



## SCHEDULE OF CONDITIONS

For:

Inspected on:

Prepared by: Gladston Matheson BSc  
(Hons) MRICS, C. Build E  
MCABE

Published on:

Refers to: KEYS0

## INSPECTION INFORMATION

### Reference

Report Prepared For

Customer's Company

N/A

Customer's Address

N/A

Property Address

Property Type

Semi Detached

Year Built

circa 1940

Report Prepared By

Gladston Matheson BSc (Hons) MRICS, C Build E MCABE

Company

KEYS Consulting Ltd

Surveyor's Address

GP Accountancy and Taxation Solutions Ltd, 77 Butler Road Harrow HA1 4DS

Parties present

Gladston Matheson

Inspection Date

Status

Occupied

Weather

Dry, overcast and mild (14 Celsius)

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## OBSERVATIONS

### Introduction

#### 1.1 Appointment

In accordance with the appointment received from the client's, we have carried out an inspection of a property related to a schedule of conditions.

#### General notes

- All cracks are hairline unless otherwise stated. All dimensions are approximate.
- No furniture, fittings or fixtures were removed during the course of the inspection.
- No carpets were lifted in order to inspect the floors beneath.
- All comments are based on visual inspection only.
- No destructive testing was undertaken or opening up of areas.
- Testing equipment was not engaged regarding measuring structural movement or dampness.
- No below-ground investigations have been carried out or a CCTV drainage survey.
- None of the electrical and mechanical services were tested but were visually inspected where stated.

We can only make general comments on electrical circuits as detailed comments and inspections have to be carried out by a NICEIC registered electrician. Also, we can only make general comments on gas installations, as detailed comments and inspections have to be carried out by a Gas Safe Registered Engineer.

#### 1.2 Brief

The Client's Agent has requested us to carry out a schedule of conditions in relation to a property. Our service will include an inspection of the property and the production of a schedule of conditions. The document produced will be limited to the demise of the property. Reference to maintenance or health & safety issues will only be highlighted if considered relevant.

#### 1.3 Site inspection

The inspection was carried out on the date stated in the Inspection Information section at the front of the document. Where the terms "right hand" or "left hand" are used, they assume that the reader is facing the front of the property with the main access door situated within the front elevation.

#### 1.4 Terminology

Where the expressions immediate, short term, medium term, long term and very long term are used they generally mean the following:

- Immediate: within 1 year
- Short Term: within the next 1 to 3 years
- Medium Term: within the next 4 to 10 years
- Long Term: within 11 to 20 years
- Very Long term: over 20 years

Where relating to structural damage and crack widths the expressions negligible, very slight, slight, moderate, severe and very severe are used they generally mean the following:

0 - Hairline cracks: Less than 0.1 mm in width. No repair action is required.

1 - Fine cracks: Up to 1 mm in width. Generally restricted to internal wall finishes. Easily treated using normal decoration.

2 - Cracks easily filled: Up to 5 mm in width. Not necessarily visible externally, but doors and windows may require adjusting to prevent sticking. Can be masked by suitable linings.

3 - Cracks that require opening up: Widths of 5-15 mm. Weather-tightness and service pipes may be affected. External brickwork may need repointing or, in some cases, be replaced.

4 - Extensive damage: Widths of 15-25 mm. Windows and door frames become distorted, walls lean or bulge noticeably. Requires breaking-out and replacement of wall sections.

5 - Structural damage: Widths greater than 25 mm. Beams lose their bearing, walls require shoring, and the structure is generally unstable. It may require major repair work.

### General Description of Property

The property is a two-storey semi-detached. The main roof is hipped and covered with tiles. The walls are cavity construction, including various uPVC double-glazed windows. On the right-hand side of the front elevation is a double-storey bay window beneath a pitched roof. The left-hand of the front elevation is the main entrance door beneath a pitched roof. The rear elevation is accessed via bi fold doors that extend across part of the extension. A garage is connected to the property at the left-hand side, and this is covered with a lean to roof finished with tiles. A wraparound single-story extension extends from the back of the garage across the rear elevation. The extension is also cavity construction covered with a flat felt roof, including a lantern. The ground floor is estimated to be solid, and first floor suspended timber joists and boards. The Internal walls are a combination of brickwork and studwork.

## Inspection Limitations

The schedule of conditions is based on a visual inspection at a specific date and time. Areas covered, unexposed or not accessible are not included.

All external features were viewed from vantage points at ground level only and therefore, we are unable to advise on the condition of elements that cannot be clearly viewed without any aid from ground level.

The presence of fitted floor coverings restricted the inspection of the floors.

Although the garage was inspected, this was restricted due to the quantity of the occupiers tools and other personal items.

The rear bedroom window sashes were locked and could not be tested for function.

The single-story extension provided a small gap between the properties, and the inspection was restrictive. Although the ground floor kitchen/dining area has been inspected, the kitchen area has been excluded as this is remote to the works.

## Preamble To Schedule of Condition

A schedule of conditions is a report on the condition of a property or land at a specified date. The schedule is not aimed at assessing the value or quantity of the property. It is not aimed either, at identifying defects as would a building survey report. It is, however, necessary that the schedule is set out in sufficient detail so that any relevant parts of the structure, finishes or fittings that subsequently become defective can be readily identified and that a reasonable diagnosis of the source of the defect can be established.

The schedule should be used for none other purposes than that described above.

## The Schedule

The schedule has been set out in a zonal and elemental arrangement for simplicity and ease of reference. Each section is arranged under a zonal heading, followed by a sub elemental heading and these aim to identify the item being discussed. Following the first paragraph will provide a brief description of the item. The subsequent paragraphs note the condition of the item and particularly any defects found.

Note that reference made to directions within the schedule assumes the reader is facing the wall, substrate or item in question whilst standing inside the building unless stated otherwise.

The schedule is made up of text and accompanying photographs.

