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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.

1 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.

Client Jon Doe Acme Holdings (Landlord)

Building Address 23 New Road, Stoke, CH5 3EF

Surveyor Surveyor 1 of Your Company Name

Survey Date 3rd August 2018

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.

2 OVERVIEW

SURVEY DETAILS

Survey Date

Surveyor

Survey Description

BUILDING OVERVIEW

Building Type

Building Year

Building Construction

TENANT DETAILS

Tenant Name

Tenant Phone

Tenure

3 BUILDING DETAILS

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

Building Element	Description	Comments
Building Services	Electric & Oil	Here are some supplementary comments about the item.
Building Services	Electric & LPG	Here are some supplementary comments about the item.
Emergency Exits	3	Here are some supplementary comments about the item.
Lifts	1	Here are some supplementary comments about the item.






4 REMEDIAL WORKS COST SUMMARY

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

Items	Remedial Works	Budget Cost	Priority
Fencing (EXTERNAL)	<ul style="list-style-type: none"> - Renew chain link fence - Renew paddock gate - Renew fence - Renew car park padlock 	£1,162	Urgent
Garage (EXTERNAL)	<ul style="list-style-type: none"> - Renew garage door and frame - Repair garage door 	£516	Urgent
Chimney Stacks (EXTERIOR)	<ul style="list-style-type: none"> - Renew chimney pot - Reduce stack height - Rebuild stack head 	£500	Essential
Garage (EXTERNAL)	<ul style="list-style-type: none"> - Renew metal door - Errect garage - Renew garage door and frame - Repair garage door 	£1,076	Desirable
Handrails (EXTERNAL)	<ul style="list-style-type: none"> - Fix tapping rail to handrail - Provide handrails both sides 	£900	Desirable
External Walls (EXTERNAL)	<ul style="list-style-type: none"> - Renew/form bellcast drip - Renew coping stone 	£227	Desirable

Total Estimated Cost: £4,381

5 REMEDIAL WORKS LIST





Element	Description	Condition	Remedial Work	Priority	Photo
Garage 2 Im <i>Front</i>	Integral <i>Here are some supplementary comments about the item.</i>	Poor - Defective garage door	£516 - Renew garage door and frame - Repair garage door	Urgent	(Photo 1) 
Fencing 7 Im <i>Ground Floor > Disabled Toilet</i>	Timber Fence 12m High <i>Here are some supplementary comments about the item.</i>	Fair - Defective closeboard panels	£1,162 - Renew chain link fence - Renew paddock gate - Renew fence - Renew car park padlock	Urgent	(Photo 2) 
Chimney Stacks 1 item <i>Main Roof</i>	Brickwork chimney capped and associated weather flashings <i>Here are some supplementary comments about the item.</i>	Fair - Split flashings - Unsafe height	£500 - Renew chimney pot - Reduce stack height - Rebuild stack head	Essential	
Handrails 1 item <i>Front</i>	Wooden <i>Here are some supplementary comments about the item.</i>	Poor - No handrails provided	£900 - Fix tapping rail to handrail - Provide handrails both sides	Desirable	(Photo 3) 
External Walls 2 no <i>Front</i>	Flemish bond London brick masonry walls to main walls with soldier course above window headers <i>Here are some supplementary comments about the item.</i>	Poor - Poor pointing to brickwork - Dampness problems to the internal faces of external walls	£227 - Renew/form bellcast drip - Renew coping stone	Desirable	(Photo 4) 
Garage 1 item <i>Front</i>	Integral <i>Here are some supplementary comments about the item.</i>	Poor - Defective garage door	£1,076 - Renew metal door - Errect garage - Renew garage door and frame - Repair garage door	Desirable	(Photo 1) 

6 EXTERIOR DETAILS


Chimney Stacks		<i>Main Roof</i>	Fair	6.1
1 item				
Brickwork chimney capped and associated weather flashings				
Defects - Split flashings - Unsafe height	Essential Remedial Work - Renew chimney pot - Reduce stack height - Rebuild stack head Budget Cost - £500			
Here are some supplementary comments about the item.				

PS Sample

7 EXTERNAL DETAILS

Garage 2 Im <i>Front</i>		Poor	7.1
Integral			
Defects - Defective garage door	Urgent Remedial Work - Renew garage door and frame - Repair garage door Budget Cost - £516	(Photo 1) 	
Here are some supplementary comments about the item.			
Fencing 7 Im <i>Ground Floor > Disabled Toilet</i>		Fair	7.2
Timber Fence 12m High			
Defects - Defective closeboard panels	Urgent Remedial Work - Renew chain link fence - Renew paddock gate - Renew fence - Renew car park padlock Budget Cost - £1,162	(Photo 2) 	
Here are some supplementary comments about the item.			
Handrails 1 item <i>Front</i>		Poor	7.3
Wooden			
Defects - No handrails provided	Desirable Remedial Work - Fix tapping rail to handrail - Provide handrails both sides Budget Cost - £900	(Photo 3) 	
Here are some supplementary comments about the item.			
External Walls 2 no <i>Front</i>		Poor	7.4
Flemish bond London brick masonry walls to main walls with soldier course above window headers			
Defects - Poor pointing to brickwork - Dampness problems to the internal faces of external walls	Desirable Remedial Work - Renew/form bellcast drip - Renew coping stone Budget Cost - £227	(Photo 4) 	

Here are some supplementary comments about the item.

Garage 1 item		Front	Poor	7.5
Integral				
Defects - Defective garage door	Desirable Remedial Work - Renew metal door - Errect garage - Renew garage door and frame - Repair garage door Budget Cost - £1,076	(Photo 1) 		
Here are some supplementary comments about the item.				

PS Sample

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

*This is a
Signature*

For Your Company Name

Date

3rd August 2018

PS Sample

10 AREA PHOTOS

Grounds	(Photo 5)	
<i>Here are some supplementary comments about the item.</i>		10.1

Extension Roof	(Photo 5)	
<i>Here are some supplementary comments about the item.</i>		10.2

PS Sample

APPENDIX: PHOTOGRAPHS

[Photo 1](#)



[Photo 2](#)



[Photo 3](#)



[Photo 4](#)



[Photo 5](#)

