

JOB REFERENCE: XXXX

SCHEDULE OF CONDITION

XXXXXX

XXXX

XXX

Swanley

Kent

BR8 XXX

Date

FOR

Mrs X

Prepared by:

XXXXXX

INDEPENDENT CHARTERED SURVEYORS



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Introduction and Instruction

We have been instructed to inspect and prepare a Schedule of Condition for XXXX, Swanley, Kent. BR8 XXX.

We inspected the property on XXXX

Information Summary

Address:

XXXX
XXXX, Swanley, Kent, BR8 XXX

Prospective Tenant:

Mrs X

Covenants:

We have not seen a copy of the lease.

We have therefore assumed the property will have a Full Repairing and Insuring lease (FRI), or will have under the proposed lease. We have assumed it is a standard lease with no unusual or onerous clauses.

Your Legal Adviser should confirm this and advise us of any unusual or onerous clauses prior to signing of the lease or legal commitment to the lease.

Yield Up Covenant:

As a general comment under the terms of most leases there is a Yield Up Covenant requiring repair, redecoration, reinstatement and statutory regulations on termination of the Lease.

From our inspection we can advise that work has not taken place and as such the building you are considering leasing is below the standard set out within most typical FRI leases.

Photographs:

We typically take approximately 500 photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report.



REPORT FORMAT

To help you understand our report we utilise various terms such as:-

Key to terms used:

Description

This identifies the location of the item and the material/s it is made from.

Condition

This identifies the condition and anticipated future life.

Action Required

We have used an Action Required column throughout the report which identifies and clarifies repairs required and will sometimes give a performance specification i.e. requiring an area of roof to be water tight leaving the how part to the builder. This section may also specify materials, British Standards and Codes of Practice or their equivalent.

Dated/Not to FRI Standards

Where we use either the term dated or not to FRI Standards where we believe the property is not as per typical Full Repairing and Insuring (FRI) lease standards.

We recommend legal advice and input whenever a Schedule of Condition is appended to the lease

We recommend that a solicitor is employed to ensure the Schedule of Condition that we have prepared is legally attached to the lease and legally binding with the landlord.



Location Plans

Public House

Public House



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EXTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

Contents:

Front Elevation
Left Elevation
Rear Elevation
Right Elevation
Garage Rear Left
Outside Areas

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Front External Elevation





Front entrance



Front view




Front roof and chimney

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Chimney one left: Brick 	Weathered	Repoint within the next five years
Roofs: Main roof Pitched, clad with slates Limited view of roof from ground level	<p>Numerous problems including wood deterioration to roof structure and large number of tingles to the rear part of the roof indicating there could be nail sickness.</p> <p>Roof being repaired at time of our inspection.</p> <p>Repairs to ridge</p> 	Exclude from lease



Low level roofs:		
<p>Flat felt roof to middle Front central entrance: Pitched roof clad with slates</p>	Lead tingles noted	Re-slate without lead tingles.
		
<p>Flat flat roof over front entrance</p>	Moss which will accelerate deterioration	Likely to require renewal in the next few years and/or major repairs.
		
<p>Entrance to private living accommodation</p>	<p>Water sitting on roof which will accelerate deterioration Roof deflects more than we would typically expect indicating there may be dampness in the roof decking or it may have been laid to a lower than average standard.</p>	
<p>Flat flat roof covered in felt to left with parapet wall over</p>		
		
		
		
		
		



<p>Gutters and Downpipes:</p> <p>Cast Iron/Plastic</p> <p>We viewed the gutters and downpipes from ground level.</p>	<p>Leaks visible.</p>	<p>Ensure all gutters are watertight and falling towards the downpipe and clear.</p> <p>Repair downpipes and secure as necessary, ensure downpipes are clean and clear.</p>
<p>Walls:</p> <p>Painted brickwork</p> <p>Painted render</p>	<p>Dated</p> <p>Cracking</p>  <p>Dated.</p>	<p>Repair, prepare and redecorate.</p> <p>Landlord/property owner to make an insurance claim. Any cracking to be excluded from the lease.</p> <p>Repair, prepare and redecorate.</p>

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External Detailing:		
Windows:		
Plastic double glazed	Dirty, marked and stained	Deep clean.
Timber	Dated.	Repair, prepare and redecorate
Doors:		
Central entrance door to bar	Dated.	Repair, prepare and redecorate
Left entrance door to private living accommodation	Dated.	Repair, prepare and redecorate
Signage:	Dated	Deep clean/ Repair, prepare and redecorate



Left External Elevation



Left view of roof





Left elevation



Flat roof to left

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys:		See Front Elevation
Roofs: Hipped, clad with slates Limited view of roof from ground level	Deteriorating, numerous lead tingles used and also dips and undulations in the roof. 	See Front Elevation and Exclude from lease
Flat roofs: Flat felt roof 		See Front elevation



Gutters and Downpipes: Cast Iron/Plastic	Leaks visible	<p>Ensure all gutters are watertight and falling towards the downpipe and clear.</p> <p>Repair downpipes and secure as necessary, ensure downpipes are clean and clear.</p>
Walls: Painted brickwork	<p>Dated</p> <p>Dip in bricks</p> 	<p>Repair, prepare and redecorate.</p> <p>Landlord/property owner to make an insurance claim</p>
External Detailing: Windows: Painted	<p>Poor condition</p> 	<p>Repair, prepare and redecorate.</p>



