

# PHOTOGRAPHIC RECORD - PUB

## EXTERNAL - PUB



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

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# INTERNAL - PUB GROUND FLOOR



Central bar



Right hand bar



Kitchen rear



Wash area rear right



Gents toilets rear right

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## INTERNAL – PUB FIRST FLOOR



Left room



Middle room



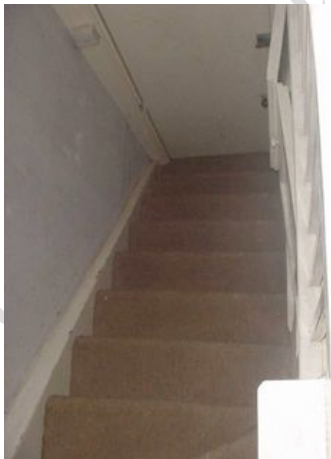
Front right room



Bathroom rear left



Kitchen



Staircase to front



Landing at top of spiral staircase

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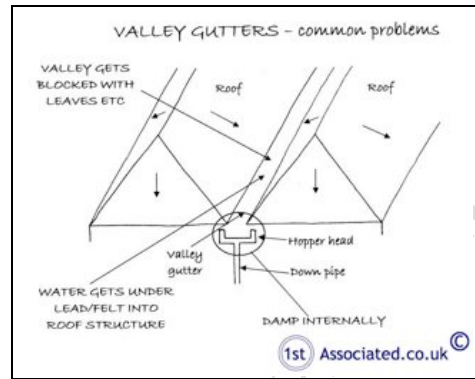
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# INHERENT DEFECTS – PUB EXTERNAL



Defect to valley gutter to pub



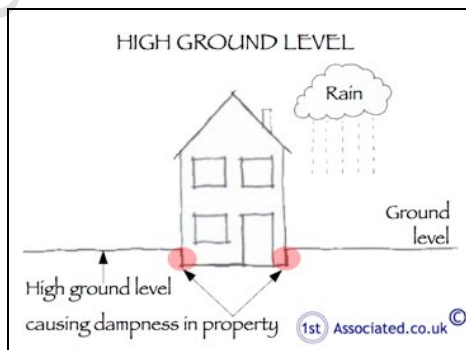
Valley gutter



Cement repair to tiles rather than lime



High ground level rather than French drain



High ground level



High ground level

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## INHERENT DEFECTS – PUB INTERNAL



Condensation and dampness getting in relating to valley gutter on right side



Deterioration to first floor middle room caused by work to roof



Dampness coming into eyebrow section of front right room



Cold bridging to left hand room

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## LACK OF MAINTENANCE - PUB



Weathering to chimney



Weathered ridge tiles

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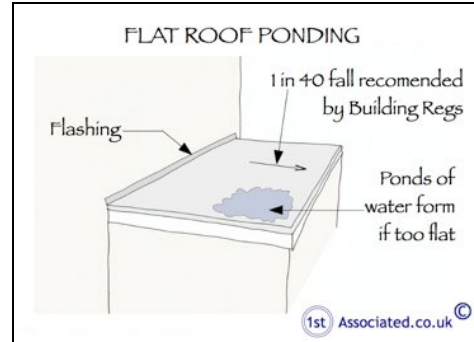
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# WHOSE LIABILITY? - PUB LIABILITY TO BE DISCUSSED



Ponding to flat roof



Flat roof ponding

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# PHOTOGRAPHIC RECORD - BARNS

## EXTERNAL - BARNS



Front Elevation



Rear view



Rear view



Right view



Right view

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## INTERNAL - BARN



One of the two store rooms



First of three barns

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## INHERENT DEFECTS - BARNES



Asbestos



Wet rot, possibly dry rot to floor and walls



Very high damp meter readings generally and particularly to left side

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## **LACK OF MAINTENANCE – BARNNS**

**You advised the tile repairs had been carried out by the brewer/property owner**



Cement mortar repairs to tiles



Vegetation growing from barn roof



Vegetation



Lack of external painting

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## WORK TO DO - BARN



Clear stored items

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## EXTERNAL AREAS



Car park

## EXTERNAL AREAS DETERIORATION



Deterioration to car park



Areas of deterioration

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