

**Ground Floor Flat  
17 Rona Road  
London  
NW3**



## **SCHEDULE OF CONDITION**

Of

Ground Floor Flat

17 Rona Road

London

NW3

Prepared By:

R Howorth

with

Richard Kaye in attendance

Taken on  
3 December 2015

**Ground Floor Flat  
17 Rona Road  
London  
NW3**



Item	Location	Construction	Condition
	<b>INTERNALLY</b> <b>Ground Floor</b>		
<b>1.00</b>	<b>Front Room</b>		
1.01	Ceiling	Plastered and painted.	<p>Paint flaking generally to ceiling.</p> <p>Hairline crack to front left between decorative panel adjacent and to the left of the window above the front reveal, crack extending to 500mm in length.</p>
1.02	Walls	Plastered and painted.	<p>Hairline crack above and slightly to the left of en-suite running diagonally for some 1.3m in length.</p> <p>Hairline cracking between 2 no. doorways which form a crazed area of plasterwork particularly at head height.</p> <p>Hairline cracking below the front bay window right side running from timber sub-sill 200mm above skirting.</p> <p>Hairline crack to left side of bay running both horizontally and diagonally into main house wall.</p> <p>2 no. cracks both 400mm in length approx.</p>

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
1.03	Floor	Timber boards.	Slight creak but no visible major defects.
1.04	2 no. doorways	Timber.	Both close adequately.
<b>2.00</b>	<b>En-Suite</b>		
2.01	Ceiling	Plastered and painted.	Hairline crack to perimeter generally.
2.02	Walls	Ceramic tiled.	Hairline crack to joint of front and left side wall full height.
2.03	Floor	Ceramic tiled.	Hairline cracking to joint of ceramic tiled floor to shower area to diagonal joints generally.
<b>3.00</b>	<b>Main House Left Side Bedroom</b>		
3.01	Ceiling	Plastered and painted.	Hairline crack to front section running left to right for 1m in length.
3.02	Walls	Plastered and painted.	No visible defects.
3.03	Floor	Timber boards.	No visible defects.
3.04	Door Lining	Timber	Closes adequately.
<b>4.00</b>	<b>Hall leading into Rear Reception Area</b>		
4.01	Ceiling	Plastered and painted.	Hairline crack adjacent to basement

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Item	Location	Construction	Condition
			<p>door and right side party wall running for 400mm in length front to back.</p> <p>Hairline crack at joint of sloping ceiling and wall above basement door running full width.</p> <p>Hairline crack at joint to left side kitchenette area between downstand and raised section of ceiling 100mm in length above left side of French windows.</p> <p>Hairline crack at joint between ceiling and wall front section adjacent to kitchen sink, full extent and also crack running into downstand nearby.</p>
4.02	Walls	Plastered and painted.	<p>Damp spot to rear of right side party wall approx. 600mm in length adjacent to ceiling level.</p> <p>Joint between skirtings open to hall area where step runs down from landing adjacent to basement door.</p> <p>Hairline crack to party wall rear section below beam running full height floor to ceiling.</p>
4.03	Floor	Timber	No visible defects.
4.04	Rear French windows & roof Velux window	Glazed.	Glazing intact.

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
<b>5.00</b>	<b>Bathroom</b>		
5.01	Ceiling	Plastered and painted.	Hairline crack at joints to wall generally and throughout.
5.02	Walls	Ceramic tiled.	No visible defects.
5.03	Floor	Ceramic tiles.	No visible defects.

**Robin Howorth**

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**Richard Kaye**

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**Date** .....

**First Floor Flat  
17 Rona Road  
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Of

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
	<b>INTERNALLY</b>  <b>First Floor</b>		
<b>1.00</b>	<b>Front Left Room</b>		
1.01	Ceiling	Plastered and painted.	Hairline cracking to cornice above hall entrance door and generally to this rear wall.  Hairline crack to board joints to front left corner of room to front of chimney breast running in an 'L' shape for some 2m in length approx.
1.02	Walls	Plastered and painted.	Hairline crack to mitre of skirtings to rear left corner.
1.03	Floor	Carpet on timber.	No visible defects.
<b>2.00</b>	<b>Front Right Kitchen</b>		
2.01	Ceiling	Plastered and painted.	Hairline cracks to cornice generally and throughout.
2.02	Walls	Plastered, lined and painted.	Hairline crack at above boiler running into cornice.  Hairline crack between skirting and wall to right side party wall running from rear up to and behind radiator.
2.03	Front Window	Timber.	Hairline cracking to joint of boxwork frame to upper left corner.