The schedule follows:

## 1st Floor - Bedroom 1 (rear)

Item	Observations		Photos
Ceilings	<p><b>Description</b> The ceiling is comprised of a single area. The ceiling is plasterboard finished with a skim coat and paint. A pendant light fitting is installed.</p>	<p><b>Condition</b> Defects noted: - The ceiling surface appears reasonably flat, and no significant defects are evident. - Several hairline cracks are evident at the joints of the boards.</p>	1, 2, 3, 4
Walls	<p><b>Description</b> The room walls enclose the area on 4 sides. The walls are a combination of stud and masonry comprising two windows in the external wall.  A floor-to-ceiling wardrobe is installed on one walls.</p>	<p><b>Condition</b> Defects noted: No obvious structural defects were evident.</p>	5, 6, 7, 8, 9
Internal doors	<p><b>Description</b> The internal door is a panelled arrangement, made of timber and hung with a timber frame. It comprises ironmongery including hinges and a latch/lock.</p>	<p><b>Condition</b> Defects noted: No obvious structural defects were evident.</p>	10, 11, 12, 13
Windows	<p><b>Description</b> The windows are of a replacement, uPVC variety with double glazing which are relatively modern. The windows are positioned on the rear and right-hand elevations.</p>	<p><b>Condition</b> Defects noted: The right hand window comprises of a curved crack within the double glazed pain.</p>	14, 15, 16, 17, 18
Floors and covering	<p><b>Description</b> The room is comprised of the main area. The floor is timber with a fitted carpet covering.</p>	<p><b>Condition</b> Defects noted: No obvious structural defects were evident.</p>	19, 20, 21, 22

## 1st Floor - Bedroom 2 (front)

Item	Observations		Photos
Ceilings	<b>Description</b> The ceiling is comprised of a single area. The ceiling is plasterboard finished with a skim coat and paint. A pendant light fitting is installed.	<b>Condition</b> Defects noted: The area above the right hand wardrobe reflects a hairline right angled crack	23, 24, 25, 26, 27
Walls	<b>Description</b> The room walls enclose the area on 4 sides. The walls are masonry finished with plaster and paint, comprising two windows in the external walls.  Floor-to-ceiling wardrobes are installed on two walls.	<b>Condition</b> Defects noted: - A fine vertical crack is evident over the right hand wardrobe. - A fine diagonal crack is evident over the corner of the right hand wardrobe. - A fine diagonal crack is evident over the air grill. - A fine vertical crack is evident at the right hand beneath the bay window. - A fine vertical crack is evident at the left-hand beneath the bay window - Dampness is evident on both front corners of the bay window.	28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38
Windows	<b>Description</b> The windows are of a replacement, uPVC variety with double glazing, including sashes. The windows are positioned on the front and right-hand elevations.	<b>Condition</b> Defects noted: No obvious structural defects were evident.	39, 40, 41, 42, 43, 44
Internal doors	<b>Description</b> The internal door is a panelled arrangement, made of timber and hung with a timber frame. It comprises ironmongery including hinges and a latch/lock	<b>Condition</b> Defects noted: No obvious structural defects were evident.	45, 46, 47, 48, 49
Floors and covering	<b>Description</b> The room is comprised of a main open area covered with carpet. The floor is made of timber joists and boards.	<b>Condition</b> Defects noted: No obvious structural defects were evident.	50, 51, 52, 53, 54

## Ground Floor - Rear



Item	Observations		Photos
Ceilings	<p><b>Description</b> The ceiling is comprised of a double area i.e kitchen/dining areas. The ceiling is plasterboard finished with a skim coat and paint. Spot light fittings are installed.</p> <p>The ceiling also comprises of a lantern within the dining area.</p>	<p><b>Condition</b> Defects noted: - A hairline crack is evident at the junction of the main building and extension. - A dampness stain is evident at the left hand corner of the lantern</p>	55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65
Walls	<p><b>Description</b> The room walls enclose a double area with recesses and doors. The walls are a combination of stud and masonry comprising door opening internally an bi fold door in the rear external wall.</p>	<p><b>Condition</b> Defects noted: No obvious structural defects were evident.</p>	66, 67, 68, 69
Rear Door	<p><b>Description</b> The rear doors are replacement bi folding uPVC variety incorporating double glazed units. The doors sit on the bottom rail and are aligned via the top rail within a uPVC/metal frame.</p>	<p><b>Condition</b> Defects noted: No obvious structural defects were evident.</p>	70, 71, 72, 73, 74
Internal doors	<p><b>Description</b> The internal doors are arrangement on the front wall are made of timber and hung within a timber frame. They comprise of ironmongery including hinges.</p>	<p><b>Condition</b> Defects noted: No obvious structural defects were evident.</p>	75, 76, 77, 78, 79
Floors and covering	<p><b>Description</b> The room is comprised of a main open area covered with exposed floorboards. The floor is made of timber joists and boards.</p>	<p><b>Condition</b> Defects noted: No obvious structural defects were evident.</p>	80, 81, 82, 83

## Extension



Item	Observations		Photos
Roofs	<p><b>Description</b> The rear extension roof is a flat arrangement comprised of roof timbers, sheeting material and insulation covered with roofing felt.</p> <p>The roof includes a pyramid type single glazed lantern and three flat lantern across the external area.</p>	<p><b>Condition</b> Defects noted: No obvious structural defects were evident.</p>	84, 85, 86, 87, 88
Walls	<p><b>Description</b> The main building is of cavity construction (two masonry skins with a gap between). The elevations are finished with facing brickworks//pebble dashing.</p>	<p><b>Condition</b> Defects noted: No obvious structural defects were evident.</p>	89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102
Soffit	<p><b>Description</b> The soffit forms the underside of the flat roof externally comprising of three flat lanterns and spotlights.</p>	<p><b>Condition</b> Defects noted: Many of the joints around the lantern framing have opened slightly, but otherwise no obvious defects were evident.</p>	103, 104, 105, 106, 107, 108, 109, 110, 111

## Garage

Item	Observations		Photos
Roofs	<p><b>Description</b> The roof is a conventional lean-to style and is covered with tiles.</p>	<p><b>Condition</b> Defects noted: - The roof appeared flat, but reflected light moss growth build up. - Otherwise no obvious structural defects were evident.</p>	112, 113, 114, 115, 116
Ceiling	<p><b>Description</b> The ceilings are plasterboard and surfaces are unfinished.</p>	<p><b>Condition</b> Defects noted: The unfinished condition is evident but no obvious structural defects were evident.</p>	117, 118, 119, 120, 121

