

Reference EXAMPLE

SCHEDULE OF CONDITION

of

**Flat 3, Sample House
57 Sample Street
Sampleton
London
XX1 5XX**

Inspection carried out on: 10th June 2026 at 13:00

Inspection carried out by:

Mr. Dennis Brett MCIQB FFPWS LCGI MPTS

Site Sage Chartered Building Consultancy

acting as Agreed Surveyor under section 10(1)(a) of the Party Wall etc. Act 1996

Preliminary Notes

This Schedule of Condition was prepared by Mr Dennis Brett MCIOB FFPWS LCGI MPTS of Site Sage Chartered Building Consultancy, acting as Agreed Surveyor under section 10(1)(a) of the Party Wall etc. Act 1996, following inspection of Flat 3, Sample House, 57 Sample Street, London XX1 5XX on 10th June 2026 at 13:00.

The inspection was attended by Mr A Sample, Director of Sample Properties Limited (the registered leasehold owner of Flat 3) and Mr Dennis Brett. The weather at the time of inspection was light rain.

This Schedule was prepared in connection with proposed works at Flat 5, Sample House, 57 Sample Street (the property directly above Flat 3), to be carried out pursuant to a Party Structure Notice under section 2(2)(f) of the Party Wall etc. Act 1996, namely cutting into the party structure (being the floor structure separating Flat 5 from Flat 3) for the purposes set out within the Notice.

The scope of this Schedule is limited to those parts of Flat 3 considered to be at risk of damage from the proposed works to the floor structure. It is not a full building survey and is not intended to be such. Items not considered to be at risk of damage from the proposed works — including but not limited to kitchen worktops and units, sanitaryware and floor coverings — have not been recorded. Floor coverings have not been recorded because the risk of damage to floor coverings from the proposed works is minimal.

The exterior of the property and the roof void have not been inspected, as the proposed works are limited entirely to within the floor void between Flat 5 and Flat 3 and pose no risk of damage to those areas.

For the purpose of this Schedule, descriptions of locations are given from the standpoint of standing within the room facing the wall or element described.

No opening up of the structure was undertaken. No inspection was made of concealed elements. The Schedule describes the condition of the relevant parts of the property as found on the date of inspection.

Photographs were taken during the inspection. The photographs do not always capture fine details such as hairline cracks. The written descriptions in this Schedule prevail over the photographs in the event of any inconsistency.

This Schedule of Condition forms part of the Party Wall Award and is to be read in conjunction with it.



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INTERIOR

First Floor

Open Plan Kitchen and Lounge

Item	Description	Condition
Ceiling	Ceiling plastered and painted white.	Hairline crack at the end of the partition wall dividing the lounge from the kitchen, approximately 300mm long, continuing along the junction of the partition wall and ceiling for a further approximately 800mm. Hairline crack running along the full length of the junction between the front elevation wall and the ceiling. Small crack to plaster at the ceiling/front-elevation-wall corner on the left-hand side, approximately 100mm long.
Walls	Walls plastered and painted.	Hairline crack running from the top right-hand corner of the door opening leading to the hallway, up to the ceiling. Hairline crack to the wall dividing the lounge from the communal landing at the junction of the partition wall and ceiling, running from directly above the right-hand corner of the door opening to the party wall. Hairline crack in a zig-zag pattern to the left-hand corner of the wall shared with Flat 4, approximately 500mm long. Small hairline crack approximately 100mm long around the dimmer switch to the lounge, located to the right of the entrance door.
Windows, Doors & Fittings	Entrance door to the lounge; windows to front elevation; dimmer switch and associated fittings.	Entrance door to the lounge opens and closes satisfactorily. Other fittings not considered at risk of damage from the proposed works.
Floor	Wood laminate flooring.	Not recorded — floor covering not considered at risk of damage from the proposed works. See Preliminary Notes.

Entrance Hall

Item	Description	Condition
Ceiling	Ceiling plastered and painted white.	One fixing hole visible directly above the entrance door to the lounge. Otherwise the ceiling is in good condition with no obvious defects.
Walls	Walls plastered and painted.	Hairline crack running from the left-hand corner of the entrance door to the landing, up to the ceiling.
Windows, Doors & Fittings	Three internal doors, light switches, electrical fittings.	Not considered at risk of damage from the proposed works.
Floor	Carpet to floor.	Not recorded — floor covering not considered at risk of damage from the proposed works. See Preliminary Notes.

Bathroom

Item	Description	Condition
Ceiling	Ceiling plastered and painted white.	Ceiling in good condition with no obvious defects.
Walls	Walls fully tiled from floor to ceiling.	Walls in good condition with no obvious defects.
Windows, Doors & Fittings	Bath, washbasin, toilet pan and associated sanitaryware.	Not considered at risk of damage from the proposed works.
Floor	Ceramic tile floor.	Not recorded — floor covering not considered at risk of damage from the proposed works. See Preliminary Notes.

Rear Bedroom

Item	Description	Condition
Ceiling	Ceiling plastered and painted white.	Ceiling in good condition with no obvious defects.
Walls	Walls plastered and painted.	Walls in good condition with no obvious defects. Note: hairline crack running from the top right-hand corner of the door opening up to the ceiling.
Windows, Doors & Fittings	Two windows to rear elevation; entrance door to bedroom.	Entrance door to the bedroom opens and closes satisfactorily. Other fittings not considered at risk of damage from the proposed works.
Floor	Carpet to floor.	Not recorded — floor covering not considered at risk of damage from the proposed works. See Preliminary Notes.

End of Schedule of Condition.

APPENDIX A

Photographs — Open Plan Kitchen and Lounge

In the issued schedule this appendix contains the dated photographs of every wall, ceiling, floor and fitting recorded above, numbered to match the schedule. They are left out of this example to protect the privacy of the owner.

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APPENDIX B

Photographs — Entrance Hall

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APPENDIX C

Photographs — Bathroom

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APPENDIX D

Photographs — Rear Bedroom

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APPENDIX E

Drawings

The accompanying drawings are:

2092-SV01-00 Rev BR1 — OS Map, Site Plan & Photographs

2092-SV02-00 Rev BR1 — Existing Floor Plan

2092-BR04-00 Rev BR1 — Proposed Section A-A

2092-BRDT-01 Rev BR1 — Detail Sheet 1, Wall Type Details

2092-BRDT-02 Rev BR1 — Detail Sheet 2, Floor & Ceiling Details

2092-BRDT-03 Rev BR1 — Detail Sheet 3, External Wall & Window Details

All drawings prepared by Vivendi Architects Ltd, Job 2092, Rev BR1, dated 6th January 2026, Full Plans Building Regulations Application Issue.



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