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
			Hairline cracking below window frame at joint of wall generally to base.
2.04	Kitchen Units		In serviceable condition.
2.05	Floor	Timber.	No visible defects.
2.06	Door Opening to Hall	Timber.	Closes adequately.
<b>3.00</b>	<b>Mid left main house Bedroom</b>		
3.01	Ceiling	Plastered and painted.	Hairline cracking at joint between coving and ceiling to left side chimney breast full extent.
3.02	Walls	Plastered and painted.	<p>Hairline crack to central section of timber stud right side wall running from skirting level vertically for 700mm.</p> <p>Hairline crack to joint of front and left side wall running from 1.7m height vertically into cornice, part concealed by clothes storage area.</p> <p>Hairline cracking to joint of rear wall under window at joint between timber boxwork, skirtings and wall to perimeter.</p> <p>Open joints to timber frame to window and joints to window generally and throughout.</p>



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Item	Location	Construction	Condition
3.03	Floor	Carpet on timber.	No visible defects.
3.04	Door Opening	Timber	Closes adequately.
<b>4.00</b>	<b>Hall</b>		
4.01	Ceiling	Plastered and painted.	No visible defects.
4.02	Walls	Plastered and painted.	<p>Hairline cracking above door entrance to front room to corner adjacent to cornice running for some 150mm, slight rucking to paint/paperwork to joint of left side wall and front wall above architrave with hairline cracking at joint of architrave and wall below running to skirting level.</p> <p>Hairline crack to rear left section at joint between main house and rear extension, previously painted in and slightly opened up again running from skirting up to boxwork above, full height.</p> <p>Hairline cracking at joint of right side wall and rear wall running from 2m height into ceiling just forward of the steps leading down to the lower section of wall.</p> <p>Hairline cracking running left to right adjacent to lower first floor rear section of hall.</p> <p>2 no. hairline cracks previously made good.</p>

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Item	Location	Construction	Condition
			<p>Previously made good and infilled crack between left side windows.</p> <p>Raking hairline crack below running from timber sub-sill into skirting adjacent to door entrance to rear bedroom.</p>
<b>5.00</b>	<b>Rear Right Bathroom</b>		
5.01	Ceiling	Plastered and painted.	<p>Previously made good cracking to front left of sky light some 300mm in length with two additional cracks, the first of which runs front to back from sky light running to rear wall 500mm, the second of which runs left to right from sky light running into party wall for some 400mm with slight lifting and cracking between the sky light and party wall running front to back for some 700mm.</p> <p>Hairline cracking at joint of ceiling and ceramic splashback full extent.</p>
5.02	Walls	Ceramic splashback. Plastered and painted to other areas.	<p>Hairline crack at joint between rear wall and right side wall running floor to ceiling including crack between ceramic tiled splashback below.</p> <p>Hairline crack at joint between architrave and ceramic tiles to front of door opening.</p>
5.03	Door opening	Timber.	Closes adequately.

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
5.04	Floor	Vinyl.	No visible defects.
<b>6.00</b>	<b>Rear Room</b>		
6.01	Ceiling	Plastered and painted.	Hairline crack at mitre to rear left of cornice and crack between joint of cornice and wall to rear running full extent, this crack also extends to left side party wall full extent and hairline crack to joint of mitre to joint of front and right side wall.
6.02	Walls	Plastered, lined and painted.	Hairline crack above front storage area running vertically into ceiling with a dog leg slightly below ceiling level.  Disturbance to paint and paper finish to front left corner also as detailed in photograph.  Blistering and disturbance to plaster and paint finish adjacent to air brick to rear left corner.
6.03	Floor	Carpet on timber.	No visible defects.
6.04	Door	Timber.	Closes adequately.
<b>8.00</b>	<b>Communal Corridor – 1<sup>st</sup> to Ground Floor</b>		
8.01	Ceilings	Plastered and painted.	Hairline cracking at joint between sloping section of ceiling and half landing ceiling to rear running full

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Item	Location	Construction	Condition
			<p>extent left to right.</p> <p>Hairline crack between sloping section of ceiling first floor landing and joint of left side wall full extent 1.5m.</p>
8.02	Walls	Plastered and painted.	<p>Hairline crack running to left wall at first floor level running from ceiling to string of stairs with 2 no. cracks minimum merging.</p> <p>Live section of plaster in stairwell area between ground floor and first floor rear landing generally and throughout.</p> <p>This hairline cracking and damaged plaster extends to ground floor level to the party wall adjacent to the street entrance door.</p>
8.03	Floor	Carpet on timber.	No visible defects.

