This report took 5 SECONDS to produce
and a few MINUTES
to collect the data on site!

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Dilapidations Report
Prepared by Your Company Name

23 New Road, Stoke, CH5 3EF

Overall Rating: Not Rated

| Building Address  | 23 New Road  
|                  | Stoke  
|                  | CH5 3EF |
| Client           | Jon Doe Acme Holdings |
| Surveyed Date    | 3rd August 2018 by Surveyor 1 |
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## About this Dilapidations Report

This Dilapidations Report is a very detailed survey recording the condition of building components and systems down to minor wear and tear, staining and the like. It is undertaken prior to new tenants coming into a building or prior to concluding an agreement.
## INTRODUCTION

This report provides a record of the Dilapidations Report at **23 New Road, Stoke, CH5 3EF** for **Jon Doe**. It was surveyed by **Surveyor 1 of Your Company Name** on the **3rd August 2018**. The purpose of the inspection is to give a very detailed survey recording the condition of building components and systems.

<table>
<thead>
<tr>
<th>Client</th>
<th>Jon Doe Acme Holdings (Landlord)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Address</td>
<td>23 New Road, Stoke, CH5 3EF</td>
</tr>
<tr>
<td>Surveyor</td>
<td>Surveyor 1 of Your Company Name</td>
</tr>
<tr>
<td>Survey Date</td>
<td>3rd August 2018</td>
</tr>
</tbody>
</table>

### Limitations

The following limitations apply to the conduct of the inspection:

- The inspection was purely of a visible nature, without the use of ladders or the benefit of exploratory work. Its extent is limited to cracks to internal walls, floors and ceilings and significant defects to exterior walls, roof and boundaries, having regard to their age and construction type.
- No structural survey or inspection of concealed or otherwise hidden services or finishes was undertaken.
- The presence of furniture, fittings, furnishings, artwork and stored items generally restricts the scope of inspection, and where such articles or items exist, none were moved. Ceiling, wall and floors surfaces concealed by such articles or items were not inspected.
- No testing of any service installations was undertaken.
# OVERVIEW

## SURVEY DETAILS
- **Survey Date**: 3rd August 2018
- **Surveyor**: Surveyor 1
- **Survey Description**: A comprehensive survey of the visible parts of the building. *The building is generally in good condition, but there are various aspects that need attending to.*

## BUILDING OVERVIEW
- **Building Type**: Public house
- **Building Year**: 2007
- **Building Construction**: Traditional

## TENANT DETAILS
- **Tenant Name**
- **Tenant Phone**
- **Tenure**
## 3 BUILDING DETAILS

The following is a general summary of the building fabric and services.

<table>
<thead>
<tr>
<th>Building Element</th>
<th>Description</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Services</td>
<td>Electric &amp; Oil</td>
<td>Here are some supplementary comments about the item.</td>
</tr>
<tr>
<td>Building Services</td>
<td>Electric &amp; LPG</td>
<td>Here are some supplementary comments about the item.</td>
</tr>
<tr>
<td>Emergency Exits</td>
<td>3</td>
<td>Here are some supplementary comments about the item.</td>
</tr>
<tr>
<td>Lifts</td>
<td>1</td>
<td>Here are some supplementary comments about the item.</td>
</tr>
</tbody>
</table>
## REMEDIAL WORKS COST SUMMARY

The following is a summary of the remedial works needed to rectify the defects noted within the scope of the inspection.

<table>
<thead>
<tr>
<th>Items</th>
<th>Remedial Works</th>
<th>Budget Cost</th>
<th>Priority</th>
</tr>
</thead>
</table>
| **Fencing** (EXTERNAL) | - Renew chain link fence  
 - Renew paddock gate  
 - Renew fence  
 - Renew car park padlock | £1,162       | Urgent   |
| **Garage** (EXTERNAL) | - Renew garage door and frame  
 - Repair garage door | £516         | Urgent   |
| **Chimney Stacks** (EXTERNAL) | - Renew chimney pot  
 - Reduce stack height  
 - Rebuild stack head | £500         | Essential|
| **Garage** (EXTERNAL) | - Renew metal door  
 - Erect garage  
 - Renew garage door and frame  
 - Repair garage door | £1,076       | Desirable|
| **Handrails** (EXTERNAL) | - Fix tapping rail to handrail  
 - Provide handrails both sides | £900         | Desirable|
| **External Walls** (EXTERNAL) | - Renew/form bellcast drip  
 - Renew coping stone | £227         | Desirable|

