



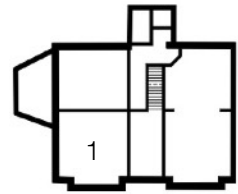
Schedule of Condition

Slade Lane Neighbourhood Centre

for Myriad Foundation

Slade Lane M13 0QJ

GROUND FLOOR - FRONT ROOM 1



Room 1 looking towards front elevation



Existing window at front elevation

Walls - Wall paper covering with picture rail in poor condition with mdf skirting to front & side walls; water damage, mould and damp to left hand side of external wall

Floors - Carpet floor covering throughout in poor condition, existing timber floor not inspected

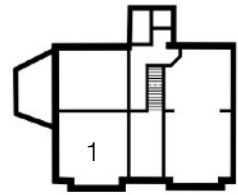
Ceiling - Lath & plaster in poor condition; cornice around left side above window is broken due to historic water damage; surface mounted strip lighting

Front window - Timber casement window with fixed upper panel & side hung lower panel all in single glazing painted shut; black painted metal security grille fixed to external brick walls; external concrete lintel; external painted stone cill; internal painted timber cill in poor condition

Door - Painted timber entrance door with aluminium ironmongery

Services - Radiator below front window

GROUND FLOOR - FRONT ROOM 1



Existing chimney breast with electric heater



Existing window at side elevation

Walls - Wall paper covering in poor condition with 250mm high timber profile skirting to internal walls; surface mounted electric cables including fire safety fixings

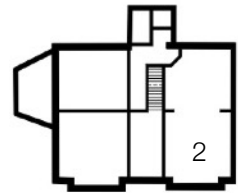
Floors - Carpet floor covering throughout in poor condition, existing timber floor not inspected

Ceiling - Lath & plaster painted in poor condition around front window; surface mounted electric cable; surface mounted strip lighting

Side Window - Timber top hung casement window in single glazing painted shut; black painted metal security grille half fixed to external brick walls; external brick lintel; internal painted timber cill

Services - Surface mounted uninsulated painted hot & cold water pipes

GROUND FLOOR - FRONT ROOM 2



View towards front access doors



Access doors at front elevation

Walls - Plaster & painted in reasonable condition with 100mm skirting throughout; surface mounted electric cables including fire safety fixings

Floors - Vinyl floor covering throughout in poor condition, existing timber floor not inspected

Ceiling - Painted wall covering in reasonable condition; surface mounted electric cable; surface mounted strip lighting

Front doors - Painted timber double doors with glazed fixed over panel all in single glazing; black painted metal security grille fixed to external brick walls; aluminium press bar ironmongery on internal side; external stone lintel;

Services - Wall mounted radiator with exposed heating pipes

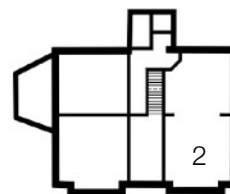
GROUND FLOOR - FRONT ROOM 2



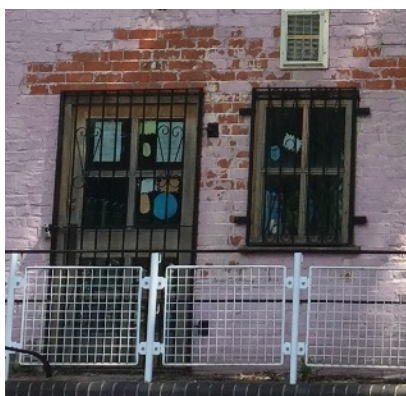
View towards rear window



Rear window



Wall mounted services



Side entrance & window

Walls - Plaster & painted in reasonable condition with mdf skirting throughout; surface mounted electric cables including fire safety fixings

Floors - Vinyl floor covering throughout in poor condition, existing timber floor not inspected

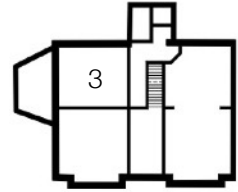
Ceiling - Painted wall covering in poor condition; surface mounted electric cable; surface mounted strip lighting & fire safety equipment

Rear window - Timber panelled with side hung panel all in single glazing painted shut; black painted metal security grille fixed to external brick walls; painted external stone lintel spalling; internal painted timber cill in poor condition

Side entrance door & window - Timber single glazed panelled door & window inoperable with black painted metal security grille fixed to external wall in reasonable condition.

