

Dilapidations Report – SAMPLE ONLY

Issued by
Your Company Name



Your Address
Your Town
County, Post Code
Email: youremail@yourdomain.com
Web: www.pocketsurvey.net
Tel: Your Phone Number

New Chapel, Sample Town, WC1 5GT



Overall Rating: 4 Star

Building Address

The Old Shoppe
New Chapel
Sample Town
WC1 5GT

Client

Sample Client

Survey Date

2nd February 2015



INTRODUCTION

This report provides a record of the internal and external condition of the building at: **New Chapel, Sample Town, WC1 5GT**. It was surveyed by **Surveyor 1** of **Your Company Name** on the **2nd February 2016**.

- The purpose of the survey is to establish the condition of the building.
- This report is based upon the condition that prevailed at the time of the survey taking due consideration of the constraints that were imposed on the survey. The survey process was limited to a non-intrusive, visual appraisal of the elements under review that were readily accessible at the time.
- Tests were not carried out to validate performance of function. We have not inspected flues, ducts, voids or any other similar enclosed areas the access to which would have necessitated the use of special tools or which would cause damage to fixtures and fittings and we are unable to report that such areas remain free from defects.

OVERVIEW




Building Type Commercial

Building Construction Traditional








Surveyor Surveyor 1

Survey Date 2nd February 2015




EXTERNAL

Element	Description	Condition	Cost	Priority	Photo
External Decoration <i>Ground Floor</i>	Hardwood shop front and windows	Good	£65		(Fig 1) 
Boundaries <i>Whole Building</i>	Fence	Fair Damaged	£170	Essential	(Fig 2) 
Garage	Detached	Poor Damaged	£345	Urgent Not an accurate picture	(Fig 3) 

INTERNAL

Element	Description	Condition	Cost	Priority	Photo
Ceilings <i>Under stairs storage area</i>	Concrete	Fair Requires Redecoration	£500	Long Term	(Fig 4) 
Ceilings <i>Stairwell</i>	Artex	Poor Cracking to joints in plasterboard ceilings	£123	Desirable Make good where old light fitting removed	(Fig 5) 
Ceilings <i>Stockroom</i>	Plaster	Fair Requires Redecoration	£43	Desirable Minor decorations	(Fig 6) 
Sinks <i>WC</i>	Porcelain whb	Fair Damaged; Water staining	£58	Long Term	(Fig 7) 
Joinery <i>Stairwell</i>	Meter cupboard	Fair Damaged	£34	Long Term Door missing to cupboard	(Fig 8) 
Other Internal <i>Shopfloor</i>	Air conditioning	Fair Fascia requires cleaning	£57	Long Term	(Fig 9) 
Lights <i>Lobby</i>	Fluorescent lights	Fair Cracking	£453	Urgent Wattage too low	(Fig 10) 

SERVICES

Element	Description	Condition	Cost	Priority	Photo
Earth Bonding <i>WC</i>	Any Type	Fair	£500	Long Term Does not comply with current regulations	(Fig 11) 
Smoke Detectors <i>Stairwell</i>	Ionization	Good	£43		(Fig 12) 
Consumer Unit <i>Shopfloor</i>	CCU with MCBs	Fair Missing blanks mcbs	£45	Essential Clear and tidy	(Fig 13) 

APPENDIX - PHOTOGRAPHS

[Fig 1](#)



[Fig 2](#)



[Fig 3](#)



[Fig 4](#)



[Fig 5](#)



[Fig 6](#)



[Fig 7](#)



[Fig 8](#)



[Fig 9](#)

[Fig 10](#)

APPENDIX - PHOTOGRAPHS



[Fig 11](#)



[Fig 12](#)



[Fig 13](#)

