Schedule of Condition
For
152-162 Mare Street
Hackney
London
E8 3RD

On behalf of
Mr Jacob Fekete
115 Craven Park Road
London
N15 6BL

Prepared By
Jason S Parkin BSc MRICS TechIOSH
Cubed Property Advisors Limited
145 Chorley Road
Heath Charnock
Chorley
PR6 9JL

Dated: 26th September 2018

Ref: D:/Cubed Property Advisors/jobs/CPA0707/report Sept 2018
Section A  Property Description and Introduction
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Section A Property Description and Introduction

Summary Condition

The property is a three storey retail and residential apartment building within a street scene of similar properties within the main shopping and commuter parade of the London suburb of Hackney/ South Hackney. The property holds a prominent corner site location and sits on a main arterial hub and junction on Mare Street the A107 and on the junction with Well Street A106.

The property is most likely to have been originally built as a mixed retail and residential building. The property appears to date from around the interwar years. There are various retail units on the ground floor with residential apartments on the first and second floor. Access to the apartments is from the back of the property.

The property is set over ground, first and second floors. There are steel stairs leading to asphalt covered, concrete and steel walkways to the apartments to the rear.

Access to retail units is off Mare and Well Streets and the public pathways. There is a small rear yard for goods delivery and access to the apartments.

The site is bounded by Mare Street to the North West and Wells Street to the South and Western Walk to the rear. The Mare and Wells Street parade elevations are the prominent elevations and as such this forms the main front and side elevations. The rear elevation is hidden from the road and is contained within a small side road. Access to the rear is very limited and is contained in built up adjoining properties.

The property is in fair condition generally, but the external fabric is in poor order and there are some areas of disrepair which will need attention as you progress with occupation and to maintain the external fabric and keep this facade and roof wind and watertight.

- We understand that you intend to complete works to investigate and repair the causes of cracking to the render to the external walls, plinths and string courses. There is also cracking to the lintels above the first floor windows. You are concerned that this masonry may become loose and pose a health risk if render or brickwork was allowed to fall from the high levels. The cracking in the masonry may belie movement in the brickwork or a lack of bonding which if not repaired may become lose;

- There are structural cracks to the masonry and there is also cracking to the lintels above the first floor windows that need to be investigated and repaired. This is most likely as a result of steel corrosion and will worsen if not repaired;
• The asphalt topping to the balcony and string courses is split and cracked and is leaking;
• The concrete decks to the rear walkways are suffering concrete and reinforcing bar corrosion;
• There are rotten timber fascias;
• External render decoration is poor and you propose to redecorate, including the balcony rails and steel frames to the walkways;
• The external decoration to the metal work, including the gantry, and aluminium windows is poor;
• The brickwork to the facades is soiled and dirty;
• The balcony walkway asphalt to the apartments is split and cracked;
• You plan to check the roof flashings and repair slipped slates, and check for further damage, and repair these as you find them as there is no ready roof access and the roof can only be accessed via a scaffold. The street scene is a busy shopping road and it is impractical to use cherry pickers for access. Road closures would be required and this is not practical;

**Property Description and introduction**

This report has been written to provide a schedule of photographic condition, and therefore defects, found to the external elevations and roof at the property.

The report has been provided to enable you to review the condition of the external façade with a view to formulating repair needs and a repair programme.

The building is formed in the main with masonry solid clay brickwork, this brickwork is rendered in part to provide a feature only but there are concrete balconies and plinths that are also rendered.
The roof is formed in timber with a mansard style arrangement with apartments formed in the roof with dormer style windows. The roof is covered in natural and artificial slates to the pitches to the mansards and with a flat top covered in built up bitumen felts systems. There is asphalt to the balconies and string courses.

The windows are aluminium “crittall” style double glazed in the most part. The apartment access doors are a mix of timber and modern plastic. The shop windows and doors, together with the main entrance doors to the retail units are formed in aluminium and are modern.

There is a small access yard to the rear which primarily serves as a loading area for the shops.

To the rear there are concrete and asphalt covered balconies and walkways providing access to the apartments from steel external stairs.

The survey has been conducted and report written assuming the front elevation faces onto Mare Street. All locations are taken assuming that the reader is stood at the front elevation looking back toward the property.

The survey was carried out by Mr Jason S Parkin MRICS Tech IOSH on Thursday 13th September 2018. At the time of the inspection the weather was bright and warm.

The survey has been written assuming the front elevation is the main road elevation and other elevations are marked as Left hand side elevation, right hand side elevation and rear if stood at the front door looking at the building.

**Limitations**

The Surveyor has inspected the outside of the main building generally and some limited areas of the internals where these were affected by or potentially affected by roof leaks. We did not survey the interior of the property.

The Surveyor carried out a non-invasive inspection of all the parts of the property they could not see without causing damage.

They made this inspection from various points within the boundaries of the property and from public areas such as footpaths and open spaces, using binoculars where necessary. The Surveyor did not stand on walls or enter neighbouring private property. They examined roofs, walls and other external surfaces of the building from the ground generally but roof access was not possible internally and the roof could only be viewed from the ground and the rear roof could not be viewed at all.
The Surveyor looked at the overall condition of the outside parts of the elevations to the property.

The report is for your use only and cannot be relied upon by third parties.
We set out below a schedule of condition with photographs as appropriate.