Services - Wall mounted radiator below window, surface mounted consumer units & meters including hot and cold heating pipes next to chimney breast

GROUND FLOOR - REAR ROOM 3



View towards kitchen



Rear window

Walls - Painted textured wall covering in reasonable condition with timber skirting throughout; painted lightweight timber partition,

Floors - Vinyl tile floor covering throughout in poor condition, existing timber floor not inspected

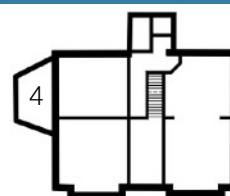
Ceiling - Painted lath and plaster ceiling in reasonable condition; surface mounted electric cable; surface mounted strip lighting

Rear window - Painted timber panelled window with side and top hung panels all in single glazing painted shut; white painted metal security grille fixed to external brick walls

Doors - Painted timber softwood door to both entrance and kitchen

Services - Wall mounted radiator with exposed heating pipes; wall mounted fire safety equipment

GROUND FLOOR - SIDE KITCHEN 4



Kitchen facing exit door



Window facing rear



Exit door to side

Walls - Plaster & painted in poor condition with 100mm skirting throughout; surface mounted electric cables; surface mounted heating pipes including fire safety fixings; wall tile around kitchen sink

Floors - Vinyl tile floor covering throughout in poor condition, existing timber floor not inspected

Ceiling - Painted wall covering in poor condition with hole in ceiling in one location; surface mounted electric cable; surface mounted strip lighting

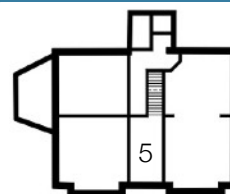
Window - Painted timber fixed panels all in single glazing; black painted metal security grille fixed to external brick walls;

Door - Painted imber panelled door inoperable with black painted metal security grille fixed to external wall in reasonable condition.

Services - Wall mounted radiator below window; exposed heating pipes; surface mounted fire safety equipment

Fixtures & Fittings - Kitchen sink with cupboard units; worktop with cupboard units; wall units are in poor condition

GROUND FLOOR - ENTRANCE HALL & STAIRS



Main entrance at front elevation

Walls - Textured wall covering in poor condition with 2 different timber skirting height; internal wall with fire door and glazed over panel; painted dado rail; surface mounted electric cables; surface mounted heating pipes including fire safety fixings;

Floors - Vinyl tile floor covering throughout in poor condition, existing timber floor not inspected

Ceiling - Painted wall covering with cut cornices in reasonable condition; surface mounted electric cable; surface mounted lighting; surface mounted fire safety equipment

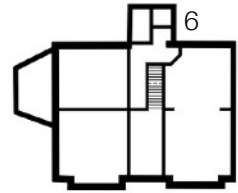
Stairs - Vinyl floor covering with aluminium nosing over timber stairs and skirting in poor condition; painted timber handrail

Door - External painted timber door with solid over panel and aluminium ironmongery in poor condition; internal fire glazed fire door with aluminium ironmongery and glazed over panel in reasonable condition.

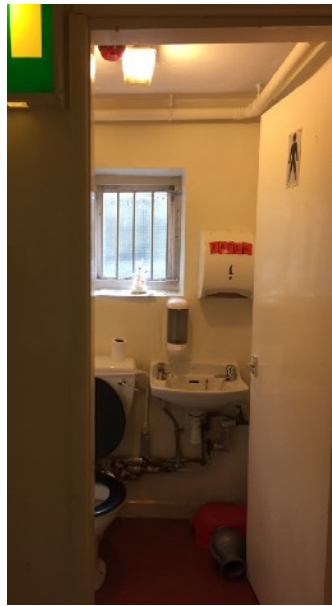
Services - Wall mounted radiator on wall; surface mounted fire safety equipment

Fixtures & Fittings - Timber notice boards, wall mounted coat hooks

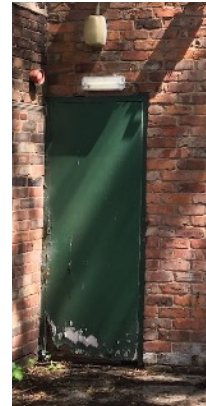
GROUND FLOOR - TOILETS



Disabled toilet



Men's toilet



Fire exit

Walls - Plaster & painted in poor condition with 100mm skirting throughout; surface mounted electric cables; surface mounted heating pipes;

Floors - Vinyl tile floor covering throughout in poor condition, existing timber floor not inspected

Ceiling - Painted wall covering in poor condition with hole in ceiling in one location; surface mounted electric cable; surface mounted lighting, surface mounted fire alarm

Window - Painted metal obscure georgian wire glazed top hung window painted shut with integrated security grille also painted;

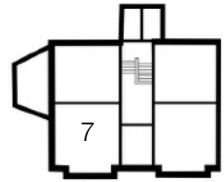
Door - Painted timber external door inoperable in poor condition around threshold; painted timber internal toilet doors.