Rear External Elevation









Rear roofs



Rear elevation



Rear left entrance

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Chimney two rear right: Rendered 	Dampness 	Resolve dampness, repair, prepare and redecorate.
Roofs: Main roof: Hipped, clad with slates with valley gutter  	Numerous lead tingles, roof may have nail sickness  	Recommend re-roofing to rear of property. See Front Elevation and Exclude from lease









	<p>Deflection and undulations in the roof Deterioration to timber structure beneath roof</p> 	<p>Work required to roof structure.</p>
<p>Low level Roofs: Hipped, clad with concrete tiles to rear left</p> 		
<p>Hidden flat roof to middle</p> 	<p>Flat flat roof with moss sitting on it which will accelerate deterioration. Dampness coming into toilet area which may be via hidden flat roof/adjoining pitched roofs.</p>  	<p>Repair/renew</p>
<p>Shallow pitched roof, clad with concrete tiles to middle</p>	<p>Repairs to flashing</p> 	



<p>Rear left flat roof</p> 	<p>Flat flat roof with moss sitting on it which will accelerate deterioration.</p> 	<p>Repairs/major work required within the next few years.</p>
<p>Low level concrete tile roof with valley gutter to rear right</p> 	<p>Leaking box gutter with paint sealer on top of lead</p> 	<p>Renew/repair lead box gutter.</p> <p>Current sealer does not seem to be working and one of the toilets was closed off due to dampness.</p>
<p>Gutters and Downpipes:</p> <p>Plastic</p> 	<p>Average</p>	<p>Ensure all gutters are watertight and falling towards the downpipe and clear.</p> <p>Repair downpipes and secure as necessary, ensure downpipes are clean and clear.</p>



Walls:		
Flemish bond brickwork repointed in a cement mortar	<p>Cracking to rear left</p> 	Landlord/property owner to make an insurance claim.
		Exclude from lease
	<p>Cracking</p> 	Copyright
	<p>Knife into crack</p> 	
Painted render	<p>Deterioration to render rear right</p> 	
Sloping site:		Repair, prepare and redecorate.
Ground slopes towards rear, some of the building below ground level particularly to middle and right	<p>Dampness present</p> <p>Water discharging into area next to kitchen</p>	Add French drain or running gully to entirety of property
		Closed circuit TV camera report required of the drainage system to ensure this is working satisfactorily.



Repair, prepare and redecorate.

<p>Plastic double glazed</p> <p>Doors:</p> <p>Painted</p>	<p>Moss and lichens</p>  <p>Dated</p>	<p>Deep clean</p> <p>Repair, prepare and redecorate.</p>
<p>Services:</p> <p>Flue from kitchen</p> 	<p>DIY repairs</p>	<p>Repair vent.</p>



Right External Elevation




Right view of roof









Right elevation



Cracking

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys:		See Rear Elevation
Roofs: Hipped, clad with slates Low level pitched roof clad with concrete tiles	General deterioration to main hipped roof including nail sickness. Problems with flashing 	Exclude from lease Make watertight
Gutters and Downpipes: Cast Iron/Plastic	Leaks visible	Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear.



Walls:		
Painted render	 <p>Cracking visible, this may be long term movement or new movement/progressive cracking.</p>  	Landlord/property owner to make an insurance claim. Exclude from lease.
Plinth	 <p>Cracking</p>	
Airbricks	 <p>Airbrick acting as gutter that goes into cellar area</p>	Protect airbrick  <p>AIR BRICK TO FLOOR Air brick protected Water cannot enter air brick 1st Associated.co.uk</p>



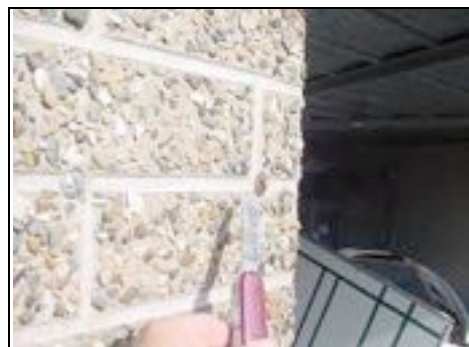
Garage Rear Left



Garage



Garage full of stored items



Rusting fittings

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Shallow pitched felt roof	Average	Decking to be checked as typically these type of roofs have asbestos decking. Asbestos report required on property as a whole.
Walls: Pre-cast concrete brick look system	Rusting fittings	Periodic inspection.
External Detailing: Doors: Garage door (open at time of inspection)	Dated	Repair, prepare and redecorate.
Other: Stored items limited inspection, we could not physically get into the garage.		Remove



Outside Areas




[illegible]

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Gate and fence	Dated	Straighten and secure. Repair, prepare and redecorate.
Old gas style electric light	Moving	Secure
Storage area near garage: 	Full of stored items 	Remove stored items
Patio area to rear left: Paving slabs sloping site tipping water towards the building		
BBQ Unit  Tiled hipped roof with exposed timbers within Gutters Brick serving area Concrete floor	Missing and slipped tiles No guttering	Check has planning permission and landlords/property owner's approval. Replace and re-secure tiles and make watertight Add gutters



<p>Beer Garden</p> <p>Rear left</p> 		
<p>White painted timber fence</p>	<p>Dated</p>	<p>Secure and straighten. Repair, prepare and redecorate</p>
<p>Play equipment rear left</p> 	<p>Play area not to RoSPA standards</p> 	<p>Fencing and updating required and bringing to RoSPA standards.</p>
<p>Hedges around property</p>	<p>Overgrown</p>	<p>Cut back</p>
<p>Car Park</p> 	<p>Holes and deterioration</p> 	<p>Repair, add top coat and white line Recommend drains are added</p>
<p>Back of house yard</p> 	<p>Stored items and rubbish</p> 	<p>Remove</p>