**Total Estimated Cost: £4,381**
### 5 REMEDIAL WORKS LIST

<table>
<thead>
<tr>
<th>Element</th>
<th>Description</th>
<th>Condition</th>
<th>Remedial Work</th>
<th>Priority</th>
<th>Photo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage</td>
<td>2 lm</td>
<td>Poor</td>
<td>£516 - Renew garage door and frame - Repair garage door</td>
<td>Urgent</td>
<td>(Photo 1)</td>
</tr>
<tr>
<td>Garage</td>
<td>Front</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fencing</td>
<td>7 lm Ground Floor &gt; Disabled Toilet</td>
<td>Fair</td>
<td>£1,162 - Renew chain link fence - Renew paddock gate - Renew fence - Renew car park padlock</td>
<td>Urgent</td>
<td>(Photo 2)</td>
</tr>
<tr>
<td>Chimney Stacks</td>
<td>1 item Main Roof</td>
<td>Fair</td>
<td>£500 - Renew chimney pot - Reduce stack height - Rebuild stack head</td>
<td>Essential</td>
<td></td>
</tr>
<tr>
<td>Handrails</td>
<td>1 item Front</td>
<td>Poor</td>
<td>£900 - Fix tapping rail to handrail - Provide handrails both sides</td>
<td>Desirable</td>
<td>(Photo 3)</td>
</tr>
<tr>
<td>External Walls</td>
<td>2 no Front</td>
<td>Poor</td>
<td>£227 - Renew/form bellcast drip - Renew coping stone</td>
<td>Desirable</td>
<td>(Photo 4)</td>
</tr>
<tr>
<td>Garage</td>
<td>1 item Front</td>
<td>Poor</td>
<td>£1,076 - Renew metal door - Erect garage - Renew garage door and frame - Repair garage door</td>
<td>Desirable</td>
<td>(Photo 1)</td>
</tr>
</tbody>
</table>

**Garage**

- **Integral**
  - Here are some supplementary comments about the item.
  - Poor
    - Defective garage door
  - Remedial Work
    - £516
      - Renew garage door and frame
      - Repair garage door
  - Priority: Urgent
  - Photo (Photo 1)

**Fencing**

- **Timber Fence 12m High**
  - Here are some supplementary comments about the item.
  - Fair
    - Defective closeboard panels
  - Remedial Work
    - £1,162
      - Renew chain link fence
      - Renew paddock gate
      - Renew fence
      - Renew car park padlock
  - Priority: Urgent
  - Photo (Photo 2)

**Chimney Stacks**

- **Brickwork chimney capped and associated weather flashings**
  - Here are some supplementary comments about the item.
  - Fair
    - Split flashings
    - Unsafe height
  - Remedial Work
    - £500
      - Renew chimney pot
      - Reduce stack height
      - Rebuild stack head
  - Priority: Essential

**Handrails**

- **Wooden**
  - Here are some supplementary comments about the item.
  - Poor
    - No handrails provided
  - Remedial Work
    - £900
      - Fix tapping rail to handrail
      - Provide handrails both sides
  - Priority: Desirable
  - Photo (Photo 3)

**External Walls**

- **Flemish bond London brick masonry walls to main walls with soldier course above window headers**
  - Here are some supplementary comments about the item.
  - Poor
    - Poor pointing to brickwork
    - Dampness problems to the internal faces of external walls
  - Remedial Work
    - £227
      - Renew/form bellcast drip
      - Renew coping stone
  - Priority: Desirable
  - Photo (Photo 4)

**Garage**

- **Integral**
  - Here are some supplementary comments about the item.
  - Poor
    - Defective garage door
  - Remedial Work
    - £1,076
      - Renew metal door
      - Erect garage
      - Renew garage door and frame
      - Repair garage door
  - Priority: Desirable
  - Photo (Photo 1)
## 6 EXTERIOR DETAILS

<table>
<thead>
<tr>
<th>Chimney Stacks</th>
<th>Main Roof</th>
<th>Fair</th>
<th>6.1</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 item</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brickwork chimney capped and associated weather flashings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Defects</strong></td>
<td><strong>Essential Remedial Work</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Split flashings</td>
<td>- Renew chimney pot</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Unsafe height</td>
<td>- Reduce stack height</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Rebuild stack head</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Budget Cost</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- £500</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Here are some supplementary comments about the item.
# EXTERNAL DETAILS