Services - exposed heating pipes

Sanitaryware - Working toilets and wall mounted hand washbasins; grab rails in disabled toilet

Fixtures & Fittings - Soap dispensers; paper towel holder

FIRST FLOOR - FRONT ROOM 7



Room 5 looking towards front elevation



Existing chimney breast with electric heater

Walls - Plaster & painted with low skirting throughout in poor condition and water damage patches facing external walls; surface mounted electric cables

Floors - Carpet floor covering throughout in poor condition, existing timber floor not inspected

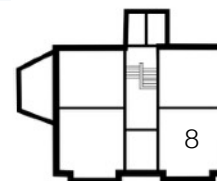
Ceiling - Plaster & painted in poor condition with water damage and damp along external walls; surface mounted lighting

Window - Painted timber panelled fixed upper panels and side hung lower panels painted shut all in single glazing; external stone lintel; internal painted timber cill in poor condition

Door - Painted timber internal entrance door with aluminium ironmongery in reasonable condition; architrave only around side pantry opening

Services - Wall mounted radiator below window with exposed heating pipes; electric heater on chimney breast wall

FIRST FLOOR - FRONT ROOM 8



Window facing front elevation



Side external wall

Walls - Plaster & painted with low skirting throughout in poor condition; water damage and damp patches on external wall facing front; cornice to internal and side external walls; surface mounted electric cables including heating pipes

Floors - Carpet floor covering throughout in poor condition, existing timber floor not inspected

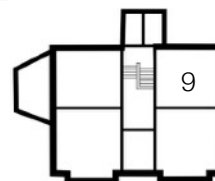
Ceiling - Painted in reasonable condition; surface mounted electric cable; surface mounted lighting

Window - Painted timber panelled fixed upper panels and side hung lower panel painted shut all in single glazing; one side hung panel missing; external stone lintel; internal painted timber cill in poor condition

Door - Painted timber door with aluminium in reasonable condition.

Services - Wall mounted radiator below window, surface mounted fire safety equipment

FIRST FLOOR - REAR ROOM 9



Wall with built in cabinets



Window facing rear

Walls - Plaster & painted with low skirting throughout; water damage patches on external wall

Floors - Carpet floor covering throughout in poor condition, existing timber floor not inspected

Ceiling - Plaster & painted in poor condition; surface mounted electric cable; surface mounted lighting

Window - Painted timber panelled fixed upper panels and side hung lower panel painted shut all in single glazing; external brick lintel; internal painted timber cill

Door - Painted timber internal entrance door in reasonable condition.

Services - Wall mounted radiator with exposed surface mounted heating pipes

Fixtures & Fittings - Fixed shelving and cabinets in one wall recess; two fixed desk units

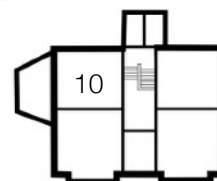
FIRST FLOOR - REAR ROOM 10



Side external wall



Window facing rear



Walls - Plaster & painted with low skirting throughout in reasonable condition; surface mounted electric cables including fire safety fixings

Floors - Carpet floor covering throughout in poor condition, existing timber floor not inspected

Ceiling - Painted textured wall covering in poor condition; surface mounted electric cable; surface mounted lighting

Window - Painted timber panelled fixed upper panels and side hung lower panel painted shut all in single glazing; black painted internal security grille fixed within opening reveal; external brick lintel; internal painted timber cill in poor condition

Door- Painted timber internal entrance door in reasonable condition.

Services - Wall mounted radiator below window with exposed surface mounted heating pipes

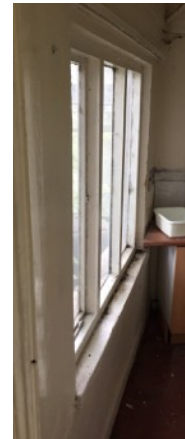
FIRST FLOOR - SIDE PANTRY 11



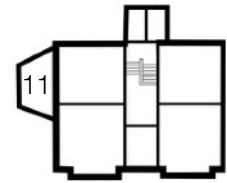
Side pantry



Facing rear window



Window facing front



Walls - Plaster & painted in poor condition with low skirting on one external wall; wall tile finish at cabinet height and around sink; surface mounted electric cable

