





## TORMOHUN HOUSE, TORQUAY


### SCHEDULE OF CONDITION OF AN OFFICE BLOCK


#### PHOTOGRAPHIC SCHEDULE OF CONDITION

 **Building Type**  
Offices

 **Client**  
Amberon Limited / Tenant

 **Brief**  
Cornerstone were instructed to undertake a Photographic Schedule of Condition to be attached to a new fully repairing and insuring (FRI) lease.

 **The Role**  
Works included inspection of the unit internally and externally, inclusive of all roof parts which were inspected from ground level. Following the inspection, a report was prepared to highlight any damage throughout the property, in an aim to reduce the repairing liabilities for the Client at the end of their occupational term. The Unit had significant wear to the carpet's coverings and general offices areas.

 **Project Outcomes**  
The Schedule of Condition was approved by parties and attached to the new FRI lease and will limit the liability of the Client at the end of their lease term. The SOC was attached to the Lease and will protect the Client against claims to put the Offices in to better repair than evidenced.