

SCHEDULE OF CONDITION

Public House, West Berkshire

Marketing by:

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SCHEDULE OF CONDITION

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Introduction and Instruction

We have been instructed to inspect and prepare a Schedule of Condition for XXXX

We inspected the property on XXXX.

Information Summary

Address:	Public House, West Berkshire
Prospective Tenant:	Mrs XXX
Covenants:	<p>We have not seen a copy of the lease.</p> <p>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.</p>
Yield Up Covenant:	<p>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.</p> <p>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.</p>
Photographs:	<p>We typically take approximately 700 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.</p>
Orientation:	<p>All directions are taken as if viewing the property from the front.</p>
Weather:	<p>At the time of the survey the weather was dry and mild.</p>

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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 landlord/landlord's surveyor/landlord's builder. This section assumes that materials and workmanship will meet British Standards and Codes of Practice or their equivalent.

Dated defined

Where the term dated is used, we are advising that we do not believe the cyclical three/five year redecoration as per typical clauses within a Full Repairing and Insuring (FRI) lease has been carried out.

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.

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EXTERNAL

All directions given as you face the property.

The property has been viewed from ground level or the windows unless otherwise stated.

Contents:

Front Elevation
Left Elevation
Rear Elevation
Garage
Store area next to garage
Store area to rear
Outside Areas

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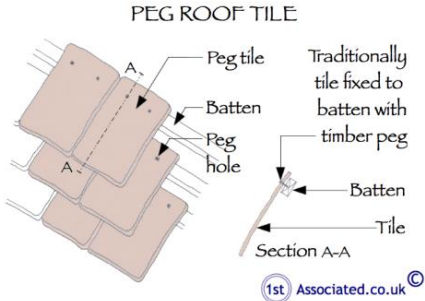

Front External Elevation



Front elevation


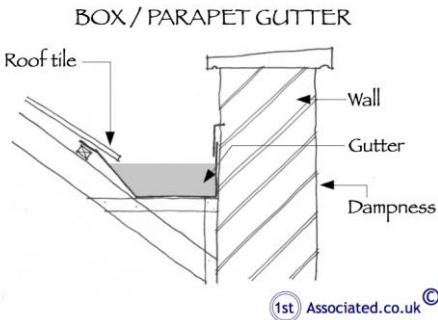

Front view

Disused section

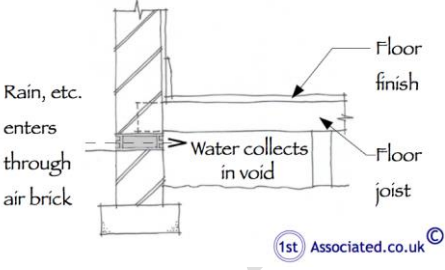


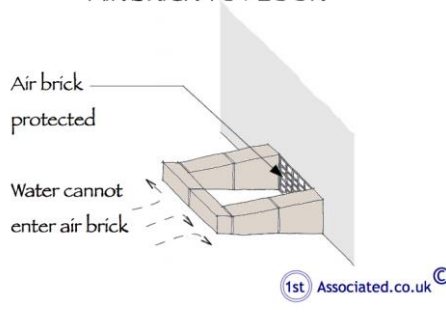
DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: One central brick chimney with lead flashing and three chimney pots and flue 	Deteriorating and spalling brickwork	Joint high level inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.
Roofs: Pitched roof clad with clay peg tiles 	Undulating and tiles missing  Limited view of roof.	Exclude from lease Joint high level inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.

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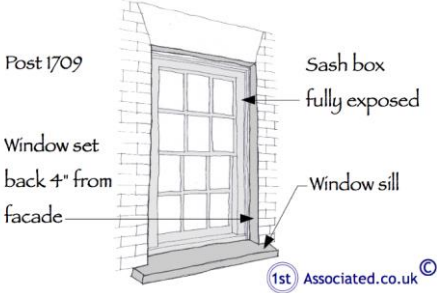



