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# **Schedule of Condition and Photographs**

**In the matter :**

**In relation to proposed works at:**

59 Elms Avenue Eastcote Ruislip HA4 8PE

**Condition Survey at:**

Footpath adjoining 59 Elms Avenue Eastcote Ruislip HA4 8PE on Oak Grove Ruislip HA4 8PE leading to railway over bridge

**Prepared By:**

Rupesh Patel of Sheladiya Limited of 145 Hampermill Lane Watford WD19 4TF

**Condition Survey Date:** 8<sup>th</sup> May 2022 at 3pm

**Weather Condition:** Sunny and Dry

## **Notes**

This condition survey has been instructed by SC Ruislip Limited in relation to proposed works at 59 Elms Avenue Eastcote Ruislip HA4 8PE to ensure that prior condition for the adjoining footpath located on Oak Grove has been taken to assess and compare footpath condition after works completion.

Whilst every effort has been made to ensure that the photographic condition accurately shows the condition of relevant parts of the visible and accessible structure, fixtures, fittings and finishes on the footpath and externally, the following limitations apply to the inspection:

- The inspection was undertaken with the benefit of available natural and/or artificial light.
- No structural survey or inspection of concealed or otherwise hidden structure, services or finishes was undertaken.
- This photographs records the condition of the property at the time of the inspection but does not state the cause of defects or prescribe remedies as this is beyond the scope of a schedule of condition.
- The inspection consisted of a visual examination of the footpath. Whilst every effort was made to inspect all accessible parts of the property no disruptive exploratory opening up of finishes or fabric was undertaken.
- We cannot report those parts of the property that were covered or otherwise inaccessible to be free from rot or defect.
- An inspection of the existing services has not been undertaken (i.e. drainage, cables, etc.). These elements are therefore excluded from the contents of this schedule.
- Native photographs are retained and supplied on link and to be used for reference in the event of any alleged damage.

## 1. Schedule of Condition

No	Description	Condition
Footpath adjoining 59 Elms Avenue Eastcote Ruislip HA4 8PE on Oak Grove Ruislip HA4 8PE leading to railway over bridge		
1	Asphalt covering on footpath	<ul style="list-style-type: none"> <li>Missing asphalt covering immediately around kerb edges throughout footpath length</li> <li>New asphalt covering on footpath from front of the property first low height timber fence located on side boundary.</li> <li>Signs of repaired utility trenches in the center of footpath along entire footpath length</li> <li>Signs of mild vegetation growth at the footpath edges near timber fence</li> </ul>
2	Stone kerb on footpath edge	<ul style="list-style-type: none"> <li>No structural defect</li> <li>Minor misalignment at places</li> </ul>
3	Timber boundary fence and timber posts	<ul style="list-style-type: none"> <li>Timber boundary fence (8 panels) located adjacent to footpath along property 59 Elms Avenue</li> <li>Discolored fence panel and post</li> <li>Majority of fence panel and post leaning toward the property (away from footpath)</li> <li>Timber fence supported with timber braces internally at places from number 59 Elms Avenue</li> </ul>
4	Metal fence with access door along footpath	<ul style="list-style-type: none"> <li>Wire mesh metal fence located from the end of 59 Elms road rear boundary (end of timber fence) to bridge brick wall.</li> <li>Access gate present within metal fence.</li> <li>Loss of asphalt below access gate</li> </ul>
5	Metal fence located to the rear property boundary	<ul style="list-style-type: none"> <li>Wire mesh fence and post with barb wire on top located to the rear of the property</li> <li>No structural defect. Fence in stable condition</li> </ul>
Refer to attached photo and video link for further reference.		