**Robin Howorth**

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**Richard Kaye**

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**Date** .....

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	<b>INTERNALLY</b> <b>First Floor</b>		
<b>1.00</b>	<b>Front Left Room</b>		
1.01	Ceiling	Plastered and painted.	Hairline cracking to cornice above hall entrance door and generally to this rear wall.  Hairline crack to board joints to front left corner of room to front of chimney breast running in an 'L' shape for some 2m in length approx.
1.02	Walls	Plastered and painted.	Hairline crack to mitre of skirtings to rear left corner.
1.03	Floor	Carpet on timber.	No visible defects.
<b>2.00</b>	<b>Front Right Kitchen</b>		
2.01	Ceiling	Plastered and painted.	Hairline cracks to cornice generally and throughout.
2.02	Walls	Plastered, lined and painted.	Hairline crack at above boiler running into cornice.  Hairline crack between skirting and wall to right side party wall running from rear up to and behind radiator.
2.03	Front Window	Timber.	Hairline cracking to joint of boxwork frame to upper left corner.

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
			Hairline cracking below window frame at joint of wall generally to base.
2.04	Kitchen Units		In serviceable condition.
2.05	Floor	Timber.	No visible defects.
2.06	Door Opening to Hall	Timber.	Closes adequately.
<b>3.00</b>	<b>Mid left main house Bedroom</b>		
3.01	Ceiling	Plastered and painted.	Hairline cracking at joint between coving and ceiling to left side chimney breast full extent.
3.02	Walls	Plastered and painted.	<p>Hairline crack to central section of timber stud right side wall running from skirting level vertically for 700mm.</p> <p>Hairline crack to joint of front and left side wall running from 1.7m height vertically into cornice, part concealed by clothes storage area.</p> <p>Hairline cracking to joint of rear wall under window at joint between timber boxwork, skirtings and wall to perimeter.</p> <p>Open joints to timber frame to window and joints to window generally and throughout.</p>

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
3.03	Floor	Carpet on timber.	No visible defects.
3.04	Door Opening	Timber	Closes adequately.
<b>4.00</b>	<b>Hall</b>		
4.01	Ceiling	Plastered and painted.	No visible defects.
4.02	Walls	Plastered and painted.	<p>Hairline cracking above door entrance to front room to corner adjacent to cornice running for some 150mm, slight rucking to paint/paperwork to joint of left side wall and front wall above architrave with hairline cracking at joint of architrave and wall below running to skirting level.</p> <p>Hairline crack to rear left section at joint between main house and rear extension, previously painted in and slightly opened up again running from skirting up to boxwork above, full height.</p> <p>Hairline cracking at joint of right side wall and rear wall running from 2m height into ceiling just forward of the steps leading down to the lower section of wall.</p> <p>Hairline cracking running left to right adjacent to lower first floor rear section of hall.</p> <p>2 no. hairline cracks previously made good.</p>



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Item	Location	Construction	Condition
			<p>Previously made good and infilled crack between left side windows.</p> <p>Raking hairline crack below running from timber sub-sill into skirting adjacent to door entrance to rear bedroom.</p>
<b>5.00</b>	<b>Rear Right Bathroom</b>		
5.01	Ceiling	Plastered and painted.	<p>Previously made good cracking to front left of sky light some 300mm in length with two additional cracks, the first of which runs front to back from sky light running to rear wall 500mm, the second of which runs left to right from sky light running into party wall for some 400mm with slight lifting and cracking between the sky light and party wall running front to back for some 700mm.</p> <p>Hairline cracking at joint of ceiling and ceramic splashback full extent.</p>
5.02	Walls	Ceramic splashback. Plastered and painted to other areas.	<p>Hairline crack at joint between rear wall and right side wall running floor to ceiling including crack between ceramic tiled splashback below.</p> <p>Hairline crack at joint between architrave and ceramic tiles to front of door opening.</p>
5.03	Door opening	Timber.	Closes adequately.