Item	Observations		Photos
Walls	<p><b>Description</b></p> <p>The walls off the main building are single course brickwork and mortar.</p>	<p><b>Condition</b></p> <p>Defects noted:</p> <ul style="list-style-type: none"> <li>- The front elevation, right hand cracking is evident</li> <li>-The junction with the main building at the left-hand comprises of circa 5 mm cracks.</li> </ul>	122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132
Floor	<p><b>Description</b></p> <p>The floors is a concrete solid throughout.</p>	<p><b>Condition</b></p> <p>Defects noted:</p> <p>The floor comprises of various cracks and uneven areas, but no significant defects were evident.</p>	133, 134, 135, 136
Doors	<p><b>Description</b></p> <p>The front door is a replacement timber variety lift over arrangement. The door is secured to a timber frame with metal ironmongery comprising of springs and sliders.</p>	<p><b>Condition</b></p> <p>Defects noted:</p> <p>Wood rot at the foot of the left hand stile was viewed but obvious structural defects were evident.</p>	137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149

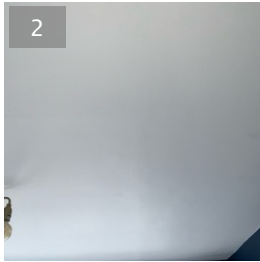
## PHOTO INDEX

### 1st Floor - Bedroom 1 (rear)

#### Ceilings



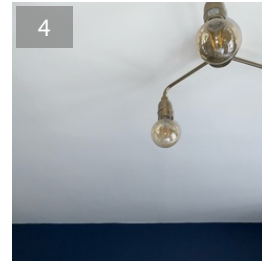
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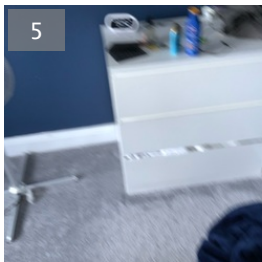


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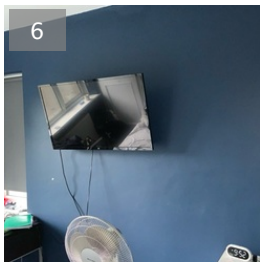


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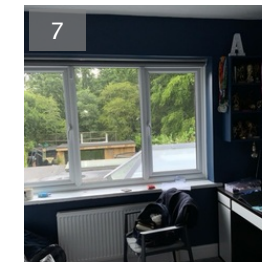
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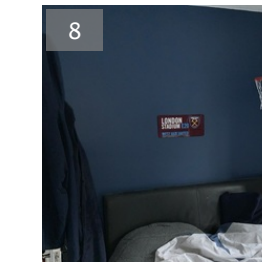
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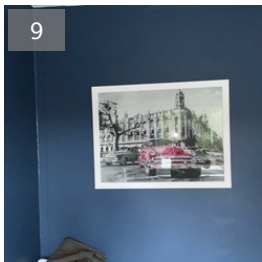
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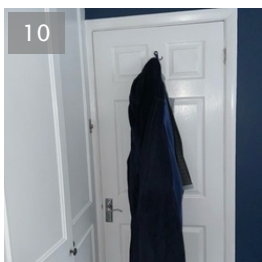


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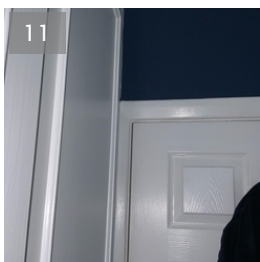


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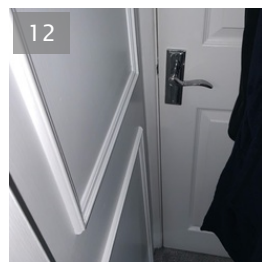
#### Internal doors



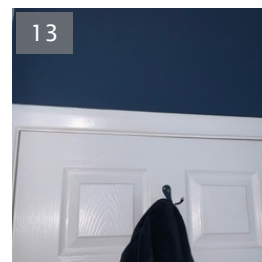
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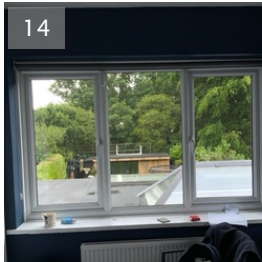


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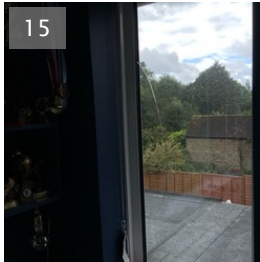


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## Windows



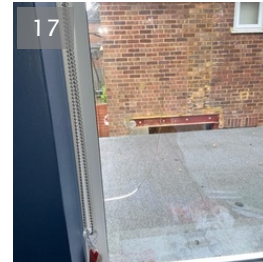
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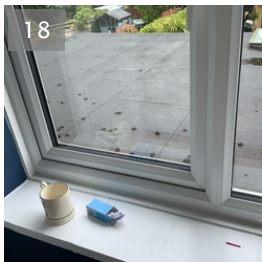
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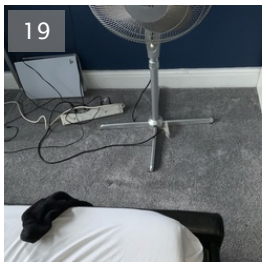


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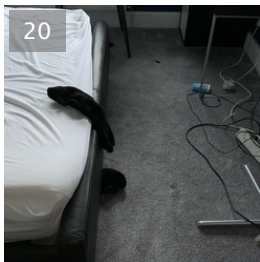


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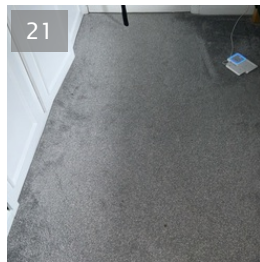
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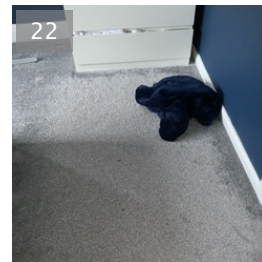
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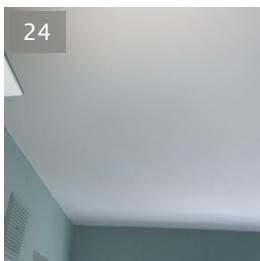
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## 1st Floor - Bedroom 2 (front)