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INTERNAL

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GROUND FLOOR

FRONT OF HOUSE

Contents:

Front Entrance
Right Bar/Restaurant
Left / Games Bar
Central Bar
Ladies Toilets
Gents Toilets
Entrance Lobby Rear Right
Lobby Rear Left to Smokers Area

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LICENSING LAYOUT PLAN



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Front Entrance



Front access externally

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Hairline cracking	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Dado	Dated	Repair, prepare and redecorate.
Floors: Carpet	Average	Clean/replace
Detailing: Windows: Two timber windows with glass panels	Dated	Repair, prepare and redecorate
Doors: Timber	Dated	Repair, prepare/sand and re-stain
Services:		See Services Section



Right Bar/Restaurant




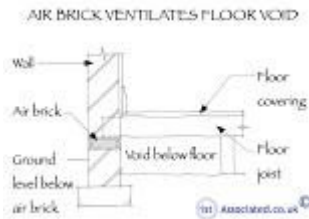
Restaurant area




Restaurant area



Restaurant area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Timber boarded and painted 	Dated	Repair, prepare and redecorate.
Walls: Painted Dado	Dated and Marked Dated	Repair, prepare and redecorate. Repair, prepare and redecorate.
Floors: Carpet	Undulating suspended timber floor 	Clean/replace and open up floor to check condition. This floor sits over the cellar area.



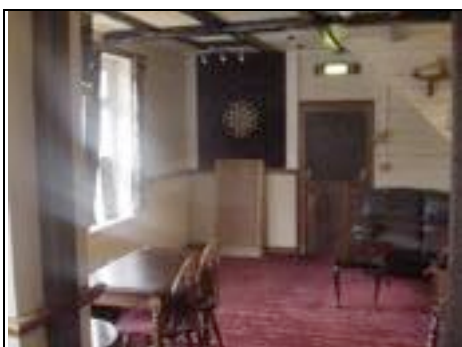
<p>Detailing:</p> <p>Windows:</p> <p>Painted</p> <p>Doors:</p> <p>Painted</p>	<p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Fireplace</p>  <p>Radiators underneath windows</p>	<p>Not working at time of inspection.</p>	<p>See Services Section</p> <p>Lessees to provide certificates with regards to testing</p>



Left / Games Bar




Fireplace



Games area



Bar area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Embossed paper Exposed timbers 	Dated Dated	Repair, prepare and redecorate. Repair, prepare and redecorate.
Walls: Embossed paper Dado	Dampness and dated Dated	Resolve dampness Repair, prepare and redecorate. Repair, prepare and redecorate.
Floors: Carpet	Average	Clean or replace



<p>Detailing:</p> <p>Windows:</p> <p>Painted</p> <p>Doors:</p> <p>Door to private living accommodation</p>	<p>Dated</p> <p>Marked and dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Fireplace</p>	<p>Fire not working at time of inspection</p>	<p>See Services Section</p> <p>Lessees to provide certificates with regards to testing</p>



Central Bar



Central bar front



Central bar



Central bar rear

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Variety of ceiling finishes including: Boarded ceiling Modern exposed timber Modern painted	Dated	Repair, prepare and redecorate.
Walls: Textured paint Brickwork	Minor dampness Dated	Resolve dampness Repair, prepare and redecorate.
Floors: Carpet	Average	Clean or replace
Detailing: Windows: Painted	Dated	Repair, prepare and redecorate



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Doors:		
Painted	Dated	Repair, prepare and redecorate
Services:		See Services Section

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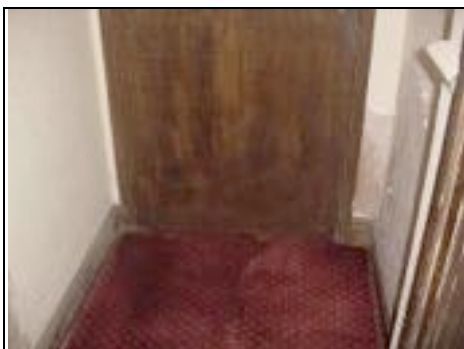
Toilet Facilities

There are no toilets for the less able/disabled.

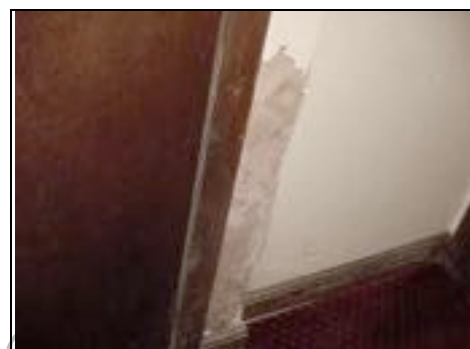
Lobby to Ladies Toilets



Worn door



Lobby



Paint coming off walls

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted modern plaster	Dated	Repair, prepare and redecorate.
Walls: High level: Painted modern plaster Dado Low level: Painted embossed paper	Dated Dampness taking wallpaper off	Resolve dampness Repair, prepare and redecorate.
Floors: Carpet	Dated	Clean or replace



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Detailing: Doors: Stained timber door	 Worn 	 Repair, prepare/sand and re-stain
Services:		See Services Section

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Ladies Toilets



Left cubicle
(right cubicle locked)