<p>Parapet wall and Box gutter:</p> <p>Parapet wall and lead lined box gutter to front right side</p> <p>Box gutter</p>   <p>Parapet wall and box gutter viewed from dormer windows as well as ground level.</p>	<p>Plant growing out of front box gutter/hopperhead and dampness noted to some of the rooms, believed to be from the box gutter</p>  <p>Box gutter flashing coming away slightly</p>	<p>Clear and ensure watertight. Likely to require re-bedding of lead and coping stones to be lifted and re-bedded and repointed or possibly changed as the drip detail may not be correct. It simply wasn't possible to view from the window properly and we believe it unsafe to go out onto the box gutter.</p> <p>Joint high level inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.</p>
<p>Dormer windows:</p> <p>Three dormer windows with lead finish</p>	<p>Flat roofs viewed from ground level.</p>	<p>Joint high level inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.</p>



<p>Gutters and Downpipes:</p> <p>Cast Iron and Plastic</p> <p>We viewed the gutters from ground level.</p>	<p>Gutters discharge directly onto pavement, dampness likely in these areas.</p>	<p>Joint high level inspection of the guttering with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.</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 render</p> <p>Stucco style in some areas</p> <p>AIR BRICK ACTS AS GUTTER</p>  <p>1st Associated.co.uk ©</p>	<p>Hairline cracking</p>  <p>Airbrick to front right acting as a gutter into suspended timber floor</p> 	<p>Repair hairline cracking, prepare and redecorate. We recommend redecoration in the summer of 2015 if existing landlord doesn't redecorate as part of their yield up clause.</p> <p>Protect airbrick</p> <p>AIR BRICK TO FLOOR</p>  <p>1st Associated.co.uk ©</p>
<p>Right hand property:</p> <p>To right side family bookshop is empty</p>	<p>Signs of deterioration around the parapet wall and hairline cracking to render which will affect this property</p>	



<p>External Detailing:</p> <p>Windows:</p> <p>Single glazed sliding sash windows, majority are 6x6</p> <p>EARLY 18TH CENTURY SASH WINDOW</p>  <p>Doors:</p> <p>Door to left side into disused part of building</p> <p>Door to main bar lobby</p> <p>Signage:</p> <p>Swing sign</p> <p>Three signs, one at high level, two at low level</p>	<p>Minor wet rot</p>  <p>Average externally, dilapidated internally</p> <p>Marked and dated</p> <p>Average</p> <p>Average</p>	<p>Clean. Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p> <p>Clean</p> <p>Clean</p>
<p>Other:</p> <p>Two extract fans:</p> <p>Hanging baskets</p>	<p>Dated</p> <p>Rusting</p>	<p>Clean and service</p> <p>Repair, prepare and redecorate</p>



Left External Elevation



Left



Left elevation



Right side of left elevation

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p> <p>Pitched clay tile roof</p> <p>Valley Gutter:</p> <p>VALLEY GUTTERS - common problems</p> <p>1st Associated.co.uk ©</p>	<p>Hidden valley gutter within disused part of the building is letting in water</p>	<p>See Front Elevation</p> <p>Recommend exclude from lease.</p> <p>Joint high level inspection of the guttering with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.</p>

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Hopperheads, Gutters and Downpipes: Cast Iron and plastic	Downpipes discharge directly onto ground, dampness likely in these areas.	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	Areas of blown render. Note internally the disused section of the property has movement to the front and rear walls	Repair, prepare and redecorate
External Detailing: Signage: Two timber painted signs	Average	Clean.

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Rear External Elevation






Rear



Rear view



Rear view (office and disused area circled)

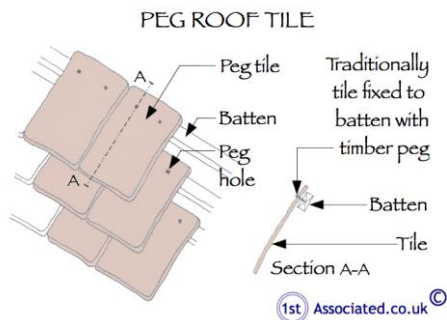
DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Rear chimney</p> <p>Substantial rear far right hand chimney (all directions given as you face the front) with three chimney pots, partly rebuilt, lead and concrete flashing</p> <p>Chimney to rear central looks to have been partly rebuilt</p> 	<p>Tile on edge to base of middle chimney allowing damp in</p>  <p>Movement within middle chimney</p> 	<p>Replace tiles on edge with lead flashing.</p> <p>Monitor</p>

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Roofs:

Pitched with clay/peg tiles



Modern concrete tile roof to pool room

Valley gutter:

Valley gutter between chimney and rear roof



Valley gutter on rear main roof to the left side



Displaced tiles and missing tiles



Old peg tiles



Valley gutter between chimney and rear roof. Moss and debris.