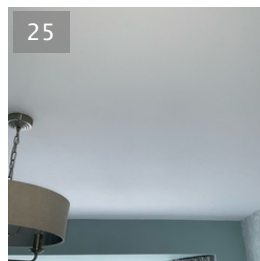
### Ceilings



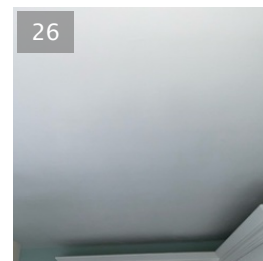
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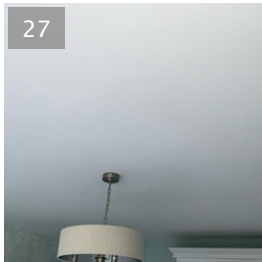


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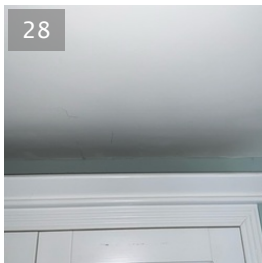
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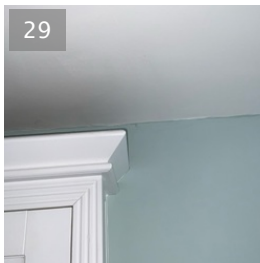


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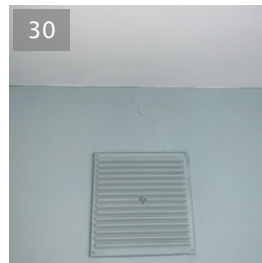
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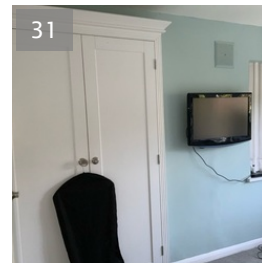
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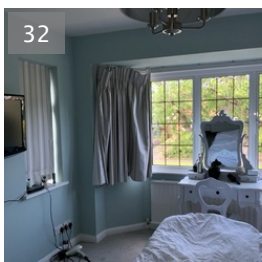
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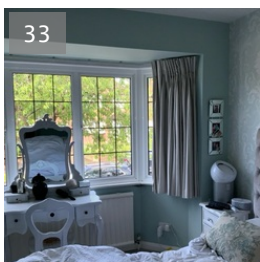
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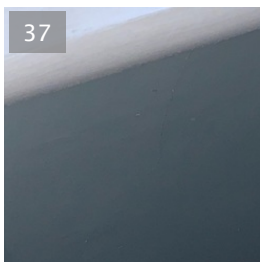
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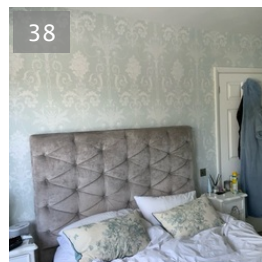
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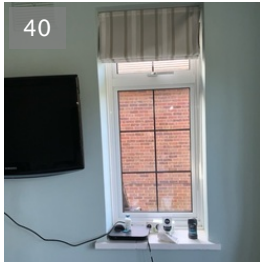
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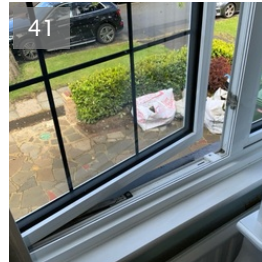
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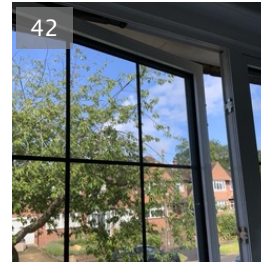
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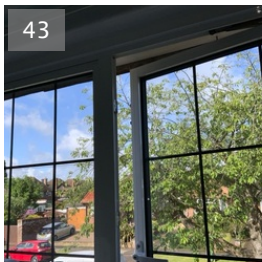
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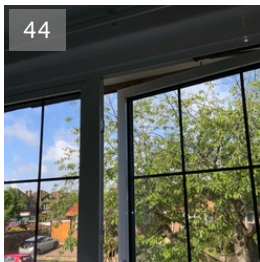
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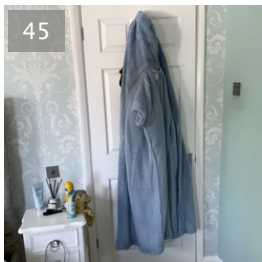


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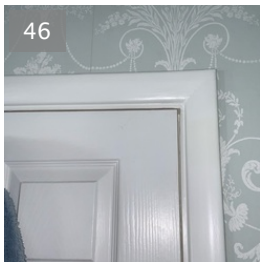


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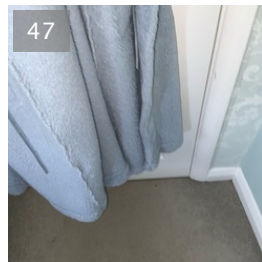
## Internal doors



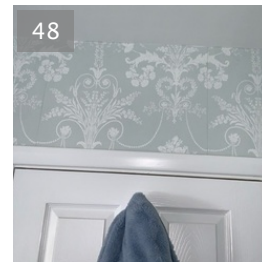
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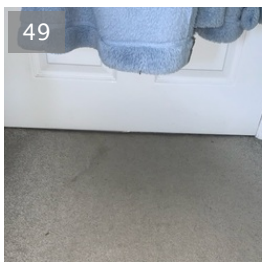
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14/06/2024 09:42 (BST)



14/06/2024 09:42 (BST)

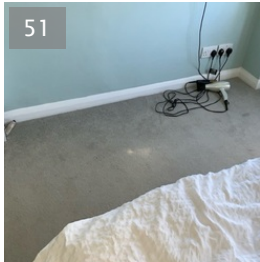


14/06/2024 09:42 (BST)