Vanity unit



Timber panel in cubicle

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dampness	Resolve dampness Repair, prepare and redecorate.
Walls: Tiled Within W.C.	Dirty Wood panel to rear of left w.c.	Deep clean Repair, prepare and redecorate.
Floors: Carpet Safety style flooring to W.C.s	Average Marked	Clean or replace Deep clean
Detailing: Doors: Timber veneer entrance door	Marked	Clean Clean/replace ironmongery



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Painted flush doors	Dated	Repair, prepare and redecorate
Sanitary Ware:		
Two WC (right side locked)	Worn and used	Deep clean
Two vanity units/wash hand basins	Worn and used	Deep clean
Services:		See Services Section
Extract fan	Dated	Clean and service

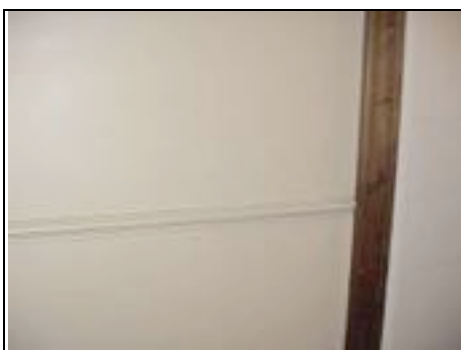
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Lobby to Gents Toilets



Gents entrance door



Lobby



Lobby

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: High level: Painted modern plaster Dado Low level: Painted	Dated Dampness	Resolve dampness Repair, prepare and redecorate.
Floors: Safety style flooring	Marked	Deep clean/replace
Detailing: Doors: Stained timber door	Worn	Repair, prepare/sand and re-stain
Services:		See Services Section



Gents Toilets



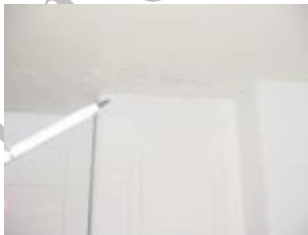

W.C.



Urinals



Wash hand basin

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted Loft hatch	Marked and stained Dampness coming though from roof above 	Resolve dampness Repair, prepare and redecorate.
Walls: Tiled	High level dampness	Resolve dampness Deep clean.
Floors: Safety style flooring	Ingrained dirt 	Deep clean



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Detailing: Doors: Timber veneer entrance door Painted doors to W.C.'s	Marked Dated	Clean Clean/replace ironmongery Repair, prepare and redecorate
Sanitary Ware: One WC One Wash hand basin Three Urinals	Worn and used Worn and used Worn and used	Deep clean Deep clean Deep clean
Services: Extract fan	Dated	See Services Section Clean and service



Entrance Lobby Rear Right (Below ground level)




Entrance lobby rear right



Entrance lobby rear right



Flagstones

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted modern plaster Dado Painted embossed paper	Hairline cracking around door and dampness damage to walls Dated Dampness taking wall finish off 	Resolve dampness Repair, prepare and redecorate. See main bar area
Floors: Quarry flagstone	Ingrained dirt	Deep clean



Detailing:		
Windows: Vented modern sash window with top opening	Marked and dated	Repair, prepare and redecorate
Doors: Two stained timber part glazed six panel doors	Marked	Repair, prepare/sand and re-stain
Services:		See Services Section

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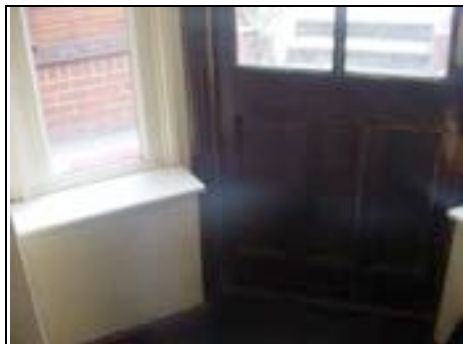
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Lobby Rear Left to Smokers Area



Entrance door



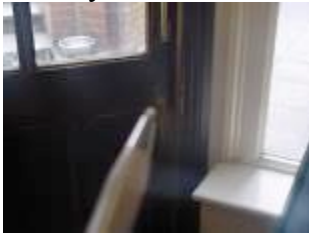
Lobby



Lobby

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted modern plaster, painted embossed paper and dado rail	Dampness and dated.	Resolve dampness Repair, prepare and redecorate.
Floors: Carpet	Marked	Clean or replace
Detailing: Windows: Painted timber	Dated	Repair, prepare and redecorate



Doors: Stained timber part glazed six panel doors	Heavily marked 	Sand and re-stain
Services:		See Services Section

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GROUND FLOOR

BACK OF HOUSE

Contents:

Bar Servery Area
Far Left Entrance Lobby to Catering Kitchen
Catering Kitchen
Cellar Store Right
Inner Entrance Hall Left to Private Living Accommodation
Storage Area/Hallway at Bottom of Stairs

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Bar Servery Area



Bar servery

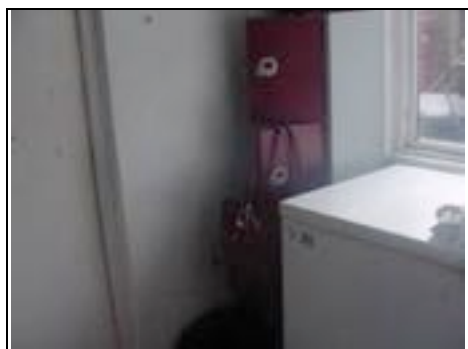


Bar servery

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted with ceiling lights	Hairline cracking	Repair, prepare and redecorate
Walls: Painted	Dated	Repair, prepare and redecorate
Floors: Safety style altro flooring	Marked and damaged	Clean/repair/replace
Detailing: Back bar Front bar	Heavily marked Heavily marked	Sand and re-stain Sand and re-stain
Services:		See Services Section