Moss/debris restricting water getting off the valley gutter.








See Front Elevation

Lift tiles and check to see there is a protective underneath the first three to four rows of tiles to stop dampness getting in and clear valley gutters.






As above.

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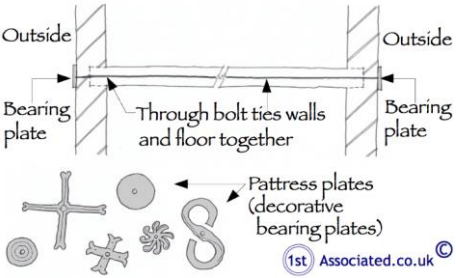
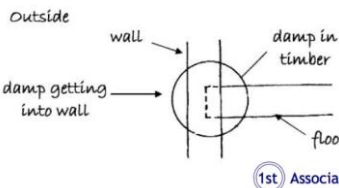




<p>Low level valley gutter:</p> <p>Valley gutter between main building and rear single storey extension</p> 	<p>Dampness visible to ceiling of gents toilets and the lobby area below this roof.</p> <p>Moss and debris on valley gutter.</p> 	<p>Lift tiles and check to see there is a protective underneath the first three to four rows of tiles to stop dampness getting in and clear valley gutters.</p>
<p>Roof windows:</p> <p>Roof windows to rear valley gutter</p> 	<p>Roof windows</p> 	
<p>Flat roof:</p> <p>Next doors flat roof</p>	<p>Dampness visible to gent's toilets below this roof.</p> <p>Possible problems due to the condition of next doors flat roof</p> 	




<p>Rear pool room roof:</p> <p>Modern concrete tile roof</p> 	<p>Average</p>	
<p>Hopperheads, Gutters and Downpipes:</p> <p>Cast Iron hopperheads, gutters and downpipes</p> <p>Cast iron soil and vent pipes</p> <p>Plastic soil and vent pipe</p> 	<p>Rusting cast iron</p>  <p>Leaking connection cast iron to plastic</p> 	<p>Repair, prepare and redecorate cast iron.</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 render</p> <p>One 'S' shaped tie bracket</p> 	<p>Tie bar indicates there has been movement in the walls previously normally due to joist ends rotting</p>	<p>Repair</p>



<p>LOADBEARING WALL & FLOOR BRACING</p> 	<p>DAMP TO FLOOR JOISTS (Built in)</p>  <p>Vegetation</p> 	<p>Clear vegetation.</p>
<p>Pool Room: Modern extension (possibly timber frame) with painted render</p> <p>Stretcher bond brickwork with vents to base</p> 	<p>Average</p>	<p>Repair, prepare and redecorate</p>
<p>External Detailing:</p> <p>Bargeboards:</p> <p>Timber</p>	<p>Dated</p>	<p>Repair, prepare and redecorate</p>
<p>Windows:</p> <p>Timber casement windows</p>	<p>Exposed timber visible</p> <p>Boarded up window</p> <p>Minor wet rot</p>	<p>Clean. Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>



<p>Metal windows</p> <p>Double glazed sash window to pool room</p>	 <p>Dated</p> <p>Average</p>	<p>Clean. Repair, prepare and redecorate.</p> <p>Clean</p>
<p>Doors:</p> <p>Timber door painted black to disused part of building</p> <p>Services:</p> <p>Vent for boiler</p>		<p>Repair, prepare and redecorate.</p> <p>See Services Section.</p>

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Garage





Garage front



Right side of garage






Back of garage and green sheds



DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Asbestos 	Asbestos roof 	Asbestos report. See Test Certificates Section. We are not asbestos surveyors.
Gutters and Downpipes: Cast Iron and Plastic	Leaking	Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear.