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
5.04	Floor	Vinyl.	No visible defects.
<b>6.00</b>	<b>Rear Room</b>		
6.01	Ceiling	Plastered and painted.	Hairline crack at mitre to rear left of cornice and crack between joint of cornice and wall to rear running full extent, this crack also extends to left side party wall full extent and hairline crack to joint of mitre to joint of front and right side wall.
6.02	Walls	Plastered, lined and painted.	Hairline crack above front storage area running vertically into ceiling with a dog leg slightly below ceiling level.  Disturbance to paint and paper finish to front left corner also as detailed in photograph.  Blistering and disturbance to plaster and paint finish adjacent to air brick to rear left corner.
6.03	Floor	Carpet on timber.	No visible defects.
6.04	Door	Timber.	Closes adequately.
<b>8.00</b>	<b>Communal Corridor – 1<sup>st</sup> to Ground Floor</b>		
8.01	Ceilings	Plastered and painted.	Hairline cracking at joint between sloping section of ceiling and half landing ceiling to rear running full

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Item	Location	Construction	Condition
			<p>extent left to right.</p> <p>Hairline crack between sloping section of ceiling first floor landing and joint of left side wall full extent 1.5m.</p>
8.02	Walls	Plastered and painted.	<p>Hairline crack running to left wall at first floor level running from ceiling to string of stairs with 2 no. cracks minimum merging.</p> <p>Live section of plaster in stairwell area between ground floor and first floor rear landing generally and throughout.</p> <p>This hairline cracking and damaged plaster extends to ground floor level to the party wall adjacent to the street entrance door.</p>
8.03	Floor	Carpet on timber.	No visible defects.

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**ROBIN HOWORTH, MRICS**  
**CHARTERED BUILDING SURVEYOR**

Date .....

**SCHEDULE OF CONDITION**

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Of

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Prepared By:

Robin Howorth

with

Richard Kaye in attendance

Taken on  
3 December 2015



<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
	<b>INTERNALLY</b>		
<b>1.00</b>	<b>Loft Room</b>		
1.01	Ceiling	Plastered, lined and painted.	Hairline crack to lower right reveal of front Velux running for some 300mm.  Hairline crack to lower corner of architrave right side rear Velux running vertically for 150mm. This crack then runs at joint of rear wall and sloping ceiling to full length of Velux window.
1.02	Walls	Plastered, lined and painted.	Hairline crack at joint between front and left side wall running full extent and into skirting. Paper joints visible.
1.03	Floor	Carpet on timber.	No visible defects.  With slight undulation and slight spring.
1.04	Front and Rear Windows	Timber Velux windows.	Glazing intact.
1.05	Door and Lining	Timber.	Door lining slightly out of square although door has been eased and adjusted to match.
<b>2.00</b>	<b>Front Loft Bathroom</b>		
2.01	Ceiling	Plastered, lined and painted.	Open paper joints generally.  Hairline crack at joint of front wall and sloping ceiling to left side intermittently for approx. 500mm in length.

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Item	Location	Construction	Condition
			<p>Hairline crack at joint between ceramic tiled right party wall and ceiling full length.</p> <p>Hairline crack above bath shower cubicle area running horizontally in sloping ceiling section for 600mm.</p>
2.02	Walls	Plastered, lined and painted with ceramic tiled splashback to right side and section of front wall.	<p>Hairline crack at joint between front wall and right side above bath running into sloping ceiling.</p> <p>Several open grout lines above bath to minimum 3 no. tiles.</p> <p>Open joint to mastic above basin full extent.</p> <p>Open joint between skirtings and ceramic floor where visible generally to left side wall.</p>
2.03	Floor	Ceramic tiles on timber.	Floor sloping to left away from party wall to No. 19.
2.04	Door and Lining	Timber.	Door out of square and dropping to left side with door eased and adjusted to suit.
<b>3.00</b>	<b>Hall</b>		
3.01	Ceiling	Plastered and painted	<p>Hairline crack to joint of built-in cupboard to party wall to full extent.</p> <p>Hairline crack at joint between party wall and ceiling sloping section above boxwork running into boxwork above.</p> <p>Small section of live plaster above half landing directly adjacent to rear window.</p>

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
3.02	Walls	Plastered and painted.	Live plaster above lower boxwork to party wall in lower 1m <sup>2</sup> section adjacent to window.
3.03	Stairs and Landing	Carpet on timber.	No visible defects.
3.04	Rear Window	Timber	Glazing intact.
	<b>SECOND FLOOR</b>		
<b>4.00</b>	<b>Hall</b>		
4.01	Ceiling	Plastered and painted.	Minor crack to base of stairs to loft.  2 no. cracks, the first of which rakes from built-in cupboard to newel post. Approximate length 800mm. Second crack adjacent to party wall and boxwork at second floor level, live paintwork/plaster. Crack approx. 500mm in length running front to back.
4.02	Walls	Plastered and painted.	Hairline diagonal crack above door entrance to front room, left side, head of architrave running for 500mm.  Hairline crack to the rear of the door entrance to rear bedroom running diagonally adjacent to the sloping ceiling below stairs running to first floor landing 400mm in length.
4.03	Floor	Timber boarded.	Floor slopes slightly to the left away from party wall.