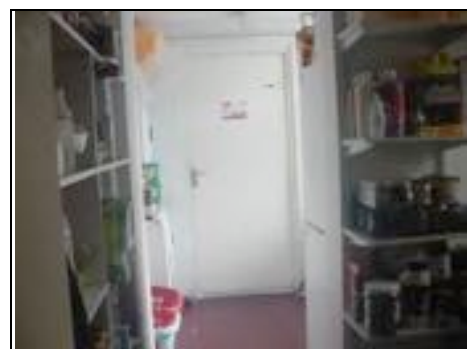
Far Left Entrance Lobby to Catering Kitchen



Entrance lobby



Entrance lobby



Entrance lobby to catering kitchen

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Safety style flooring	Grease stained	Deep clean
Detailing: Windows: Painted timber	Dated	Repair, prepare and redecorate
Doors: Painted door to private living accommodation	Dated	Repair, prepare and redecorate
Stained timber door with vision panel to kitchen	Dated	Sand and re-stain
Services:		See Services Section



Catering Kitchen



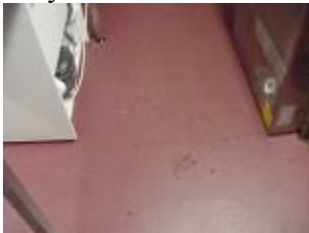
Catering kitchen cooking area



Catering kitchen



Catering kitchen

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Hairline cracking Ingrained grease and dirt	Repair, prepare and redecorate.
Walls: Painted	Ingrained grease and dirt	Repair, prepare and redecorate.
Floors: Safety style flooring	Marked, damaged and dirty 	Deep clean/repair/replace
Detailing: Windows: Casement window	Dated	Repair, prepare and redecorate.
Doors: Painted timber	Dated	Repair, prepare and redecorate



Equipment: Stainless steel sink and drainer Kitchen units:	The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.	
Services: Extract fan Cooker line extractor hood Fuse board	Dirty Dirty, grease visible	See Services Section Clean and service Deep clean



Cellar Store Right (ground level)




Open ceiling



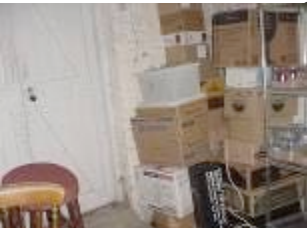
Cellar right



Cellar right

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Open ceiling, common rafters visible	Common rafters backed to backed (additional support) Dampness staining to common rafters  Signs of woodworm	Resolve dampness and woodworm.
Walls: Painted	Dampness deteriorating and Cracking visible to external of the walls	Resolve dampness Repair, prepare and redecorate. Property owner to place insurance claim
Floors: Concrete	Marked	Make good



<p>Detailing:</p> <p>Windows:</p> <p>Painted</p> <p>Doors:</p> <p>Single access door to bar</p> <p>Double external entrance door</p> <p>Storage:</p> <p>General storage areas including racking for soft drinks and spirits</p>	<p>Blocked up window</p> <p>Damaged</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Two boilers manufactured by Heat Line</p>		<p>See Services Section</p> <p>Check service records.</p>
<p>Other:</p> <p>Stored items limited inspection.</p> 		<p>Remove</p>



Inner Entrance Hall Left
giving access to Private Living Accommodation



Entrance





Inner entrance hall



Door damaged

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Embossed paper	Hairline cracking and damaged 	Repair, prepare and redecorate.
Walls: Painted bright yellow 	Dampness Dirty and marked	Resolve dampness Repair, prepare and redecorate.
Floors: Carpet	Marked	Deep clean/replace



		
Detailing: Doors: Access door from pub Door to upstairs; painted white Fire exit door: painted white Skirting	Dirty and marked Dirty and marked Dirty and marked Damaged 	Repair, prepare and redecorate Repair, prepare and redecorate Repair, prepare and redecorate Repair, prepare and redecorate
Services: Two ceiling lights	One light removed, one light not working	See Services Section Replace/repair



Storage Area/Hallway at Bottom of Stairs



Hallway



Storage area



Hallway

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Marked Undulating Signs of dampness/black staining from flat roof above	Resolve dampness Repair, prepare and redecorate
Walls: Painted	Heavily marked Hairline cracking	Repair, prepare and redecorate.
Floors: Carpet	Worn	Replace
Detailing: Doors: Painted	Heavily marked	Repair, prepare and redecorate
Shelving: Melamine covered shelving	Damaged and dirty	Deep clean
Services:		See Services Section



BASEMENT **(BELOW GROUND LEVEL CELLAR)**

Contents:

Cellar – Left
Cold Cellar
Cellar – Right

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Cellar – Left (Pythons and Soft Drinks)



Cellar left



Cellar left

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Boarded ceiling	Unfinished	Repair, prepare and redecorate.
Walls: Painted	Dampness  Columns repaired 	Resolve dampness Repair, prepare and redecorate.
Floors: Concrete	Marked	Make good



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Services:		See Services Section
Fuse board		
Gas unit		

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Cold Cellar





Drop to cold cellar




Cold cellar



General view

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted boarded	Dated	Repair, prepare and redecorate.
Walls: Painted brick Supporting column situated against the walls	Dampness  	Resolve dampness Repair, prepare and redecorate. Check for Environmental Health notices with regards to the condition of cellar area generally.