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## 2. Survey Sketch

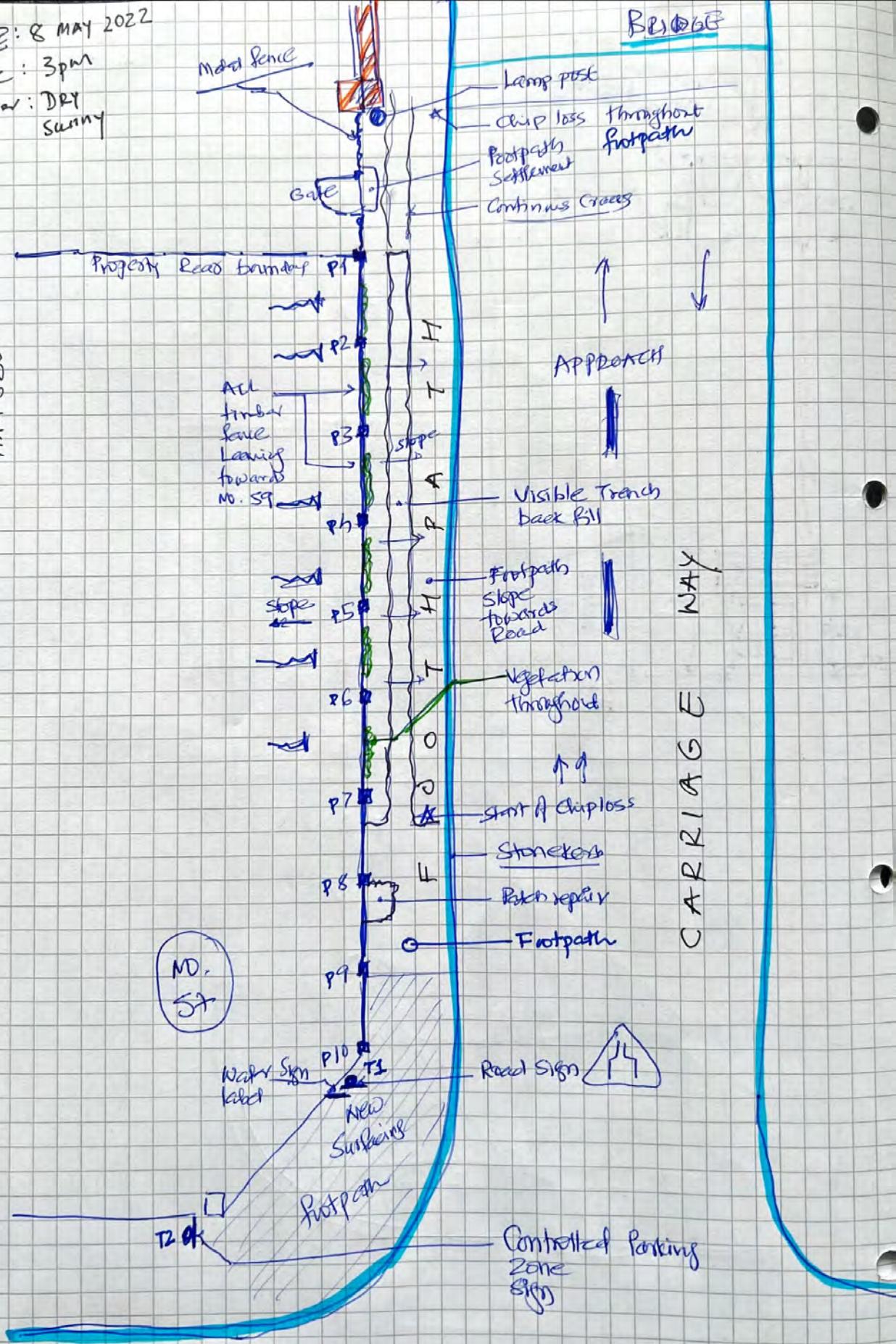
DATE: 8 MAY 2022

TIME: 3pm

Weather: DRY  
Sunny

BRIDGE

CONDITION SURVEY: FOOTPATH ADJOINING NO 57 ELM'S AVENUE HALL & BURGESS

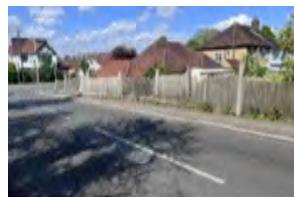


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### 3. Condition survey photo and video link and thumbnails

Photograph and video link

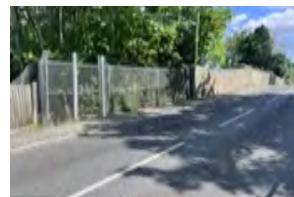
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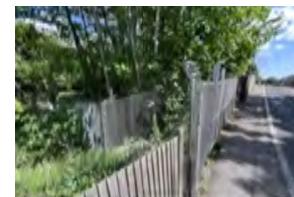
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IMG\_1491.jpg



IMG\_1492.jpg



IMG\_1493.jpg



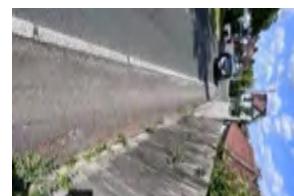
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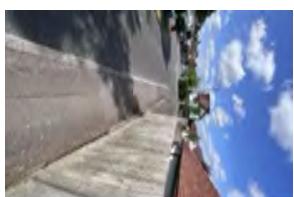
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IMG\_1500.jpg



IMG\_1501.jpg



IMG\_1502.jpg



IMG\_1503.jpg



IMG\_1504.jpg



IMG\_1505.jpg



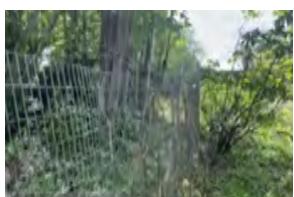
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IMG\_1510.jpg



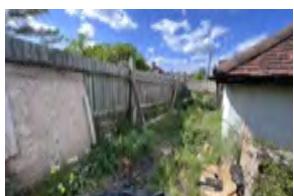
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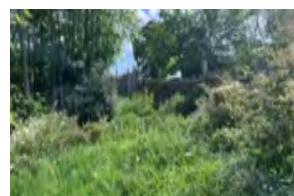
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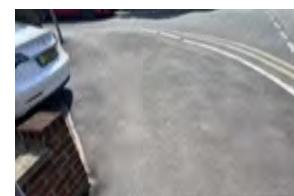
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IMG\_1515.jpg



IMG\_1516.jpg



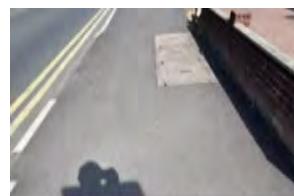
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IMG\_1519.jpg



IMG\_1520.jpg



IMG\_1521.jpg

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I confirm that this is an accurate record/description of the condition of the relevant parts of the footpath adjacent to 59 Elms Avenue Eastcote Ruislip HA4 8PE.

Signed:



**Rupesh Patel**

of Sheladiya Ltd  
**145 Hampermill Lane WATFORD WD19 4TF**

Planning Consultant & Party Wall Surveyor

Dated: 8<sup>th</sup> May 2022