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
<b>5.00</b>	<b>Rear Left First Floor Room</b>		
5.01	Ceiling	Plastered and painted.	<p>Discolouration, hairline cracking to rear left section of the room above en-suite and window generally and particularly in this area.</p> <p>Ceiling generally in poor condition particularly to central section above bed, previously filled and made good with hairline cracks generally and throughout.</p>
5.02	Walls	Plastered, lined and painted.	<p>Staining to right and adjacent to window at 1.3m height.</p> <p>Open paper joints generally.</p>
5.03	Floor	Carpet on timber.	No visible defects.
5.04	Door and Lining	Timber.	Closes adequately.
<b>6.00</b>	<b>En-Suite</b>		
6.01	Ceiling	Plastered, lined and painted.	<p>Paper joints open generally.</p> <p>Hairline cracking to perimeter.</p> <p>To rear section of left side wall above door entrance running into return wall and runs around perimeter to rear section of room with hairline crack slightly below ceiling level above basin running into front wall.</p>
6.02	Walls	Plastered, lined and painted with ceramic splashback to shower enclosure.	<p>Hairline cracking at joints of skirting and wall adjacent to WC right side.</p> <p>Open paper joints generally and throughout.</p>



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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
			Hairline cracking around previous opening above WC to left side running from 2m height vertically for some 400mm with cut-out to paper to area.
6.03	Floor	Ceramic tiled.	Grout lines and joints between tiles generally open with cracks in between throughout.
<b>7.00</b>	<b>Front Room</b>		
7.01	Ceiling	Plastered and painted.	No visible defects.
7.02	Walls	Plastered, papered and painted.	<p>Hairline crack at joint between front and right side wall visible from 1.8m height running into cove partially obscured behind bookshelf.</p> <p>Open paper joints generally and throughout.</p> <p>Hairline crack above left upper corner of architrave running diagonally into coving.</p> <p>Small scale hairline cracking to joint of skirting and wall to kitchen area to front of built-in fridge 100mm section.</p> <p>Hairline cracking to skirting to front left corner of room running from left side wall and to termination of skirting behind radiator.</p>
7.03	Floor	Exposed timber boards.	Slight undulation within floor level generally.
7.04	Door and Lining	Timber.	Closes adequately although historic slight movement and slippage towards left.
<b>8.00</b>	<b>Stairwell leading from</b>		

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
	<b>first to second floor level</b>		
8.01	Ceiling	Plastered and painted.	<p>Hairline crack starting at mid landing running at joint of sloping underside of staircase and party wall for some 1.2m in length.</p> <p>Hairline crack to paper joint above half landing where sloping ceiling meets flat section of ceiling.</p>
8.02	Walls	Plastered and painted.	<p>Hairline crack at joint of boxwork and wall adjacent to rear balcony door running from 2m height into ceiling.</p> <p>Hairline crack at joint of ceiling and rear wall above door to balcony for some 1m in length.</p> <p>Hairline crack at joint between rear wall and party wall adjacent to flat entrance door running from skirting into ceiling.</p>
8.03	Floor	Timber.	No significant defects.
8.04	Door to Balcony	Timber.	Closes adequately.

**Robin Howorth**

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**Richard Kaye**

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**Date** .....

**First Floor Flat  
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**Externals & Communal Parts  
17 Rona Road  
London  
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## **SCHEDULE OF CONDITION**

Of

External Areas & Communal Parts

17 Rona Road

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Prepared By:

R Howorth

with

Richard Kaye in attendance

Taken on  
3 December 2015

**Externals & Communal Parts**  
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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
<b>1.00</b>	<b>Front Elevation</b>		
1.01	Main Roof	Eternit slates with 1 No. inset Velux window.	Generally in reasonable condition.
1.02	Party wall parapet at roof level	Brick on edge with tile creasing course and render below.	Generally in reasonable condition.
1.03	Main wall	Exposed brickwork.	Generally in reasonable condition.
1.04	Gutters	Plastic.	Generally in serviceable condition.
<b>2.00</b>	<b>Rear Elevation</b>		
2.01	<b>Roof</b>	Eternit slates.	No visible defects.
2.02	<b>Party Wall Parapet</b>	Exposed brick with clay creasing tile and rendered below and metal flashing.	Cracking to rear section of parapet.  Small scale deterioration of brick-on-edge copings.
2.03	<b>Lower copings and party wall capping.</b>	Clay tiles finished to sloping section with stone copings adjacent to balcony.	Upper coping pushed out of position.  2 no. copings where balcony railings are fitted are loose in position.  Stone parapet coping generally has open joints.
2.04	<b>Rear Wall – 2<sup>nd</sup> floor</b>	Exposed solid brickwork.	Render panel where buildings meet adjacent to base of upper parapet generally cracked throughout.

