Christopher Anthony
Surveyors



PARTY WALL ETC. ACT 1996

Schedule of Condition

1 Example Street, London

Inspected 3 November 2026 · Tony Neilson MRPSA MFPWS

SAMPLE REPORT · NAMES AND ADDRESSES ARE FICTIONAL

Inspection details

Property inspected	1 Example Street, London (Adjoining Owner)
Proposed works at	3 Example Street, London (Building Owner): single-storey rear extension and loft conversion
Date of inspection	3 November 2026
Weather	Dry and overcast
Present	Adjoining Owner
Inspected by	Tony Neilson MRPSA MFPWS
Photographs	18 photographs, appended as the Photo Sheet

1 Purpose and scope

1.1 Purpose	This schedule has been prepared in connection with proposed building works at 3 Example Street (the Building Owner's property) and matters arising under the Party Wall etc. Act 1996.
1.2 Scope	It records the condition of those parts of 1 Example Street (the Adjoining Owner's property) in the vicinity of the proposed works.
1.3 Not inspected	Areas remote from the works, and the roof space, which was not accessible.
1.4 Method	Visual inspection from ground level and within the rooms listed, using a crack width gauge, tape measure and torch. Measurements are approximate. No opening up was carried out. Areas obscured by furniture, stored items or vegetation are noted where relevant.
1.5 Orientation	The front elevation faces Example Street. "Left" and "right" assume the reader is facing the item described.
1.6 Photographs	18 photographs were taken and are appended as the Photo Sheet. Each is cross-referenced to the item it illustrates, and the Photo Sheet forms part of this schedule.
1.7 Services	No services (water, drainage, electricity or gas) were tested and no certification has been seen.
1.8 Use of this schedule	This is a record of condition only. It is not a structural or building survey and does not comment on the cause of defects or the repairs needed. It is prepared for the owners and surveyors under the Act and will be used to assess any damage alleged to have been caused by the works. A further inspection will be made on completion of the works, or sooner if damage is alleged.

Crack classification (based on BRE Digest 251)

Hairline	Very slight	Slight	Moderate	Severe	Very severe
up to 0.1 mm	up to 1 mm	up to 5 mm	5–15 mm	15–25 mm	over 25 mm

Condition terms

Good	No significant wear or defects. No repairs required.
Satisfactory	General wear and soiling but serviceable. Minor maintenance or cleaning only.
Fair	Several years' wear. Serviceable, but some repair now needed.
Poor	Near or at the end of its useful life. Extensive repair or replacement needed.

2 External areas

Item	Element	Description	Condition
2.1 Front elevation			
2.1.1	**Roof**	Hipped, with a plain clay tile covering and two gabled bays.	Satisfactory. No slipped, cracked or missing tiles visible from ground level. Photo 01
2.1.2	**Walls**	Facing brickwork to ground floor; painted render above, with timber detailing to the gables.	Satisfactory, with general weathering to the render. Photo 01
2.2 Rear elevation			
2.2.1	**Walls**	Facing brickwork.	Good condition. Minor erosion to the pointing at low level beside the party wall.
2.2.2	**Grounds**	Concrete paving slabs.	Slight unevenness underfoot. Two slabs rock when stepped on, adjacent to the boundary with No. 3.
2.2.3	**Boundary fence**	Feather-edge timber fence on timber posts.	Sound and secure, with no significant defects noted.

3 Internal areas

Item	Element	Description	Condition
3.1 Rear reception room			
3.1.1	**Walls**	Plastered, with a paint finish.	Hairline to very slight crack to the party wall, to the right-hand side of the built-in cupboard, running from the ceiling downwards in broken sections. The remainder is in good condition. Photo 02
3.1.2	**Ceiling**	Plastered, with a paint finish.	Good condition, with no significant defects noted. Photo 03
3.2 Staircase (ground to first floor)			
3.2.1	**Walls**	Plastered; party wall partly unpainted following recent repairs.	Previously made-good plaster to the party wall along the staircase, unpainted. Patch repairs at the junction of the wall and the ceiling. *Redecoration in progress.* Photos 04–06

