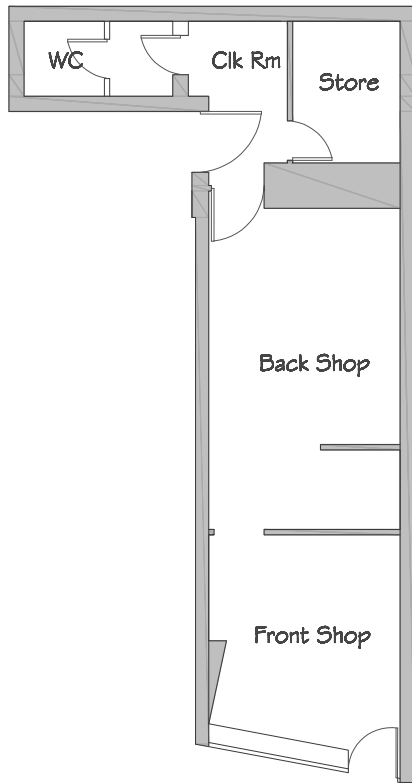
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<p>PROPERTY</p> <p>10/10/2018</p> <p>10/10/2018</p> <p>10/10/2018</p> <p>10/10/2018</p>		
<p>Mr Imogen Kennedy</p>		
<p>81 High Street, Glasgow</p>		
<p>Floor Plan</p>		
<p>ALLIED SURVEYORS SCOTLAND PLC</p> <p>10/10/2018</p> <p>10/10/2018</p>		
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