**Externals & Communal Parts**  
**17 Rona Road**  
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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
<b>2.05</b>	<b>Rear Main Wall Ground and Lower, First Floor</b>	Exposed brick above ground floor, painted render below.	No significant defects.
	<b>2<sup>nd</sup> floor Terrace/Flat roof</b>		
2.06	<b>Lean-to Roof Canopy</b>	Perspex sheets with timber frame and flashband flashings to perimeter.	Roof sheets generally worn & undulating but intact.
2.07	<b>Roof surface</b>	Timber decking with no view of roof covering below	Generally serviceable but worn with lead flashings to perimeter generally in serviceable condition and metal balcony railings are fixed to loose clay copings to sloping section of party wall with flashband repairs where sloping section of copings meets infilled chimney breast to party wall.
<b>2.08</b>	<b>Rear Garden/Party Fence Wall</b>	Rendered and painted.	Hairline crack at joint of old outhouse to No. 19 running from top at 1.3m for 500mm vertically.  Minor crack, maximum 3mm wide, running to central section of garden wall in renderwork adjacent to buttress full height becoming narrower to base.
<b>2.09</b>	<b>Gardens</b>	Generally laid to lawn with timber patio to front section.	Generally in reasonable condition.

**Externals & Communal Parts**  
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Item	Location	Construction	Condition
<b>3.00</b>	<b>Communal Corridor – 1<sup>st</sup> to Ground Floor</b>		
3.01	Ceilings	Plastered and painted.	<p>Hairline cracking at joint between sloping section of ceiling and half landing ceiling to rear running full extent left to right.</p> <p>Hairline crack between sloping section of ceiling first floor landing and joint of left side wall full extent 1.5m.</p>
3.02	Walls	Plastered and painted.	<p>Hairline crack running to left wall at first floor level running from ceiling to string of stairs with 2 no. cracks minimum merging.</p> <p>Live section of plaster in stairwell area between ground floor and first floor rear landing generally and throughout.</p> <p>This hairline cracking and damaged plaster extends to ground floor level to the party wall adjacent to the street entrance door.</p>
3.03	Floor	Carpet on timber.	No visible defects.

**Robin Howorth**

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**Richard Kaye**

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**Date** .....

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## **SCHEDULE OF CONDITION**

Of

21 Rona Road

London

NW3

Prepared By:

R Howorth MRICS

with

Richard Kaye in attendance

Taken on  
3 December 2015



**21 Rona Road  
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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
	<b>EXTERNALLY</b>		
<b>1.00</b>	<b>Front Elevation</b>		
1.01	Main Roof	Eternit slates with three inset Velux windows.	Generally in reasonable condition.
1.02	Shared party wall chimney	Exposed brick.	Pointing part missing to upper section with 6 no. pots and TV aerial.
1.03	Party wall parapet at roof level	Rendered with concrete copings over.	Generally in reasonable condition.
1.04	Main wall	Exposed brickwork.	Generally in reasonable condition.
1.05	Gutters	Plastic.	Generally in serviceable condition.
<b>2.00</b>	<b>Rear Elevation</b>		
2.01	Main Roof	Eternit slates with two inset Velux windows.	No visible defects.
2.02	Rear chimney	Rendered and exposed brickwork with 3 no. pots above.	Pointing part missing to brickwork. Render discoloured.
2.03	Party wall parapet to rear section	Rendered with concrete copings over.	No visible defects.
2.04	Main House Wall	Exposed brickwork.	Generally in reasonable condition with conservatory forming infill adjacent to No. 19.

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
2.05	Rear Garden and boundary wall	Laid to lawn with beds with solid brick boundary wall.	Boundary wall brickwork generally in poor condition but serviceable.  Lawns, garden etc., in reasonable condition.
2.06	Rear First Floor Flat Roof	Felt covered with parapet perimeter	No visible defects.
2.07	Rear conservatory left side	Glazed units with lead flashing above and to valley and box gutter with concrete copings capping party wall	No visible defects.
	<b>INTERNALLY</b>		
	<b>Loft level</b>		
<b>3.00</b>	<b>Left Side Room</b>		
3.01	Ceiling & walls	Plastered and painted.	Hairline crack at joint between sloping section of front roof and main flat ceiling intermittently running full length.  Similarly to rear section of sloping ceiling joints in main flat area.  Hairline crack at joint of sloping roof and party wall running full extent and into the wall below.  Hairline cracking at joint of ceiling and right side wall above door opening to hall 500mm in length front to back.