Item	Element	Description	Condition
3.3 First floor landing			
3.3.1	**Walls**	Plastered, with a paint finish; bulkhead unpainted.	Unpainted plaster patch at the junction of the bulkhead and the party wall. No cracking noted. Photos 09–10
3.3.2	**Ceiling**	Plastered, with a paint finish.	Evidence of previously filled and taped cracks, running from the bulkhead towards the centre of the ceiling. *Decoration in progress.* Photos 07–08
3.4 Rear bedroom			
3.4.1	**Walls**	Plastered, with a paint finish.	Hairline crack at the junction of the party wall and the bulkhead, running the full height. The remainder is in satisfactory condition. Photos 11–12
3.4.2	**Ceiling**	Plastered, with a paint finish.	Good condition, with no significant defects noted.
3.5 Front bedroom			
3.5.1	**Walls**	Plastered, with a paint finish; moulded cornice.	Satisfactory condition, with no significant defects noted.
3.5.2	**Ceiling**	Lath and plaster, with a paint finish.	Evidence of previously filled cracks across the ceiling, including around the central pendant light. Hairline cracks along the junction with the cornice to the party wall side. Photos 13–15
3.6 Staircase (first floor to loft)			
3.6.1	**Walls**	Plastered, with a paint finish; timber staircase, unfinished.	Open joint at the junction of the stair stringer and the party wall, running the full height of the flight. Intermittent hairline crack to the party wall, running the full height of the staircase. Photos 16–17
3.6.2	**Ceiling**	Plastered; bulkhead unpainted.	Unpainted plaster to the bulkhead and its junction with the wall. No cracking noted. Photo 18

Agreement

This schedule, together with the appended Photo Sheet of 18 photographs taken on 3 November 2026, is agreed as a fair record of the condition of the property on that date.

Signed for the Building Owner	Date	Signed for the Adjoining Owner	Date

Photo Sheet

1 Example Street · 18 photographs (blurred in this sample for privacy) · Sheet 1 of 2

Christopher Anthony Surveyors



Photo 01 · Item 2.1
Front elevation
3 Nov 2026 · 13:40

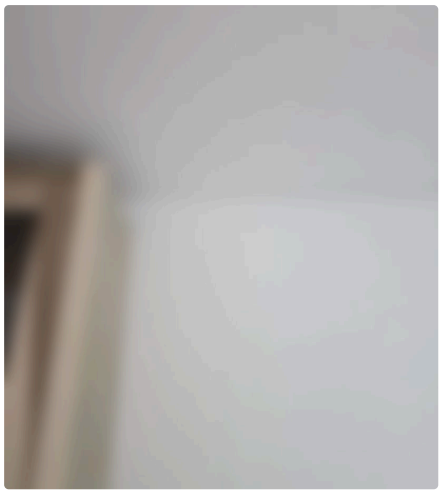


Photo 02 · Item 3.1.1
Rear reception: crack to party wall
3 Nov 2026 · 13:47

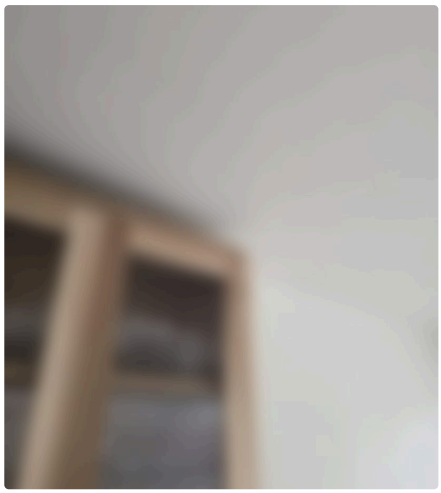


Photo 03 · Item 3.1.2
Rear reception: ceiling
3 Nov 2026 · 13:48

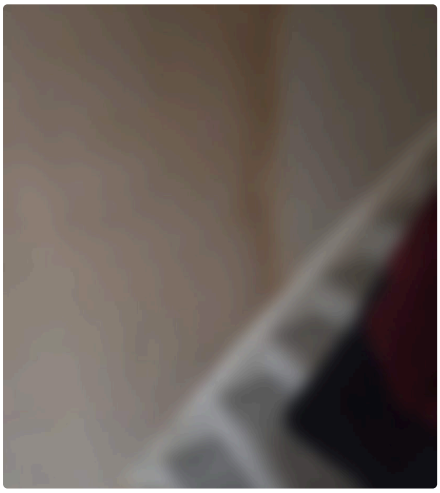


Photo 04 · Item 3.2.1
Staircase: party wall, made-good plaster
3 Nov 2026 · 13:51

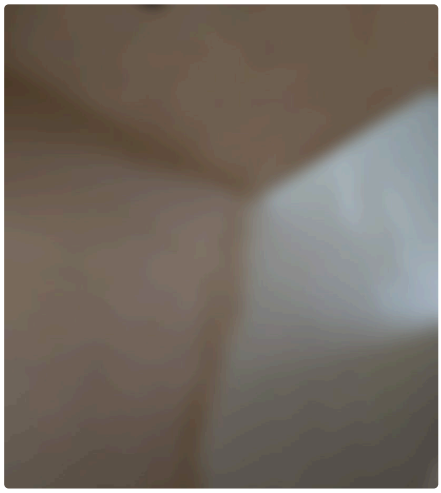


Photo 05 · Item 3.2.1
Staircase: patch repairs at ceiling junction
3 Nov 2026 · 13:51