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<p>Walls:</p> <p>Flemish bond brickwork</p>	<p>Cracking around lintel</p>  <p>Cracking around timber lintel internally</p>  <p>Weathering due to poor detailing</p> 	<p>Monitor. Likely to require repair of deterioration to timber lintel</p> <p>Repoint.</p>
<p>External Detailing:</p> <p>Doors: Two double doors</p>	<p>Cracking around garage doors</p> <p>Timber lintels visible</p>	<p>Repair, prepare and redecorate.</p>





Other: Stored items limited our inspection 		Occupiers/tenants stored items to be removed.
Drainage: Running gulley to front		
Services: Electrics 		See services section.



Store Area next to garage



Store next to garage

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Plastic corrugated porch area Rot 	Rot to timbers 	Repair.
Walls: Timber		Repair, prepare and redecorate.
External Detailing: Doors: Ledge and brace door		Repair, prepare and redecorate.



Store Area to Rear




Store



Store



Store

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Single tiled pitched roof 		
Walls: Stretcher bond brickwork		
Detailing: Doors: Painted	Dated	Repair, prepare and redecorate.
Other: Stored items limited inspection		Remove

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Outside Areas





Car park



Garden



Wall partly fallen down




DESCRIPTION	CONDITION	ACTION REQUIRED
FRONT		
<p>Cobbled sitting out area to front</p>  <p>Metal black painted railing</p>	<p>Cobbles in average condition</p>  <p>Average</p>	<p>Clear vegetation</p>

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REAR		
Smokers area Timber decking to roof with fibreglass roof covering 	Advised the roof doesn't hold weight 	Considered a temporary structure
Car Park: Tarmac with white lines  Kerbs to left side	Damaged kerbs, vegetation to shingles 	Make good kerbs and shingle and clear vegetation
Boundary wall: Front: Predominantly brickwork	Deterioration and weathering to boundary wall  Vegetation	Repair and repoint Clear







<p>Left: Open slatted horizontal timber fence</p>  <p>Shingle</p> <p>Kerbs</p> <p>Flemish bond wall of approx 2m in height where it meets garage</p>	<p>Deterioration</p> <p>Vegetation</p> <p>Impact damage</p>	<p>Re-stain</p> <p>Clear</p> <p>Repair</p>
<p>Shed One:</p> <p>Roof: Felt Walls: Painted shiplap boarding</p> 	<p>Minor deterioration</p>	<p>Repair, prepare and redecorate.</p>
<p>Shed Two:</p> <p>Roof: Metal clad Walls: Timber and blockwork shed</p> 	<p>Hairline cracking to blockwork and minor deterioration</p>	<p>Repair, prepare and redecorate</p>



<p>Garden:</p> <p>Entrance to garden</p>  <p>Garden</p> 		
<p>Left wall:</p> <p>Flemish bond brickwork with timber bearers</p> <p>Blockwork</p>	<p>Deterioration, part fallen down protected by barrier</p> 	<p>Rebuild</p>



Right wall: Flemish bond brickwork with timber panels 	Heavily weathered and requires work to base  Cracking 	Part rebuild, repair and repoint
Play area: Disused play area to rear left side		
Fenced off area: Dilapidated condition with shed in it		
Fire exit:		
Wall: Green blockwork wall		
Mature tree 		Lop and maintain



INTERNAL

All directions given as you face the property.

The property has been viewed from floor level.

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GROUND FLOOR

FRONT OF HOUSE

Contents:

Entrance Lobby
Public Bar Right
Lounge Bar Left
Bar/Pool Room Rear
Lobby
Disabled Toilets
Ladies Toilets
Gents Toilets

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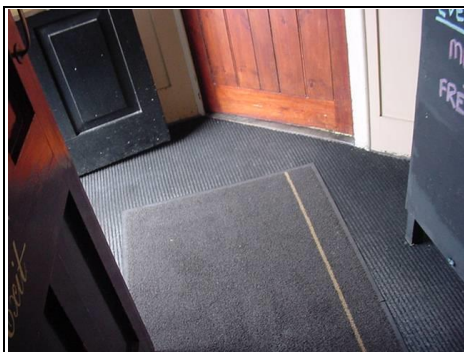
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Entrance Lobby



Entrance lobby



Lobby



Lobby area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:		
Painted	Hairline cracking	Repair, prepare and redecorate.
Walls:		
Painted	Average	Repair, prepare and redecorate.
Boarding	Average	Repair, prepare and redecorate.
Floors:		
Hippo carpet	Worn	Clean/replace
Detailing:		
Doors:		
Stained timber	Marked and damaged	Repair, prepare and re-stain.
Glazed entrance door painted black	No mark indicating it is not safety glass	Add safety glass. Repair, prepare and redecorate.