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Item	Location	Construction	Condition
			Hairline cracking at joint of rear roof access area, door architrave and wall to left side and within door frame additionally.
3.02	Floor	Carpet on timber.	No visible defects.
<b>4.00</b>	<b>Front Loft Room</b>		
4.01	Ceiling & walls	Plastered, lined and painted.	<p>Undulations within plaster finish.</p> <p>Hairline crack at joint between sloping and flat section of ceiling full width.</p> <p>Open paper joints generally to sloping ceiling section.</p> <p>Hairline crack at joint of sloping ceiling and left side wall full extent. This crack also extends to horizontal section of ceiling where it meets left side wall.</p> <p>Hairline crack at joint of right side wall and ceiling full extent and also between the rear wall and ceiling. Hairline cracking extends to joint between skirting and wall to rear section of right side 600mm in length.</p>
4.02	Floor	Timber with carpet covering.	No visible defects.

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
<b>5.00</b>	<b>Hall</b>		
5.01	Ceiling	Plastered and painted.	<p>Hairline crack and discolouration at joint of ceiling and right side wall with crack running full extent and length.</p> <p>Hairline crack running intermittently and to joint of left side and ceiling full extent.</p>
5.02	Walls	Plastered and painted with inset window to front wall.	<p>Minor crack to a maximum of 3mm in width at joint between front and right side wall running floor to ceiling.</p> <p>Hairline cracking sporadically and throughout to upper section of rear wall and to lower section of the rear of the right side wall.</p> <p>Hairline cracking floor to ceiling at boxwork to rear section of left wall.</p>
<b>6.00</b>	<b>Second Floor Hall Area</b>		
6.01	Ceiling	Plastered and painted.	Hairline crack at joint of sloping section of ceiling where landing meets stairs running downwards and 1mm wide cracking and live section to flat section of ceiling adjacent to rear flat roof in this entire area of ceiling.
6.02	Walls	Plastered and painted.	Hairline crack at joint of front and right side wall running floor to ceiling part hidden behind storage items.

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
<b>7.00</b>	<b>Second Floor Front Room</b>		
7.01	Ceiling	Plastered and painted.	Small scale open joint/hairline cracking to cornice particularly to front and right side wall.
7.02	Walls	Plastered and painted.	Hairline crack at joint of front and right side wall running from 500mm above skirting into cornice.  Hairline crack above door entrance to hall running diagonally into cornice from architrave.
7.03	Floor	Carpet on timber.	No visible defects.
<b>8.00</b>	<b>Rear Room</b>		
8.01	Ceiling	Plastered and painted.	Blistering damage to paintwork above rear window to central section extending for 0.5m <sup>2</sup> .
8.02	Walls	Plastered and papered with timber tongue and groove boards below.	Staining at joint between timber boards and wallpaper to full extent of walls.
8.03	Floor	Timber boards.	No visible defects.
	<b>FIRST FLOOR</b>		
<b>9.00</b>	<b>Front Room</b>		

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
9.01	Ceiling	Plastered and painted.	Hairline cracking to cornice to front left corner adjacent to where bay meets main house, minimum 2 no. cracks 600mm in length with sporadic hairline cracking to cornice throughout and damp staining to rear left corner of room 600m <sup>2</sup> area.
9.02	Walls	Plastered and painted.	No significant defects.
9.03	Floor	Timber boards.	Small section part missing to rear of chimney.  Remainder generally serviceable but uneven and wide joints between.
9.04	Door and Lining	Timber.	Closes adequately.
<b>10.00</b>	<b>Rear Main House Left Side Bedroom</b>		
10.01	Ceiling	Plastered, lined and painted.	Damage to rear right corner of room with blistering and hairline crack extending some 1.3m in length.  Hairline crack opened up between ceiling and wall to front wall section section 800mm in length.  Hairline cracking generally and throughout to left side wall cornice.  Open joints to skirtings generally and in particular adjacent to door entrance.