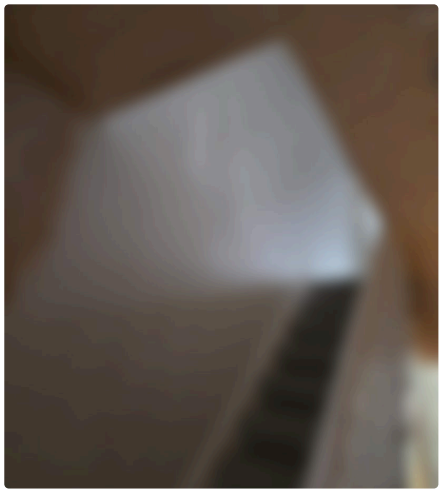


Photo 06 · Item 3.2.1
Staircase: general view
3 Nov 2026 · 13:51

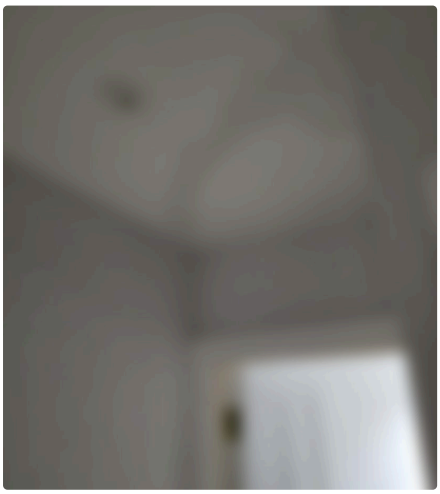


Photo 07 · Item 3.3.2
First floor landing: ceiling, filled cracks
3 Nov 2026 · 13:52

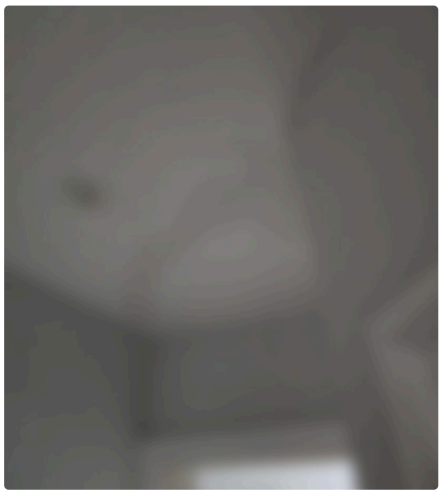


Photo 08 · Item 3.3.2
First floor landing: ceiling, filled cracks
3 Nov 2026 · 13:52

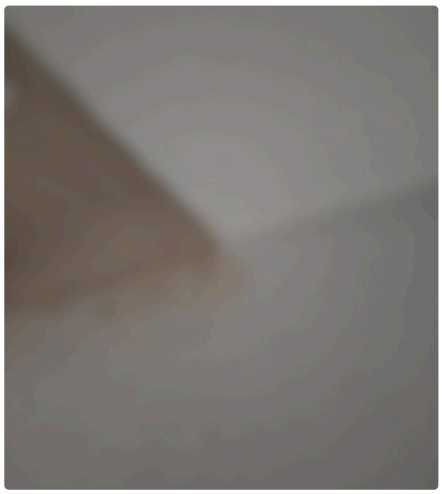


Photo 09 · Item 3.3.1
First floor landing: bulkhead, unpainted patch
3 Nov 2026 · 13:52

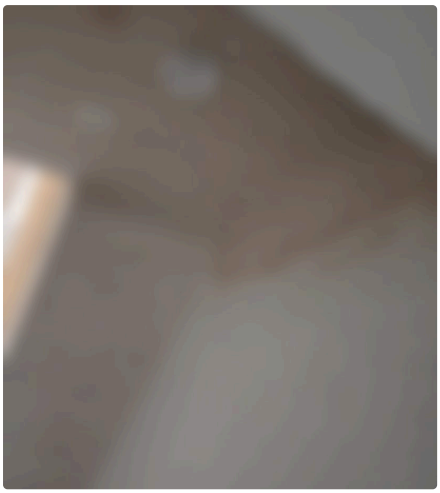


Photo 10 · Item 3.3.1
First floor landing: bulkhead and ceiling
3 Nov 2026 · 13:52



Photo 11 · Item 3.4.1
Rear bedroom: party wall and bulkhead junction
3 Nov 2026 · 13:55



Photo 12 · Item 3.4.1
Rear bedroom: party wall and bulkhead junction
3 Nov 2026 · 13:55