<table>
<thead>
<tr>
<th><strong>Garage</strong></th>
<th><strong>Front</strong></th>
<th><strong>Defects</strong></th>
<th><strong>Urgent Remedial Work</strong></th>
<th><strong>Budget Cost</strong></th>
<th><strong>Photo</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>2 lm</td>
<td>Poor</td>
<td>Integral</td>
<td>Renew garage door and frame</td>
<td>Poor</td>
<td>(Photo 1)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Repair garage door</td>
<td>516</td>
<td></td>
</tr>
</tbody>
</table>

Here are some supplementary comments about the item.

<table>
<thead>
<tr>
<th><strong>Fencing</strong></th>
<th><strong>Ground Floor &gt; Disabled Toilet</strong></th>
<th><strong>Defects</strong></th>
<th><strong>Urgent Remedial Work</strong></th>
<th><strong>Budget Cost</strong></th>
<th><strong>Photo</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>7 lm</td>
<td>Fair</td>
<td>Defective closeboard panels</td>
<td>Renew chain link fence</td>
<td>1,162</td>
<td>(Photo 2)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Renew paddock gate</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Renew fence</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Renew car park padlock</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Here are some supplementary comments about the item.

<table>
<thead>
<tr>
<th><strong>Handrails</strong></th>
<th><strong>Front</strong></th>
<th><strong>Defects</strong></th>
<th><strong>Desirable Remedial Work</strong></th>
<th><strong>Budget Cost</strong></th>
<th><strong>Photo</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1 item</td>
<td>Poor</td>
<td>Wooden</td>
<td>Fix tapping rail to handrail</td>
<td>900</td>
<td>(Photo 3)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Provide handrails both sides</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Here are some supplementary comments about the item.

<table>
<thead>
<tr>
<th><strong>External Walls</strong></th>
<th><strong>Front</strong></th>
<th><strong>Defects</strong></th>
<th><strong>Desirable Remedial Work</strong></th>
<th><strong>Budget Cost</strong></th>
<th><strong>Photo</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>2 no</td>
<td>Poor</td>
<td>Poor pointing to brickwork</td>
<td>Renew/form bellcast drip</td>
<td>227</td>
<td>(Photo 4)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Dampness problems to the internal faces of external walls</td>
<td>Renew coping stone</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Garage

<table>
<thead>
<tr>
<th>Defects</th>
<th>Desirable Remedial Work</th>
<th>Budget Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Defective garage door</td>
<td>- Renew metal door</td>
<td>£1,076</td>
</tr>
<tr>
<td></td>
<td>- Errect garage</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Renew garage door and frame</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Repair garage door</td>
<td></td>
</tr>
</tbody>
</table>

**Integral**

**Front**

- Poor 7.5

Here are some supplementary comments about the item.
8 DISCLAIMER

The following limitations apply to the conduct of the inspection:

- This report is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate and descriptive record of the applicable building’s contents, and the condition and cleanliness of such contents on the date of the Inventory Report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them the accuracy of this inventory report.

- It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practice to inspect and detail attics and cellars. Furthermore, we do not inspect rooms that are locked unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practice to individually list books, CD’s, DVD’s, cleaning items or other miscellaneous items such as the contents of garden sheds, greenhouses or garages. All non-matching items of crockery and cutlery will be listed as ‘various items of...’ unless deemed high value.

- Your Company Name does not check gas or electrical appliances and give no guarantee with regard to the safety and reliability of such items. It should also be noted that we do not inspect or test smoke alarms and that it is the responsibility of the Tenant to make sure that, where fitted, they are working correctly at all times.
9 DECLARATION
This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.

Surveyed By
Surveyor 1

Signature

For Your Company Name

Date
3rd August 2018
## 10 AREA PHOTOS

<table>
<thead>
<tr>
<th>Grounds</th>
<th><img src="dummy" alt="Photo 5" /></th>
<th>10.1</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Here are some supplementary comments about the item.</em></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Extension Roof</th>
<th><img src="dummy" alt="Photo 5" /></th>
<th>10.2</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Here are some supplementary comments about the item.</em></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX: PHOTOGRAPHS

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Sample Photo