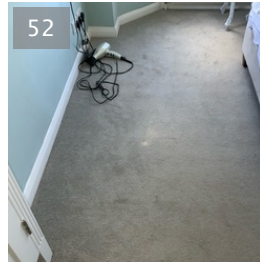
## Floors and covering



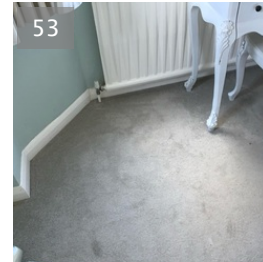
14/06/2024 09:44 (BST)



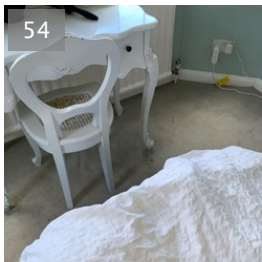
14/06/2024 09:44 (BST)



14/06/2024 09:44 (BST)



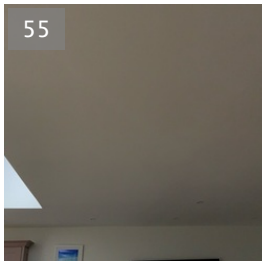
14/06/2024 09:44 (BST)



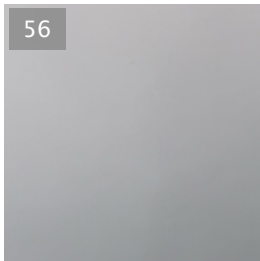
14/06/2024 09:44 (BST)

## Ground Floor - Rear

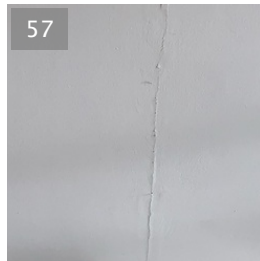
### Ceilings



14/06/2024 09:50 (BST)



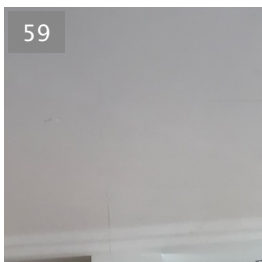
14/06/2024 09:50 (BST)



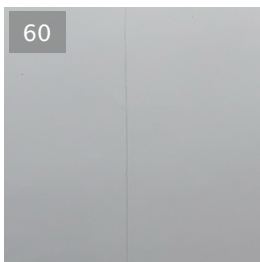
14/06/2024 09:51 (BST)



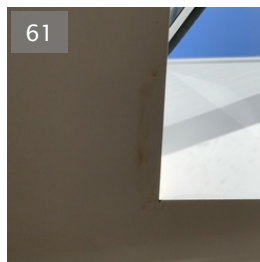
14/06/2024 09:51 (BST)



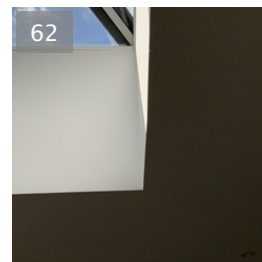
14/06/2024 09:51 (BST)



14/06/2024 09:51 (BST)



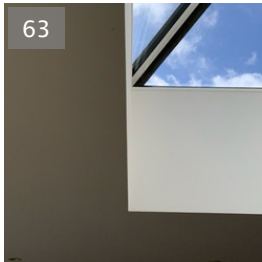
14/06/2024 09:51 (BST)



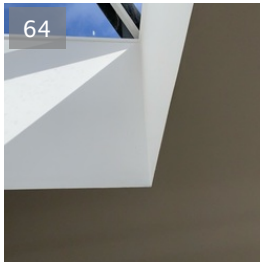
14/06/2024 09:51 (BST)



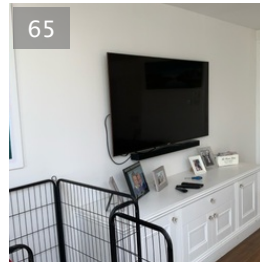
## Ceilings (continued)



14/06/2024 09:51 (BST)

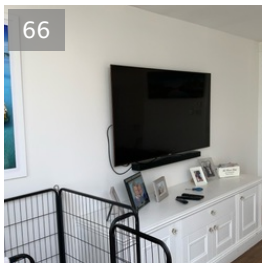


14/06/2024 09:52 (BST)

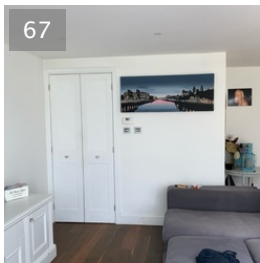


14/06/2024 09:53 (BST)

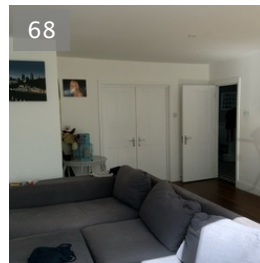
## Walls



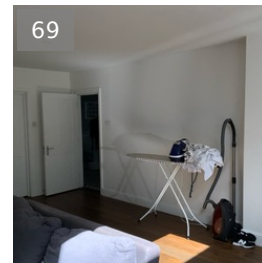
14/06/2024 09:54 (BST)



14/06/2024 09:54 (BST)

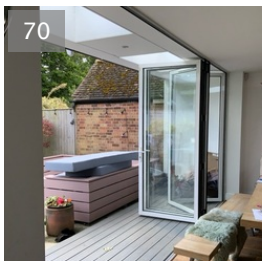


14/06/2024 09:54 (BST)

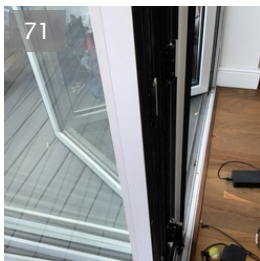


14/06/2024 09:54 (BST)

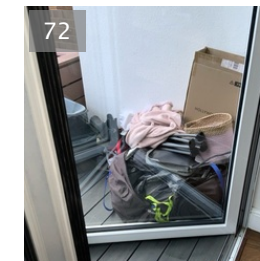
## Rear Door



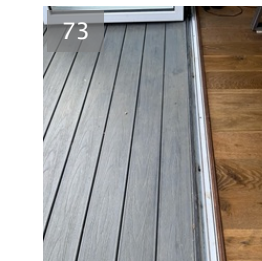
14/06/2024 09:58 (BST)