Floors: Concrete	Marked and cracked 	Make good
Services:		See Services Section




Cellar – Right




Cellar right



Cellar right

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Partly tiled wall	<p>Dampness coming in both laterally and from air bricks.</p> <p>Tiles coming away</p>  <p>Dampness particularly to right side</p>	<p>Amend airbrick details to stop acting as gutters.</p> <p>Resolve dampness Re-fix tiles</p>



	Cracking 	
Floors: Concrete	Marked	Make good
Steps to Cellar: Timber		
Services: Belfast sink Covered sump pump	Dirty	See Services Section Deep clean



FIRST FLOOR

PRIVATE LIVING ACCOMMODATION

Contents

Stairs, Landing and Office
Corridor
Kitchen Rear Left
Bathroom Rear Middle
Bedroom One Front
Bedroom Two Rear Right
Bedroom Three Right Rear
Lounge Right

Internal Roof

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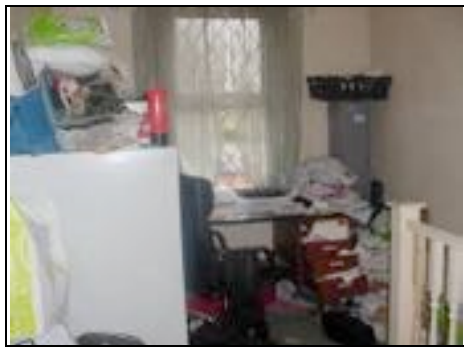
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Stairs, Landing and Office




Stairs



Landing/office



Office area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed paper	Dated	Repair, prepare and redecorate
Walls: Woodchip paper Dry lining	Heavily marked and dirty, cobwebs visible Wallpaper coming off/torn off wall  Dry lining indicating that dampness is a problem.	Repair, prepare and redecorate
Floors: Green carpet	Worn	Replace



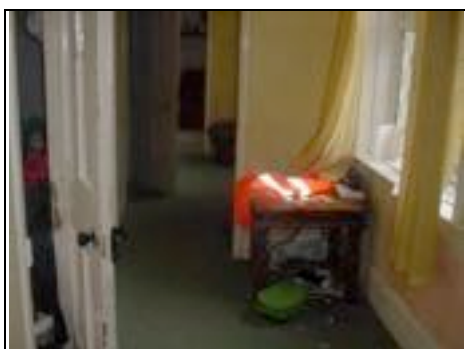
Detailing: Windows: Painted Doors: Access door to private living accommodation Staircase: Underside lined	Dated Marked	Repair, prepare and redecorate Repair, prepare and redecorate and make good ironmongery
Services:		See Services Section
Other: Stored items	Stored items limited inspection	Remove



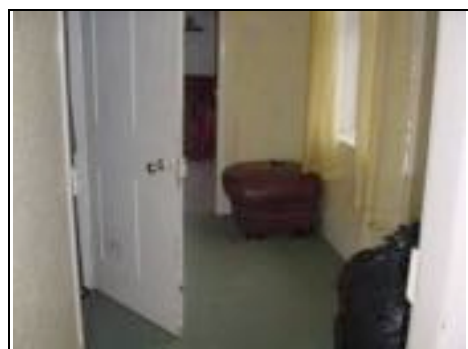
Corridor




Corridor left



Corridor right




Corridor right

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Undulating and dampness 	Resolve dampness Repair, prepare and redecorate.
Walls: Embossed paper (painted yellow) Older style dry lining	Heavily marked	Repair, prepare and redecorate.
Floors: Green carpet	Worn Uneven	Clean/replace
Detailing: Windows: Painted	Dated	Repair, prepare and redecorate



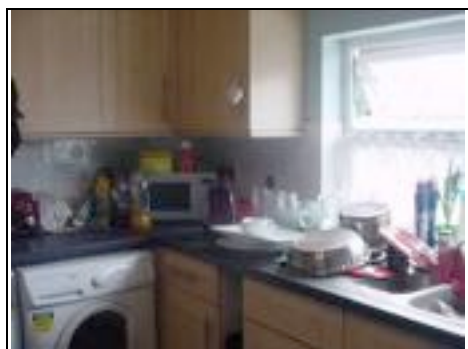
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Doors: Painted white panel doors	 Dated and heavily marked	 Repair, prepare and redecorate and make good ironmongery
Services: Socket points Factory lagged boiler in airing cupboard 	 Socket points coming off wall	 See Services Section Replace Electrical test required.

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Domestic Kitchen Rear Left




Kitchen




Kitchen



Kitchen

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Hairline cracking Undulations in ceiling particularly over the window area	Repair, prepare and redecorate.
Walls: Painted woodchip Dry lining	Marked  Dry lining indicating possible dampness in the area	Repair, prepare and redecorate.
Floors: Vinyl	Marked	Deep clean



Detailing: Windows: Double glazed	Misted 	Replace
Doors: Painted panel door	Dated	Repair, prepare and redecorate and make good ironmongery
Services: Internal radiator		See Services Section



Bathroom Rear Middle



W.C.