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Public Bar Right





Bar area



Bar area



Feature timber ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with feature timbers	Dated Undulating ceiling 	Repair, prepare and redecorate.
Walls: Painted with dado	Dated	Repair, prepare and redecorate.
Floors: Timber	Worn 	Sand, polish and clean.

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Detailing:		
Windows:		
Sliding sash windows	Dated	Clean. Repair, prepare and redecorate.
Doors:		
Timber	Marked	Repair, prepare and redecorate.

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Lounge Bar Left



Lounge



Ceiling fan/light



Lounge

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with false beam	Dated	Repair, prepare and redecorate.
Walls: 1930's style panelled walls Chimney breast on left side	Average	Repair, prepare and redecorate.
Floors: Carpet	Dated	Clean or replace
Detailing: Windows: Sliding sash windows Doors: Timber	Dated Marked	Clean. Repair, prepare and redecorate. Repair, prepare and redecorate.

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Bench seating:		
Bench seating around the perimeter	We believe to be hiding damp	Investigate
Services:		
Central fan to the light	Dated	IEE test and report
Expelair to front left	Dated	Clean and service
Air cleaner	Dated	Clean and service

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Bar/Pool Room Rear



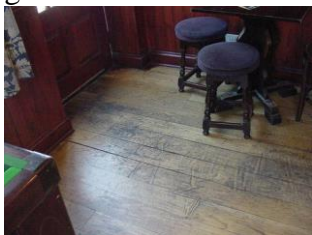
Bar/pool room



Bar/pool room



Bar/pool room

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plaster cathedral ceiling	Dated and marked	Repair, prepare and redecorate.
Walls: Painted Timber dado	Dated and marked Old fixing points Dated and marked	Repair, prepare and redecorate. Repair, prepare and redecorate.
Floors: Timber	Marked and worn particularly near exit to garden 	Sand, polish and clean.

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Detailing:		
Windows:		
Sliding sash window	Dated	Clean. Repair, prepare and redecorate.
Doors:		
Timber	Marked	Repair, prepare and redecorate.

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Corridor to Toilets and Lobby to back door




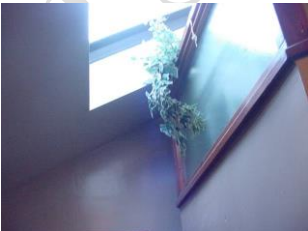

Boxed in window



Lobby



Damp staining


DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Roof window  Roof window next to sash window 	Dampness  Dirty and some minor water staining Dirty	Resolve dampness Repair, prepare and redecorate. Clean and make watertight Clean

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Walls: Painted	Dated and marked with old fixing points poorly filled	Repair, prepare and redecorate.
Floors: Carpet	Worn particularly around gents 	Replace

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<p>Detailing:</p> <p>Windows:</p> <p>Old bay window boxed in with the exception of the Georgian wire polished plate glass at top</p> <p>Doors:</p> <p>Stained timber</p>	<p>Dated Boxed in window</p>  <p>Dated</p>	<p>Clean. Repair, prepare and redecorate.</p> <p>Repair, prepare and re-stain.</p>
<p>Services:</p> <p>Internal radiator</p> <p>Fuseboard believed within timber cupboard</p> 	<p>Dated</p> <p>Dated</p>	<p>Clean</p> <p>Redecorate timber cupboard. See Services Section.</p>



Disabled Toilet



Old fixing points



Disabled toilets




Cracking at high level

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: White painted	Cracked to left side	Repair, prepare and redecorate
Walls: Tiled floor to ceiling	Old fixing points	Clean.
Floors: Tiled	Ingrained dirt	Deep clean.
Sanitary Ware: WC Wash hand basin Handrail	Dated Dated	Deep clean Deep clean

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Detailing: Windows: 	Dated	Clean. Repair, prepare and redecorate.
Doors: Flush timber stained entrance door	Dated	Repair, prepare and re-stain

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Ladies Toilets



Ladies w.c.