Floors - Vinyl floor covering throughout in poor condition, existing timber floor not inspected

Ceiling - Plaster & painted in poor condition; surface mounted electric cable; surface mounted lighting

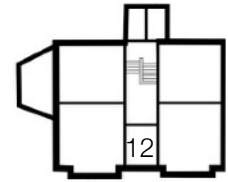
Windows - Painted timber panel door with one side hung panel painted shut all in single glazing; single glazed painted timber top hung window painted shut;

Steps - Vinyl covered steps with aluminium nosing in poor condition; timber steps not inspected

Services - Wall mounted radiator below window facing rear; surface mounted electric cable; surface mounted heating pipes; wall mounted hot water boiler

Fixtures & Fittings - Kitchen units with worktop and stainless steel sink; wall mounted high level unit and shelves all in poor condition

FIRST FLOOR - FRONT OFFICE 12



Window facing front elevation

Walls - Plaster & painted low skirting; painted picture rail

Floors - Carpet floor covering throughout in poor condition, existing timber floor not inspected

Ceiling - Painted textured wall covering in poor condition; painted cornice; surface mounted electric cable; surface mounted strip lighting

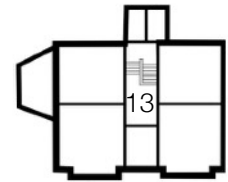
Window - Painted timber panel windows with side hung panels painted shut all in single glazing;

Door - Painted timber door with aluminium ironmongery in reasonable condition

Services - Wall mounted radiator below window facing front; surface mounted electric cable; surface mounted heating pipes; wall mounted fire alarm panel

Fixtures & Fittings - high level fixed shelving

FIRST FLOOR - LANDING 13



High level glazed opening facing rear

Walls - Painted textured wall covering and low skirting; painted picture rail

Floors - Vinyl floor covering throughout in poor condition, existing timber floor not inspected

Ceiling - Painted textured wall covering in poor condition; timber hatch for roof access not inspected; surface mounted strip lighting

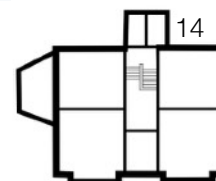
Window - High level painted timber panel fixed single glazed panel with internal fixed painted metal security grille;

Stairs - Vinyl covered treads and aluminium nosing in poor condition; painted low partition around stairs with painted handrail on one side

Services - Surface mounted heating pipes; surface mounted fire safety equipment

Fixtures & Fittings - Timber notice board

FIRST FLOOR - TOILETS



Toilets at mid-landing level

Walls - Plaster & painted with low skirting in reasonable condition; painted picture rail

Floors - Vinyl floor covering throughout in poor condition, existing timber floor not inspected

Ceiling - Plaster & painted in reasonable condition; surface mounted lighting and fire safety equipment

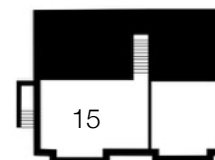
Windows - Painted metal obscure georgian wire glazed top hung window painted shut with integrated security grille also painted

Doors - Painted timber doors and architraves with aluminium ironmongery in reasonable condition. Vent panel in doors

Services - Surface mounted electric cable and heating pipes; surface mounted fire safety equipment

Sanitaryware - Toilets and wall mounted wash hand basins not inspected;

BASEMENT - MAIN CHAMBER 15



Main chamber



Walls - Brick painted throughout; damp & water damage has calcified paint finish on front external side

Floors - Painted screed in poor condition; some breakout patches along front external wall

Ceiling - Lath & plaster in poor condition; hole in one location; surface mounted lighting and fire safety equipment

Opening - 3 Chamber vent opening on front external wall

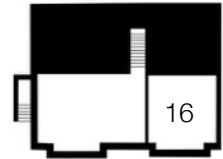
Door - Painted timber external door on side external wall with aluminium ironmongery in poor condition

Structure - Timber beam and brick pier requires structural review

Stairs - Painted brick built stair in reasonable condition

Services - Boiler with surface mounted insulated heating pipes; surface mounted electric cable and heating pipes; surface mounted fire safety equipment

BASEMENT - SIDE CHAMBER 16



Side chamber

Walls - Brick throughout; single internal leaf with hatch between inner chamber

Floors - Raised brick

Ceiling - Lath & plaster; no lighting

Opening - Chamber vent opening on side external wall

Door - Painted timber internal door with aluminium ironmongery

Services - Heating equipment with surface mounted pipes; surface mounted electric cable and heating pipes