<table>
<thead>
<tr>
<th>comments</th>
<th>photograph</th>
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</thead>
<tbody>
<tr>
<td><strong>EXTERNAL</strong></td>
<td><strong>MARE STREET ELEVATION</strong></td>
<td>Mare Street elevation generally.</td>
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</tbody>
</table>
Shop fronts in various formed.
Render to stall risers and pilasters in poor decorative order with some cracked and addled render.

Render and textured coatings to the string courses cracked and addled.

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<tr>
<td>Decoration to the metal works and balconies in poor order and rusting.</td>
<td>Old cables and redundant wiring.</td>
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<tr>
<td>Soiled brickwork and render.</td>
<td></td>
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<tr>
<td>Cracked and washed out brickwork pointing.</td>
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Soiled brickwork and render.
Cracked and washed out brickwork pointing.

Generally.
Cracking around the lintel seating may be underlying corrosion to the steel lintel.
Light cracking to the renders.

Generally.
Generally.

Slipped and missing slates.

Generally.

Generally.

Generally.
Generally.

Soiled renders with light cracking.

Flaking paint to the fascias and some rot.

Flaking paint to the fascias and some rot.
| Flaking paint to the fascias and some rot. | Flaking paint to the fascias and some rot. | Generally. |
Well Street elevation generally.
Cracked and soiled render stall risers and pilasters.

Flaking paint to textured and rendered coatings to the concrete strings. Light cracking to the render.

Flaking and aged paint to railings and metal work.
| Cubed and soiled render stall risers and pilasters. | Flaking paint to textured and rendered coatings to the concrete strings. Light cracking to the render. Flaking and aged paint to railings and metal work. | Cracked render and soiled and flaking decoration. | Flaking paint to textured and rendered coatings to the concrete strings. Light cracking to the render. Flaking and aged paint to railings and metal work. | Cracked render and soiled and flaking decoration. |
Cracked render and soiled and flaking decoration.

Cracked render and soiled and flaking decoration.

Rotten fascias.
<table>
<thead>
<tr>
<th>Image</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td><img src="image1.png" alt="Image" /></td>
<td>Rotten fascias.</td>
</tr>
<tr>
<td><img src="image2.png" alt="Image" /></td>
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<tr>
<td><img src="image3.png" alt="Image" /></td>
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<tr>
<td><img src="image4.png" alt="Image" /></td>
<td>Slipped slates.</td>
</tr>
<tr>
<td><img src="image5.png" alt="Image" /></td>
<td>Cracked render and soiled and flaking decoration.</td>
</tr>
<tr>
<td><img src="image6.png" alt="Image" /></td>
<td>Cracked render and soiled and flaking decoration.</td>
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</tbody>
</table>
Cracked render and soiled and flaking decoration.
<table>
<thead>
<tr>
<th>Structural cracking around the lintels</th>
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</tr>
</thead>
</table>

Notes:
- Observations indicate potential structural issues.
- Further inspection recommended for stability assurance.

Image Description:
- Visible cracks in masonry above lintel areas.
- Possible signs of stress or foundational problems.

Recommendations:
- Regular maintenance for timely detection.
- Professional assessment for detailed analysis.

Next Steps:
- Conduct a comprehensive structural analysis.
- Plan for necessary repairs or interventions.
Rotten fascias.

Slipped slates.

Rotten fascias.

Rotten fascias.
<table>
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<tr>
<th>CUBED</th>
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<tbody>
<tr>
<td>Generally.</td>
<td>Generally.</td>
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<tr>
<td></td>
<td>Soiled and moss stained brickwork.</td>
</tr>
</tbody>
</table>

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Soiled and moss stained brickwork.
Cracked render.

Generally.

Generally.

Generally.
<table>
<thead>
<tr>
<th>Generally.</th>
<th>Rear entrance.</th>
</tr>
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</table>

**CUBED**
<table>
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<tr>
<th>Rear elevation generally.</th>
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<tr>
<td>Railings and metal work in poor decorative condition. Concrete damaged from leaking asphalt topping. Spalled concrete and exposed steel reinforcing bars.</td>
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Railings and metal work in poor decorative condition.
Concrete damaged from leaking asphalt topping.
Spalled concrete and exposed steel reinforcing bars.

Railings and metal work in poor decorative condition.
Concrete damaged from leaking asphalt topping.
Spalled concrete and exposed steel reinforcing bars.

Asphalt creep.
Asphalt cracked and split.

Railings and metal work in poor decorative condition.
Asphalt cracked and split.

Railings and metal work in poor decorative condition.
<table>
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<th>Asphalt cracked and split.</th>
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Steel chequer plate walkways in need of decoration.

Asphalt cracked and split.

Steel chequer plate walkways in need of decoration.

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<tr>
<td></td>
<td>Blown double glazed units and soiled factory finish to the window systems.</td>
</tr>
</tbody>
</table>
Generally.
Generally.

Damage flashings.
Moss staining to brick on edge copings.

Leaking edge trims sealed with liquid sealers.

Leaking edge trims sealed with liquid sealers.

Loose flashings and poor former patch repairs with liquid sealants.
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</table>

**CUBED**
This schedule of condition is a true reflection of the generally state and condition of the property at lease commencement.

This survey and report has been completed and compiled by

Mr Jason Parkin MRICS TechIOSH
Chartered Surveyor

Signed...........................................................................

Dated..............................26th September 2018

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