Ladies toilets



Ladies w.c.'s


DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted Roof access hatch	Dated	Repair, prepare and redecorate
Walls: Tiled from floor to ceiling	Dated Rising damp	Clean Resolve dampness
Floors: Tiled	Ingrained dirt	Deep clean.
Sanitary Ware: Two WC One wash hand basin	Dated Dated	Deep clean Deep clean

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Detailing:		
Windows:	Dated	Clean. Repair, prepare and redecorate
Doors:		
Stained timber	Dated	Repair, prepare and re-stain
Partitions:		
Formica	Marked	Clean
Services:		
Extract fan	Extract fan not connected 	Connect extract flue, clean and service extract fan
Internal sealed manhole	Drains not tested	Recommend close circuit TV camera report.



Gents Toilets




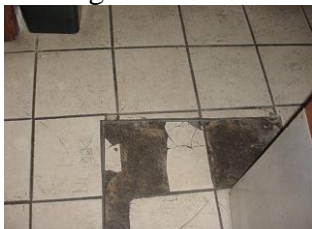
Gents toilets



Urinals




Dampness staining

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dampness 	Resolve dampness. Repair, prepare and redecorate
Walls: Tiled floor to ceiling	Dated Rising damp	Clean Resolve dampness
Floors: Tiled	Heavily worn with tiles missing 	Replace missing tiles and deep clean.

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Sanitary Ware: One WC Two wash hand basins Four urinals	Dated Dated Dated	Deep clean Deep clean Deep clean
Detailing: Doors: Stained timber entrance door with metal plate 	Worn	Repair, prepare and re-stain or replace
Services: Extract fan One radiator	Heavily corroded	Clean and service Replace.



GROUND FLOOR

BACK OF HOUSE

Contents:

Bar servery area to right
Kitchen
Office

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Bar Servery Area to right side



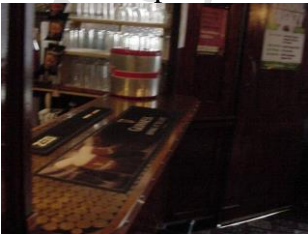
Bar servery



Bar Servery



Bar

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Altro style flooring	Marked	Clean or replace
Detailing: Bar top: Glass bar top with coins underneath 	Dated	Clean. Sand marked areas of timber

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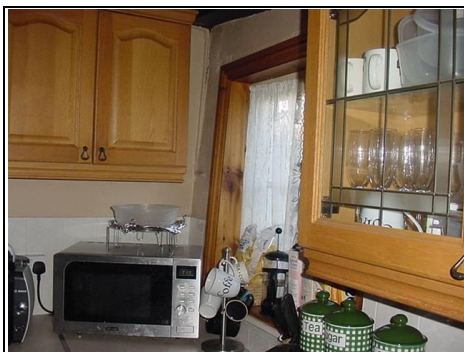
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Kitchen and access corridor



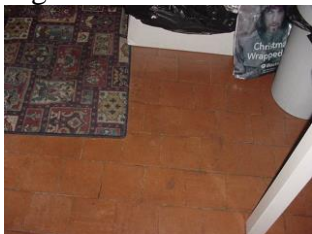
Access corridor to kitchen



Kitchen



Kitchen

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted with feature timbers	Dated	Repair, prepare and redecorate.
Walls: Painted Chimneybreast tiled Tiles above kitchen units	Dated Dated Dated	Repair, prepare and redecorate. Clean Clean
Floors: Quarry tile	Ingrained dirt 	Deep clean

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Detailing: Windows: Two timber windows Doors: Timber	Dated Marked	Clean. Repair, prepare and redecorate Repair, prepare and redecorate
Equipment: Domestic quality equipment not to current Environmental Health standards. Wall and floor kitchen units		
Services: Lighting	Diffuser missing to fluorescent light	Replace

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Office



Office



Office wall that meets disused
building



Boiler

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with feature timbers	Dated	Repair, prepare and redecorate.
Walls: Painted embossed paper	Marked	Repair, prepare and redecorate.
Timber dado	Dated	Repair, prepare and redecorate.
Floors: Carpet	Dated	Clean or replace
Detailing: Windows: Metal casement window	Dated	Clean. Repair, prepare and redecorate.
Doors: Timber	Marked	Repair, prepare and redecorate.
Services: Worcester boiler	Average	See Services Section