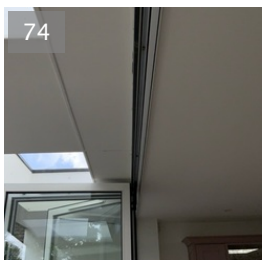
14/06/2024 09:58 (BST)



14/06/2024 09:58 (BST)

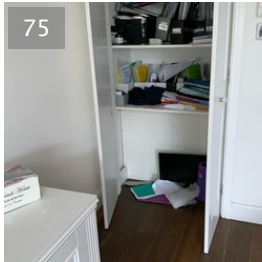


14/06/2024 09:59 (BST)

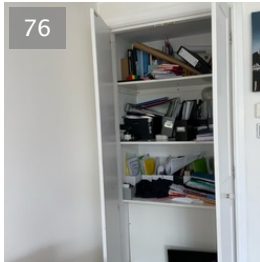


14/06/2024 09:59 (BST)

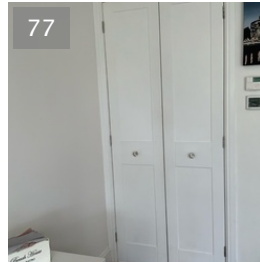
## Internal doors



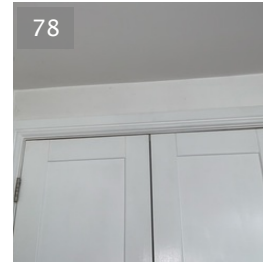
14/06/2024 10:00 (BST)



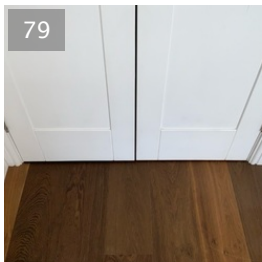
14/06/2024 10:00 (BST)



14/06/2024 10:00 (BST)

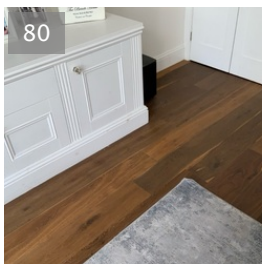


14/06/2024 10:00 (BST)

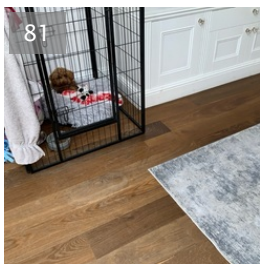


14/06/2024 10:00 (BST)

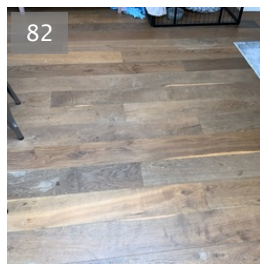
## Floors and covering



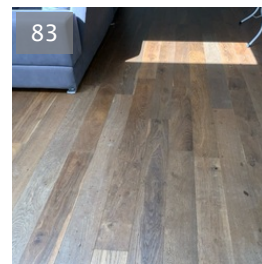
14/06/2024 10:01 (BST)



14/06/2024 10:02 (BST)



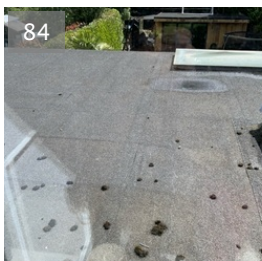
14/06/2024 10:02 (BST)



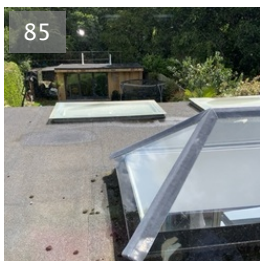
14/06/2024 10:02 (BST)

## Extension

### Roofs



14/06/2024 10:09 (BST)



14/06/2024 10:09 (BST)

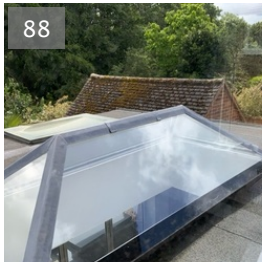


14/06/2024 10:09 (BST)



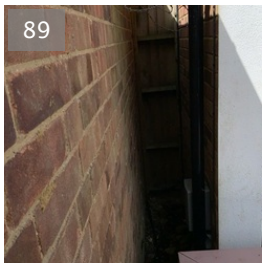
14/06/2024 10:09 (BST)

## Roofs (continued)

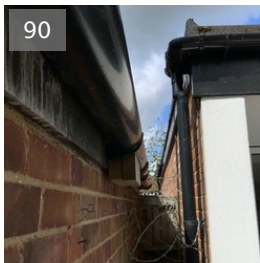


14/06/2024 10:10 (BST)

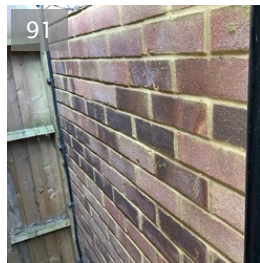
## Walls



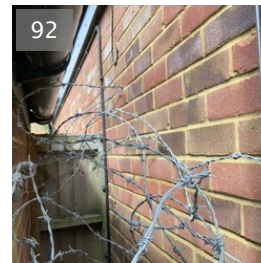
14/06/2024 10:05 (BST)



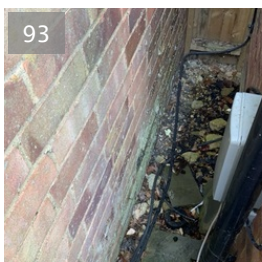
14/06/2024 10:05 (BST)



14/06/2024 10:05 (BST)



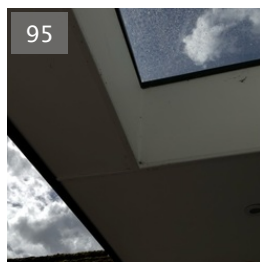
14/06/2024 10:06 (BST)



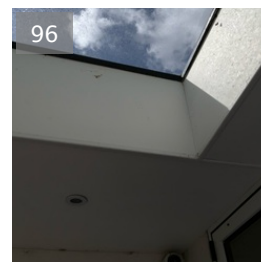
14/06/2024 10:06 (BST)