Bathroom



Mould to mastic

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Modern plaster finish painted ceiling	Dated	Repair, prepare and redecorate.
Walls: Modern plaster finish painted Tiled around bath Dry lining	Dated Tiles missing behind wash hand basin	Repair, prepare and redecorate. Replace missing tiles
Floors: Carpet	Marked	Clean/replace
Detailing: Windows: Painted	Dated	Repair, prepare and redecorate



Doors:		
Timber	Heavily marked	Repair, prepare and redecorate and make good ironmongery
Sanitary Ware:		
WC	Worn	Deep clean
Wash hand basin	Worn Mould to mastic	Deep clean
'P' shaped Bath	Worn	Deep clean
Services:		See Services Section
Electric heater shower		



Bedroom One Front



Bedroom one



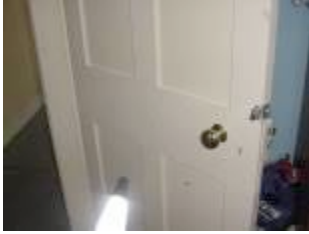
Bedroom one



Mould to window

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted Dry lining	Dated	Repair, prepare and redecorate.
Floors: Carpet	Worn and marked Floors uneven	Clean or replace
Detailing: Windows: Plastic double glazed windows	Dated	Deep clean



Doors: Painted panel door	Damaged, backing put to back of it 	Repair, prepare and redecorate and make good ironmongery
Services: Radiator under window	Rusting and leaking	See Services Section Replace
Other: Stored items limited inspection		Remove



Bedroom Two Rear Right



Bedroom two rear right



Bedroom two rear right



Dampness to ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Undulating Signs of dampness around windows	Resolve dampness Repair, prepare and redecorate.
Walls: Modern plaster Timber boarded partition rather than studwork partition Dry lining	Marked	Repair, prepare and redecorate. Possible dampness problem.
Floors: Carpet	Worn Floors uneven	Replace
Detailing: Windows: Plastic double glazed	Dated	Clean



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Doors: Painted panel	 Dated	 Repair, prepare and redecorate and make good ironmongery
Services: 	 	See Services Section
Other: Stored items limited inspection	 	Remove

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Bedroom Three Right Rear



Bedroom thee



Bedroom three

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plaster	Average	Repair, prepare and redecorate.
Walls: Painted Dry lining	Marked	Repair, prepare and redecorate. Possible dampness problem.
Floors: Carpet	Worn Uneven floor	Replace
Detailing: Windows: Plastic double glazed Doors: Painted panel	Dirty Heavily marked and stickers to door	Deep clean Repair, prepare and redecorate and make good ironmongery



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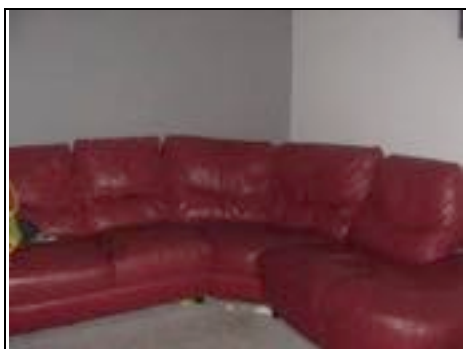
Services:		See Services Section
Other: Stored items		Remove

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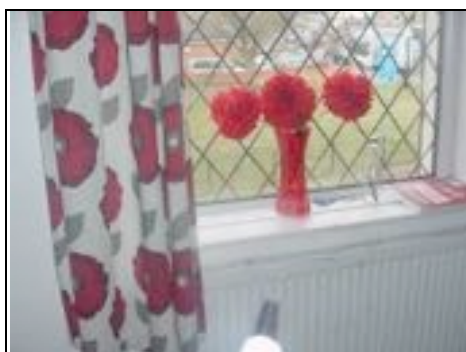
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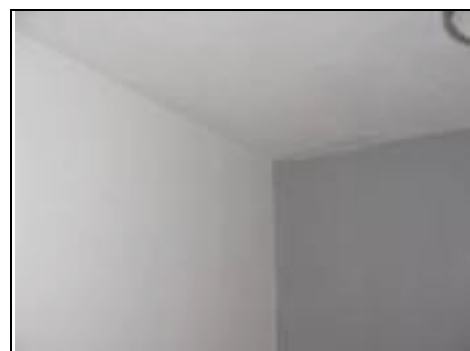
Lounge Right



Lounge



Lounge



Dampness from roof

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Modern painted plaster	Marked, some dampness visible	Resolve dampness Repair, prepare and redecorate.
Walls: Modern painted plaster Dry lining	Marked	Repair, prepare and redecorate. Possible dampness problem.
Floors: Carpet	Worn Uneven floor	Replace
Detailing: Windows: Plastic double glazed	Dirty	Deep clean







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Doors: Painted panel door	Marked 	Repair, prepare and redecorate and make good ironmongery
Services:		See Services Section





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Internal Roof

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof Access: No ladder or light		Recommend ladder, light and floor boarding is added to give better access.
Roof Structure: Cut timber roof with amendments		Exclude roof and roof structure from lease
Roof Timbers: Deflection to some timbers  Dampness 	 Small sized purlins and struts and common rafters that are allowing give/movement to the roof generally and dampness and woodworm 	Resolve dampness



Woodworm:	Woodworm to timber on right side 	Resolve woodworm
Props in roof:	New timbers added to prop roof 	
Protective Underlayer:	Hessian based protective under layer 	
Chimney:	Fire/chimney smoke in the roof is a fire hazard 	
Ventilation:	No ventilation noted.	
Insulation:		Insulation can be improved however ventilation also needs to be improved and be aware that insulation can cause deterioration in older properties.