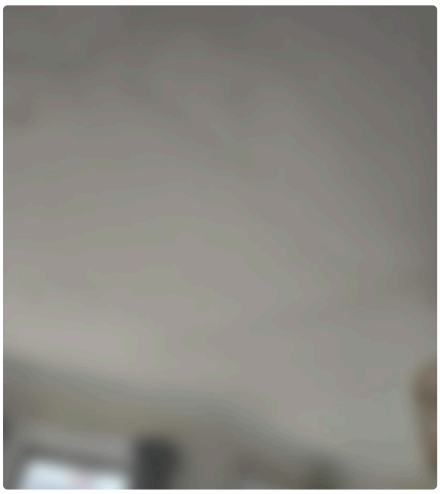


Photo 13 · Item 3.5.2
Front bedroom: ceiling, filled cracks
3 Nov 2026 · 14:02

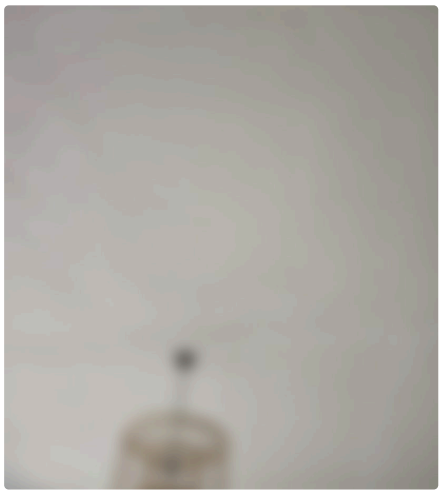


Photo 14 · Item 3.5.2
Front bedroom: ceiling around pendant
3 Nov 2026 · 14:02

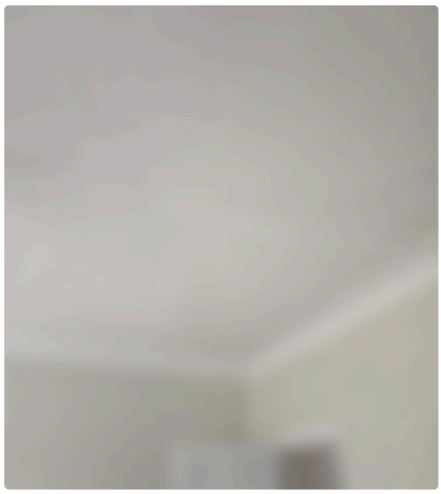


Photo 15 · Item 3.5.2
Front bedroom: ceiling and cornice
3 Nov 2026 · 14:02

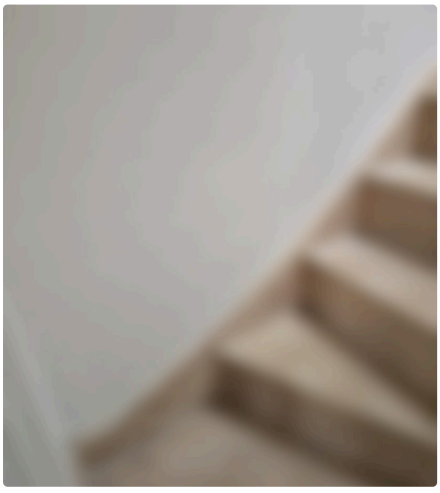


Photo 16 · Item 3.6.1
Loft staircase: open joint to stringer
3 Nov 2026 · 14:06

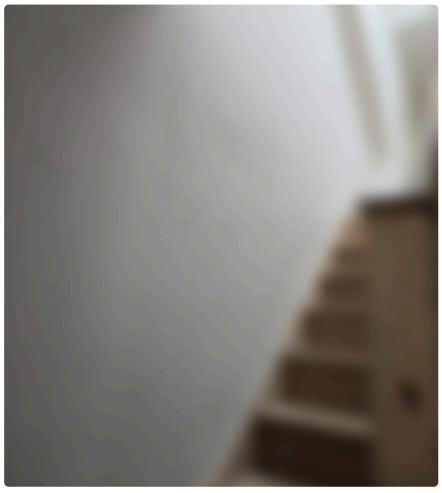


Photo 17 · Item 3.6.1
Loft staircase: crack to party wall
3 Nov 2026 · 14:06

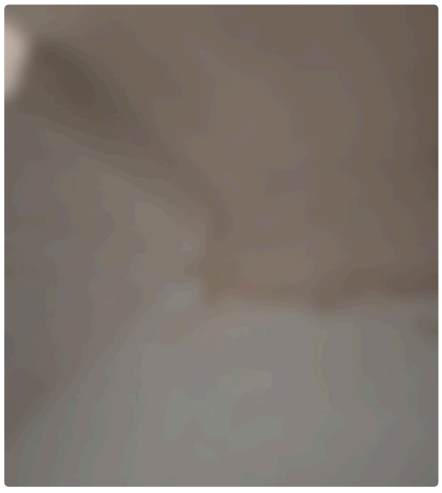


Photo 18 · Item 3.6.2
Loft staircase: bulkhead, unpainted
3 Nov 2026 · 14:07