

SAMPLE



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SCHEDULE OF DILAPIDATIONS



**Chartered
Building
Consultancy**

Professionalism & Integrity in Construction
Membership No: 1486929

Carl O'Boyle BSc FCIQB MRICS MFPWS

Managing Director

Tayross Associates Limited

Building Surveys | Party Wall Agreements | Project Management | Boundary Disputes

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SCHEDULE OF DILAPIDATION

of



.....
Carl O'Boyle, BSc FCIQB MFPWS MRICS

.....
Date of Inspection: 10th February 2020

Weather conditions: Sunny

This schedule has been prepared by Carl O'Boyle Bsc. FCIOB MRICS MFPWS of Tayross Associates Ltd, upon the instructions of

It was prepared following Carl O'Boyle's inspection of the property known as on 10th February 2020.

It records the works required to be done to the property in order for their financial auditors to value the cost of dilapidations, as required in the lease agreement dated 4th July 2016 by an independent surveyor.

The following schedule contains:

- A photographic schedule;
- The remedial works suggested by the Surveyor (Carl O'Boyle);

The schedule contains the true views of Carl O'Boyle, being the Surveyor appointed/employed to prepare the schedule.

SCHEDULE OF DILAPIDATION

PHOTOGRAPH	LOCATION	TAYROSS COMMENTS ON CONDITION	COSTINGS
P02-04,06	Meeting room.	<p>Suspended metal exposed grid ceiling system with partition made in plaster board and with the glazed door into office area.</p> <p>Walls have scuff marks all round where are seats have caused damage this damage all occurs within 1.2 m of the finished floor.</p> <p>Skirting board we noted a scuff marks and chips to the skirting board.</p> <p>Skirting board has electrical outlets and front these all appeared in reasonable condition.</p> <p>Glazed door into room rubs on carpet.</p> <p>Carpets these appeared in good condition no sign of any stains or tears etc.</p>	All costed below.
P10	Suspended floors (generally).	No issues observed. Though repairs will be required after partitioning systems are removed.	Some repairs required - costed later.
P05	Windows (generally).	<p>Bronze anodised double glazed windows these appeared in good condition. Only 1 or 2 opened as the rest were locked.</p> <p>Frames, glazing and seals appear all satisfactory.</p> <p>Need to locate keys.</p> <p>Window blinds are original</p>	Windows will need cleaning internally after all works complete.
P15	Window blinds.	Appear in good order.	No action required.
P11	Managing Director's office.	Perforated suspended ceiling, some scuff marks on the ceiling	Costed in the summary.

		<p>panels that will need cleaning otherwise this appeared in reasonably good condition.</p> <p>Walls: some scuff marks on the paintwork but generally appears in reasonably good condition.</p> <p>Floors call on carpet tiles charcoal grey speckled one or two slight marks on tiles.</p>	
P12	Open plan office area, including file storage.	<p>Ceilings and metal grid suspended ceilings.</p> <p>One luminaire not working above the office library area.</p> <p>Perimeter walls generally scuff marks.</p> <p>Floors: lots of intermittent staining tiles here and there is little black marks on the tiles. These will probably all have to be replaced at the end of the tenancy as they would be difficult to match colour or may be able to steam clean all tiles providing there are spares.</p> <p>Should be able to order spares.</p>	Costed in the summary.
	Dining/kitchen area.	<p>Suspended metal grid ceiling in the kitchen area this all appeared in reasonable condition.</p> <p>Plastered painted walls with the glazed screen in front this all appeared in good condition.</p> <p>Floor tiles lifting beside the glazed door refer to photographs.</p> <p>Worktop damaged on corner.</p>	<p>Kitchen is to be removed at end of lease and all finishes made good.</p> <p>Costed at the end of the report.</p>
	Office.	<p>Perforated suspended ceiling some scuff marks on the ceiling panels that will need cleaning otherwise this appeared in reasonably good condition.</p> <p>Walls: some scuff marks on the paintwork but generally appears in reasonably good</p>	Costed at the end of the report.

		condition. Floors call on carpet tiles charcoal grey speckled one or two slight marks on tiles.	
P07,08,09	Metal Powder coated exposed grid ceilings generally.	Perforated metal powder coated ceiling tiles set in an exposed grid. With flush mounted luminaires and surface fixed smoke detectors etc. There is some damage to ceiling tiles. I'm not sure if temporary partitions have been fixed through ceiling tiles should not be the case. However I have allowed for a 10% replacement cost just in case.	Costed at the end of the report.

Guideline total office floor area reinstatement costs for accountancy purposes.

1. Strip and remove temporary partitions, glazed doors etc. as per the attached marked (green) up drawing. Including protecting main stairs etc. Transport to clear items away.
2. Make good ceilings, where grid is slightly distorted and after partitions are removed. Allow for 10M2 of making good and replacements to ceiling. £750.00.
3. Make good walls after sign removals, partitions, services etc. Rub down and fill and redecorate with two coats of paint. Allow for 2 men 5 working days, materials, overheads and profit.
4. Paint L/lord doors to perimeter of the offices on the third floor.
5. Carpets to be made good and professionally dry cleaned. Allow for 10% renewal and steam dry others.
6. Remove any electrical installations, alarms added during the lease.
7. Mechanical and Electrical testing certs. One luminaire to fix.
8. Remove kitchen and reinstate floor tiles etc and make good finishes.
9. Final clean and window cleaning internally.

SUMMARY OF COSTINGS

1.			£3,000.00
2.			£750.000
3. & 4.			£5,000.00
5.			£2,500.00
6.			£1,500.00
7.			£1,000.00
8.			£2,500.00
9.			£900.00
Total			£17,150.00 Plus vat