OTHER MATTERS

SERVICES

This Schedule of Condition does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The Landlord/Tenant should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

Electrics

The electrics were located in the kitchen and right store area/cellar.

ACTION REQUIRED: Institution of Engineering and Technology standards (IET) test and report and all recommendations to be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Lighting

In the work areas such as the kitchen, etc you need a specialist to check and confirm the lighting is appropriate for the work being carried out.

ACTION REQUIRED: The lighting should be appropriate for the use and upgraded as necessary.

Space heating

The property has two boilers located on the right hand side of the cellar.

ACTION REQUIRED: Gas safety test required.



Fire Safety/Fire Alarms/Emergency Lighting

ACTION REQUIRED: Specialist advice should be sought.

Security Alarm

It was noted there was a closed circuit TV camera within the property.

ACTION REQUIRED: You need to check with your legal advisor as to the ownership of the security system. The important thing with a security alarm is to make sure whether it is a landlord fixture and fitting an past tenant's fixture and fitting and whether it is working and if so whether it is fully maintained and is acceptable to your insurer.

Environmental Health

Dampness was found in the cellar area.

ACTION REQUIRED: Your legal advisor to check and confirm if there are any records of action by the Environmental Health Officer. We recommend a meeting with the Environmental Health Officer.

Equalities Act 2010

The Equality Act 2010 legally protects people from discrimination, combining several pieces of earlier legislation, including the Disabilities Discrimination Act 1995 (DDA). The Act requires providers of services and employers to make reasonable provisions for those with disabilities

It should be appreciated that the definition of disability is all encompassing, hence includes those who are partially sighted, heard of hearing, as well as ambulant disabled persons – not just those confined to wheelchairs as many people tend to think.

In many cases physical changes to the buildings may be required, such as creating level/ramped approaches, the provision of accessible WCs, adjustments to the height of door entry systems for wheelchair uses, and the use of higher contrast internal colour schemes to aid those with visual



impairments. However, physical changes may not always be necessary; in some instances it may be acceptable to implement a staff training and management policy to deal with disabled visitors.

In this case we would comment that there are no toilets for the less able/disabled.

ACTION REQUIRED: You should enquire as to the availability of an Access Audit for the property, a report prepared by a specialist examining the various aspects of the building. Whether works are reasonable or otherwise depends on the age and type of the building, and to some extent the nature of your business and the likely visitors. We recommend you commission an Access Audit if one is not available.

Asbestos Register

In a property of this age there may well be some asbestos. Asbestos was commonly used post war until it was banned only in the 1990s, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

ACTION REQUIRED: An Asbestos Register should be provided by the outgoing tenant/landlord.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.



Certificates required to be obtained from landlord/outgoing lessee

Test certificates to be provided on:-

- 1) Asbestos - Up to date asbestos report with samples.
- 2) Chimneys - Certificates confirming chimneys have been swept.
- 3) Drainage – closed circuit TV camera report.
- 4) Electrics – An Institution of Engineering and Technology (IET) standards test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
- 5) Environmental Health certificates and latest reports - we recommend you meet with the Environmental Health Officer before you legally commit to purchase.
- 6) Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase.
- 7) Gas Safe inspection and test report (you need to see heating in working order).
- 8) Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
- 9) Safe system - Ensure there is a full safe system for maintenance access and that this has been tested regularly.
- 10) RoSPA safety check on play equipment.
- 11) Security System test.
- 12) Any proposed planned maintenance that the landlord will be carrying out before the Full Repairing and Insuring lease takes place on the basis of the property condition and Schedule of Condition.

Tests and reports are standard requirements of a Full Repairing and Insuring lease as is redecoration before the end of the lease. We have not been instructed to carry out independent separate services tests.

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LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

This is not a structural survey or a building survey.

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise.

We have not carried out or arranged for specialists to undertake any reports, for example an environmental report or an audit report upon the property. We are therefore unable to advise whether any contaminated or other adverse environmental issues affect the site.

We have not carried out any formal or informal investigations with any local authorities or other statutory bodies with regard to issues relating to this property. We can happily carry this out but you do need to instruct us in writing to do so.

The Schedule of Condition has been prepared by XXXXX following a visit on XXXX. This report does not constitute a Structural Survey (now known as a Building Survey).



XXXX
XXXXX, Swanley, Kent. BR8 XXX

Signature Document in Relation to
The XXX Public House
XXX Swanley, Kent, BR8 XXX

Schedule of Condition

This signature document represents page 87 and 88 of an 88 page Schedule of Condition relating to:

The XXX Public House
XXX, Swanley, Kent, BR8 XXX

as prepared by

XXXX Chartered Surveyors

You should ensure your Legal Advisor gets this document signed by the relevant parties and agreed prior to legal commitment to purchase. Delete/amend as you require.

Lessees Representative

We verify that this is a true and accurate record of the condition of:

The XXX Public House
XXXX, Swanley, Kent, BR8 XXX

As inspected on XXX

By

XXXX Chartered Surveyors

Signed: Dated: XXXX

For and on Behalf of XXXX Chartered Surveyors

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Lessee

Mrs X has seen and forwarded this document on by recorded delivery on
..... to the owners/landlords or their legal
representatives in relation to the proposed Lease.

Signed: Dated:
Mrs X

Landlords Representative (delete as applicable)

Print Name: for and on behalf of
..... has inspected and read the
Schedule of Condition for and on behalf of
and accepts that it is a true and accurate record.

Signed: Dated:

For and on Behalf of:

I have the authority to sign this document on behalf of the aforementioned
company.