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Item	Location	Construction	Condition
			Open joint between skirtings and walls particularly to front wall.
10.02	Door	Timber.	Closes adequately.
10.03	Floor	Exposed boards.	Several loose boards, generally wide joints etc.
<b>11.00</b>	<b>Hall to Ground to First Floor Half Landing</b>		
11.01	Ceiling	Plastered and painted	<p>Open joints and hairline cracking where flat section of ceiling meets sloping section above running full width left to right.</p> <p>Hairline crack at joint of left side and ceiling rear section running full extent front to back and to joint of main house rear wall and flat section of ceiling rear half landing.</p> <p>Hairline cracking and discolouration to right side party wall rear section of hall beyond and behind bookshelf.</p> <p>Hairline cracking to sloping ceiling leading from first floor half landing down to ground floor at top of stairs running for 1m in length.</p> <p>Sloping ceiling of first floor rear half landing leading to ground floor shows areas of hairline cracking to upper section particularly.</p>

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Item	Location	Construction	Condition
11.02	Walls	Plastered and painted.	<p>Hairline cracking running at the joint of left side wall and rear wall to main house running full height.</p> <p>Open joint to door lining architrave to mid main house bedroom running full height.</p>
11.03	Floor	Carpet on timber.	Generally worn but serviceable.
<b>12.00</b>	<b>Rear Extension Bathroom</b>		
12.01	Ceiling	Plastered and painted.	<p>Inset downlight loose in position.</p> <p>Hairline crack at joint between right side wall and ceiling, in fact all walls and ceilings.</p>
12.02	Walls	Plastered and painted.	<p>Hairline crack at joint between rear and left side wall running full height.</p> <p>Hairline crack running between front boxwork and right side wall running above timber boarding into ceiling.</p> <p>Hairline cracking around window running vertically where making good has been taking place.</p> <p>Open joints generally to timberwork to window.</p>



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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
12.03	Floor	Exposed boards.	Generally in serviceable condition.
12.04	Door	Timber.	Closes adequately.
<b>13.00</b>	<b>Rear First Floor Room</b>		
13.01	Ceiling	Plastered and painted.	Hairline cracks to perimeter of walls and ceiling throughout with the exception of the central right side.
13.02	Walls	Plastered and painted.	Hairline crack between left side rear wall running intermittently and sporadically up to 1.3m height.  Open joint to skirtings for 500mm section adjacent to door.
13.03	Door opening.	Timber.	Binds in frame.
13.04	Floor	Timber boards.	Adequate.
	<b>Ground Floor</b>		
<b>14.00</b>	<b>Ground Floor Hall</b>		
14.01	Ceiling	Plastered and painted	Hairline cracking to perimeter particularly to rear section adjacent to doorway to kitchen to perimeter.
14.02	Walls	Timber boarded area to rear, plastered and painted to front section.	Hairline cracks to timber boards generally and throughout.  No significant defects to remainder of area.

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<b>Item</b>	<b>Location</b>	<b>Construction</b>	<b>Condition</b>
<b>15.00</b>	<b>Front Main Reception Room</b>		
15.01	Ceiling	Plastered and painted.	Small scale hairline cracking to party wall cornice rear section from beam downstand leading to rear wall.
15.02	Walls	Plastered and painted.	Damp staining adjacent to mantelpiece front section approx. 0.5m in extent with adjacent discolouration to full extent of mantelpiece where it meets the wall.  Hairline cracking to timberwork, French door reveal to rear, generally and throughout to joints.
15.03	Floor	Carpet on timber	No significant defects.
15.04	Door and Lining	Timber.	Binds in frame.
15.05	Rear French windows	Timber.	Closes adequately.
<b>16.00</b>	<b>Rear Kitchen</b>		
16.01	Ceiling	Conservatory glazed units to left side, plastered and painted to right.	Poor quality making good to front section of right side.  Hairline cracking at joint of ceiling and rear wall right side above French windows to garden full extent with hairline cracking extending to right side wall running front to back full extent.

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Item	Location	Construction	Condition
			<p>Hairline cracking above head of French windows timber frame where it meets rendered/plasterwork to wall.</p> <p>Hairline cracking at joint of downstand to conservatory left side full height.</p> <p>Hairline cracking at joint between plasterwork and conservatory extends to joint where they meet full length and also running at the joint between the rear window and the wall full height.</p> <p>Remainder of wall is plastered and painted, generally in serviceable condition.</p>
16.02	Floor	Timber boards.	Generally worn but in serviceable condition.
16.03	Door	Timber.	Closes adequately.
<b>17.00</b>	<b>Basement Cellar Area</b>		
17.01	Walls	Rendered and painted.	<p>Blistering and part damaged.</p> <p>Various storage items and lack of lighting rendering inspection difficult.</p>
17.02	Floor	Concrete.	Part visible. Where visible, serviceable in context with basement storage area.

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