
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: 8th 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.
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1. Schedule of Condition

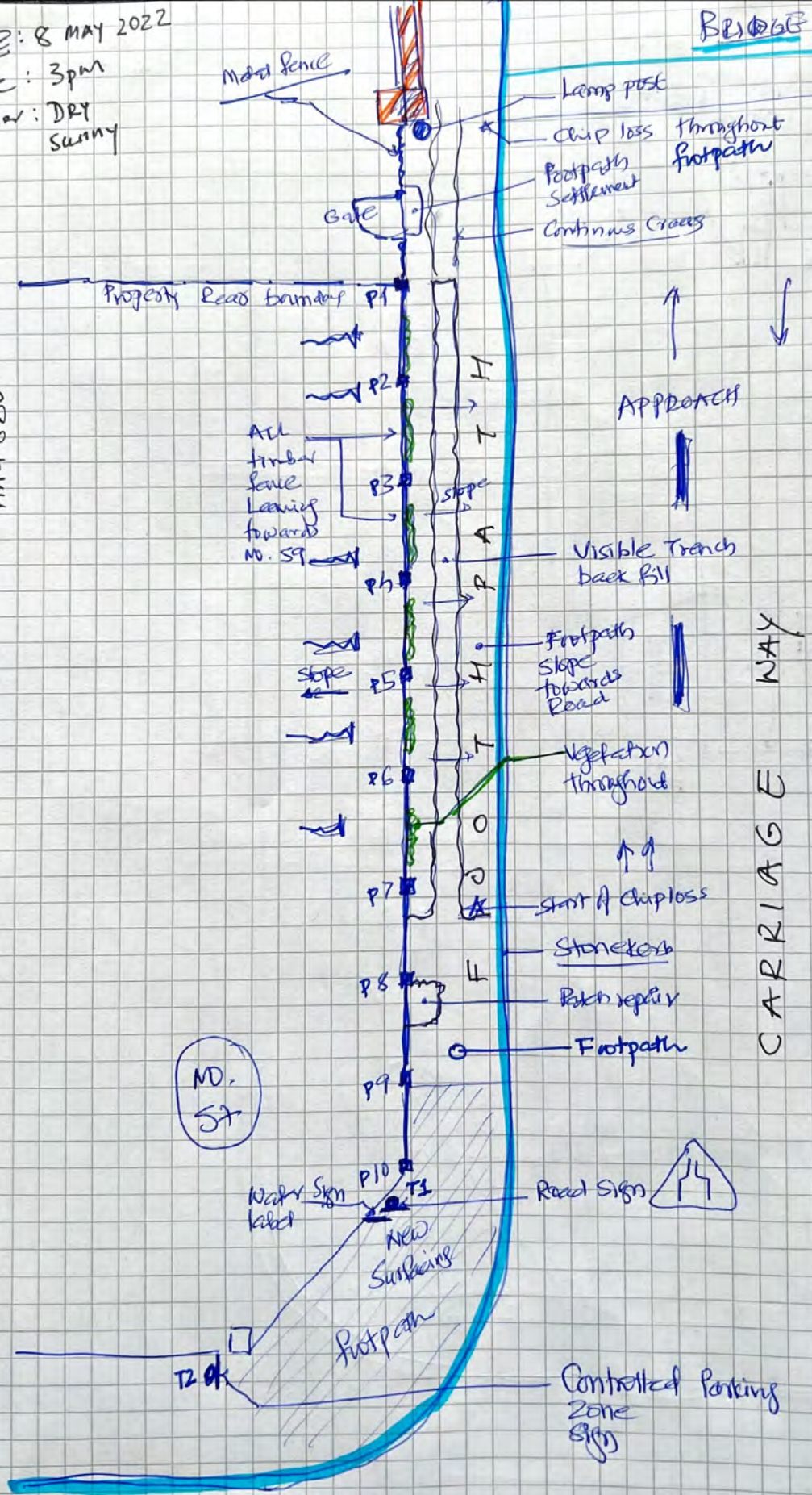
No	Description	Condition
Footpath adjoining 59 Elms Avenue Eastcote Ruislip HA4 8PE on Oak Grove Ruislip HA4 8PE leading to railway over bridge		
1	Asphalt covering on footpath	<ul style="list-style-type: none">•Missing asphalt covering immediately around kerb edges throughout footpath length•New asphalt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

2. Survey Sketch

DATE: 8 MAY 2022
TIME: 3pm
Weather: DRY
Sunny

CONDITION SURVEY: FOOTPATH ADJOINING NO 57 ELMS AVENUE
HA4 8BU

RESIDE



NO. 57

CARRIAGE WAY

APPROACH

Controlled Parking Zone Sign

Road Sign

Footpath

Patch repair

Stones

Start of Chip loss

Vegetation Throughout

Footpath Slope towards Road

Visible Trench back fill

slope

slope

Acl timber fence Leaning towards No. 57

Property Road boundary

Lamp post

Chip loss throughout Footpath
Footpath Settlement
Continuous Grasses

Gate

Metal fence

3. Condition survey photo and video link and thumbnails

Photograph and video link

<https://sheladiya-my.sharepoint.com/:f/p/info/EjHPyK3wLq5LgePJyv6PaOsBq-L2HLwA6oyqyIuWfWZMpg?e=fahzIQ>



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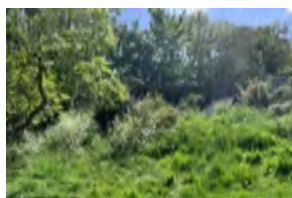
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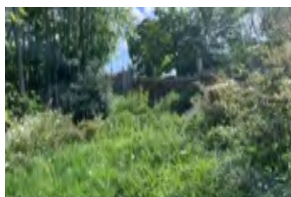
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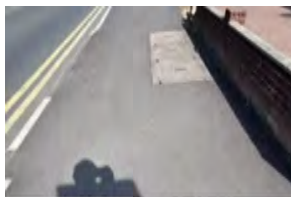
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I confirm that this is an accurate record/description of the condition of the relevant parts of the footpath adjacent to 59 Elms Avenue Eastcote Ruislip HA4 8PE.

Signed:



Rupesh Patel

of Sheladiya Ltd
145 Hampermill Lane WATFORD WD19 4TF

Planning Consultant & Party Wall Surveyor

Dated: 8th May 2022