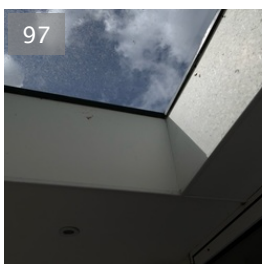
14/06/2024 10:07 (BST)



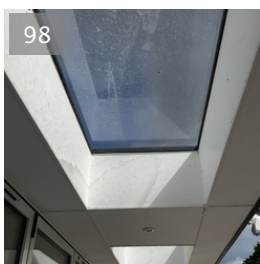
14/06/2024 10:07 (BST)



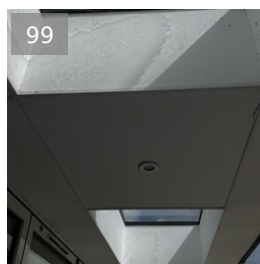
14/06/2024 10:07 (BST)



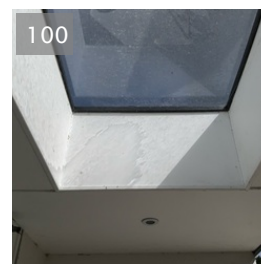
14/06/2024 10:07 (BST)



14/06/2024 10:07 (BST)



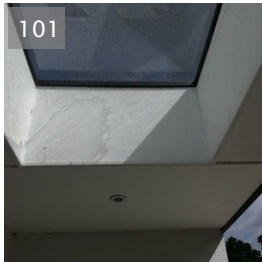
14/06/2024 10:07 (BST)



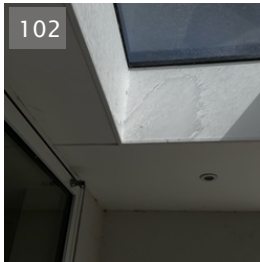
14/06/2024 10:08 (BST)



## Walls (continued)



14/06/2024 10:08 (BST)

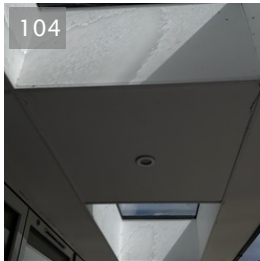


14/06/2024 10:08 (BST)

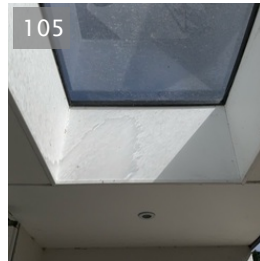
## Soffit



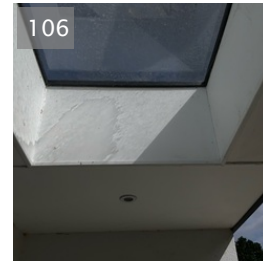
14/06/2024 19:03 (BST)



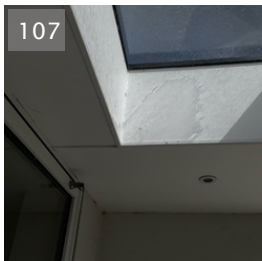
14/06/2024 19:03 (BST)



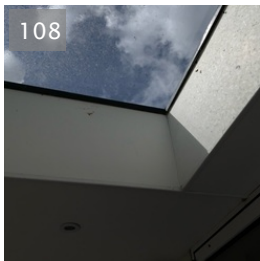
14/06/2024 19:02 (BST)



14/06/2024 19:02 (BST)



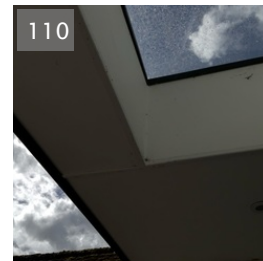
14/06/2024 19:02 (BST)



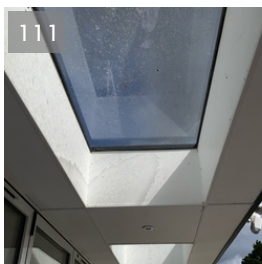
14/06/2024 19:03 (BST)



14/06/2024 19:03 (BST)



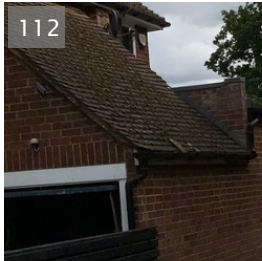
14/06/2024 19:03 (BST)



14/06/2024 19:03 (BST)

## Garage

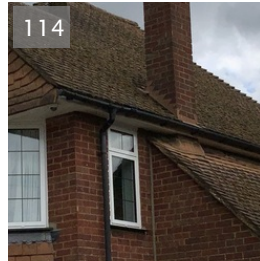
### Roofs



14/06/2024 10:23 (BST)



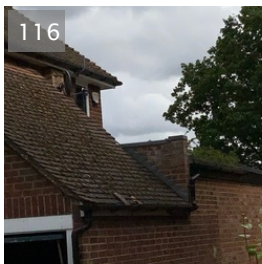
14/06/2024 10:23 (BST)



14/06/2024 10:23 (BST)

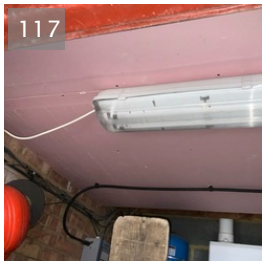


14/06/2024 10:24 (BST)



14/06/2024 10:24 (BST)

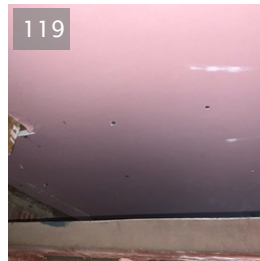
### Ceiling



14/06/2024 10:18 (BST)



14/06/2024 10:18 (BST)



14/06/2024 10:18 (BST)

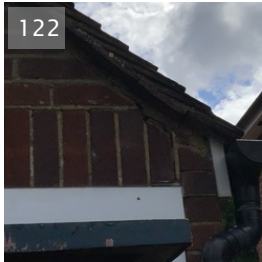


14/06/2024 10:18 (BST)

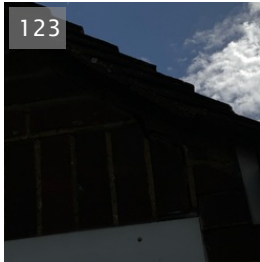


14/06/2024 10:18 (BST)

