

Schedule of Condition

When considering a new property, whether this be purchasing or leasing, we believe it is critical you understand the condition of the property.

A schedule of condition provides a factual record of the condition of a property. The schedule is often prepared prior to entering into a commercial lease.

It's purpose is to record a written elemental breakdown of the condition of the property and to identify any present defects. Upon expiry of the lease, the schedule is used to establish the extent and responsibility for repairing the property, including any reinstatement work needed.

It is a useful document to possess when undertaking pre-lease negotiations, to obtain a better understanding of the potential liabilities facing you. The schedule can also accompany a Party Wall Award or be undertaken prior to construction works to accurately record the fabric condition.

Contact Cre8 Commercial Building Surveying today so we can limit any potential liabilities facing you and your future.

What can Cre8 offer?

- A schedule of condition that provides an accurate detailed analysis of the fabric condition and any defects present.
- A schedule that is not only evidenced by photographs and videos, but also by drone surveys.
- Post inspection we provide an update on our findings. This is then followed by a written report within 5 days. We understand that communication and speed is critical when undertaking such transactions, this is a crucial aspect of our service. We ensure our clients are kept informed and up to date throughout all stages of the survey process.

What do our clients say about us?

'We engaged Cre8 Commercial Building Surveying services on a technical advisory basis to review the condition of a commercial property we were looking to buy. We found Will brought great value to our business. He was approachable, engaging and a pleasure to work with, which assisted us massively in our new venture.'

Liam Pilkington
Director - Bolton Steel Structures Ltd

Cre8 a smarter way..

For more information, please visit:
www.cre8surveyors.co.uk

Cre8 Commercial Building Surveying services:

- Schedule of Condition;
- Pre-acquisition Building Survey (lease or buying);
- Dilapidations;
- Building Reinstatement Cost Assessment;
- Defect Diagnosis;
- Party Wall Matters;
- Measured surveys and drone surveys;
- Planned Preventative Maintenance (PPM);
- Strategic PPM Advice;
- Condition Surveys;
- Development Monitoring.