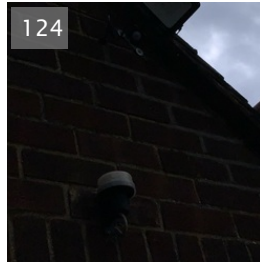
## Walls



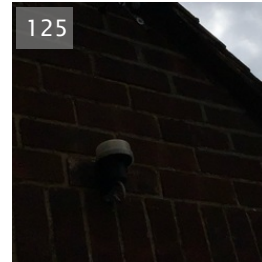
14/06/2024 10:13 (BST)



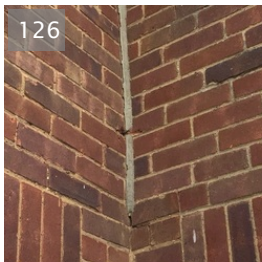
14/06/2024 10:14 (BST)



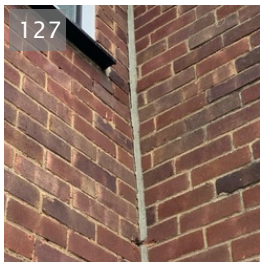
14/06/2024 10:14 (BST)



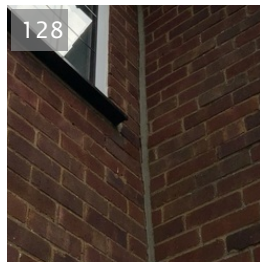
14/06/2024 10:14 (BST)



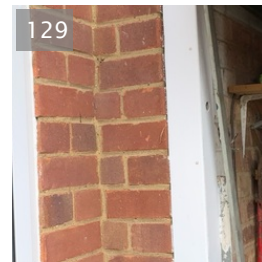
14/06/2024 10:14 (BST)



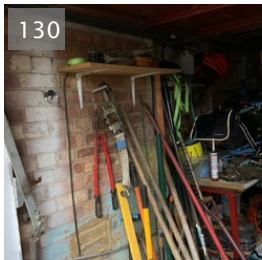
14/06/2024 10:14 (BST)



14/06/2024 10:14 (BST)



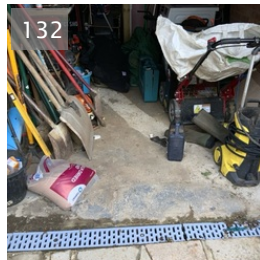
14/06/2024 10:14 (BST)



14/06/2024 10:14 (BST)

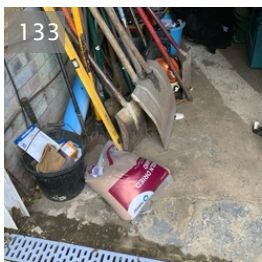


14/06/2024 10:14 (BST)

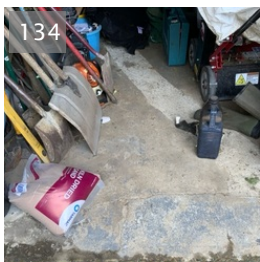


14/06/2024 10:14 (BST)

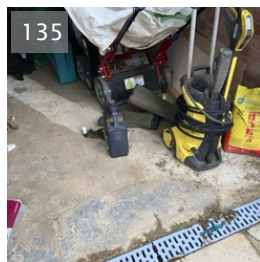
## Floor



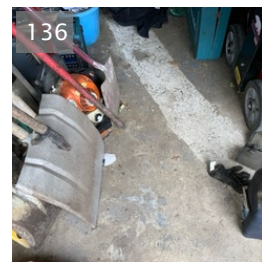
14/06/2024 10:21 (BST)



14/06/2024 10:21 (BST)



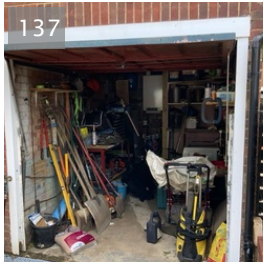
14/06/2024 10:21 (BST)



14/06/2024 10:21 (BST)



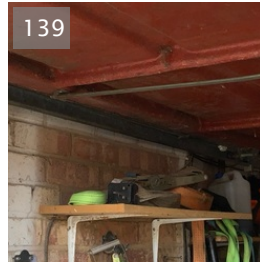
## Doors



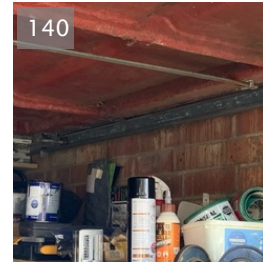
14/06/2024 10:26 (BST)



14/06/2024 10:26 (BST)



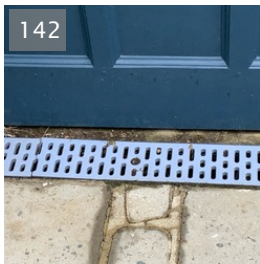
14/06/2024 10:26 (BST)



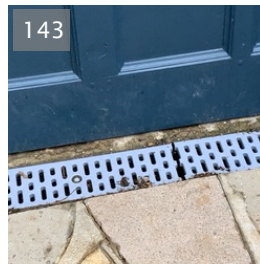
14/06/2024 10:26 (BST)



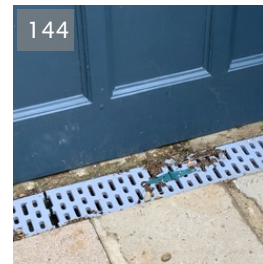
14/06/2024 10:27 (BST)



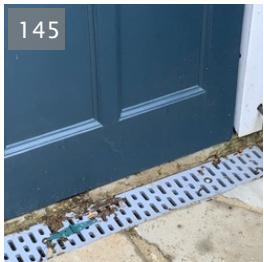
14/06/2024 10:27 (BST)



14/06/2024 10:27 (BST)



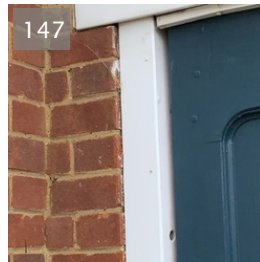
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