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BASEMENT

Contents:

Beer cellar
Spirits Store

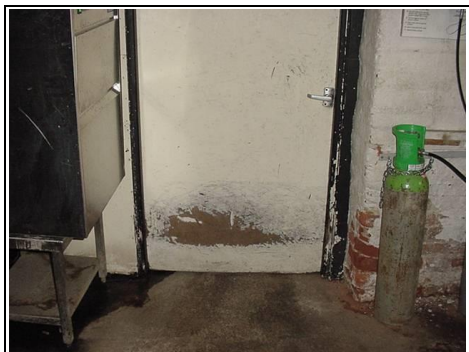
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Beer cellar



Door worn



Beer cellar

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Exposed timber	Woodworm and dampness	Resolve woodworm and splice in new timber on any deteriorating sections.
Walls: Tarred brick	Dampness 	Resolve dampness Repair, prepare and redecorate.
Floors: Concrete	Marked	Make good and clean.
Detailing: Doors: Timber	Heavily marked	Replace or repair, prepare and redecorate.



Services:		
Sump pump	No cover	Service records required

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Cellar Drop Area and Spirits Store



Cellar drop





Store

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Exposed timber Cut RSJ on a cast iron column 	Woodworm  Death watch beetle 	Resolve woodworm and splice in new timber on any deteriorating sections.
Walls: Painted brick (white)	Old marks, etc	Repair, prepare and redecorate

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Painted render	Cracking around doorway leading to stairs	Repair, prepare and redecorate.
Painted boarding	Damp throughout	Resolve dampness
Floors:		
Concrete	Generally stained	Make good
Detailing:		
Doors:	Possibly lined with asbestos	Asbestos report We are not asbestos surveyors
Stairs:		
Timber with nosing 	Worn 	We would recommend a non-slip altro style floor Add handrail.



PRIVATE LIVING ACCOMMODATION

FIRST FLOOR

Contents

Stairs/Landing/Corridor
Reception Room Right
Bedroom Front Middle
Bedroom Front Left
Rear Right Small Room
Bathroom

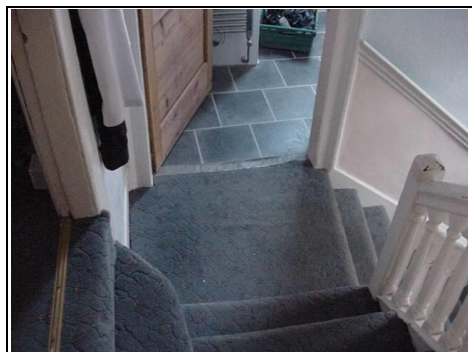
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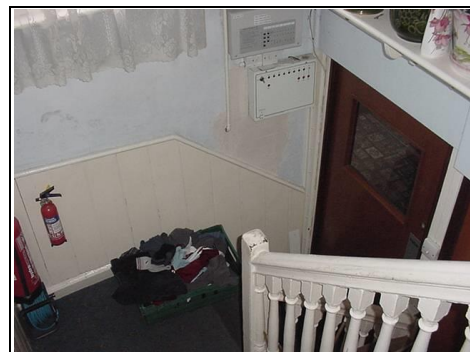
Stairs/Landing/Corridor




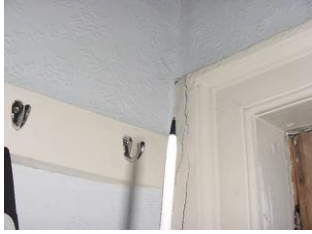
Landing



Stairs



Stairs

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Cracking	Repair, prepare and redecorate
Walls: Painted embossed paper Dado to part	Dampness, blown plaster and cracking to rear wall  Cracking between bathroom and rear left bedroom 	Resolve dampness. Repair, prepare and redecorate

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Floors: Carpet	 Dated	 Clean or replace.
Detailing: Doors: Stained timber Skirtings: Stairs: Balustrade	 Dated and damage to architraves Damaged Worn and dirty Handrail to steps worn	 Clean. Repair, prepare and re-stain Repair, prepare and redecorate Clean.
Services: Fire detector Alarm system Emergency lighting		 See test certificates section. See services section See services section

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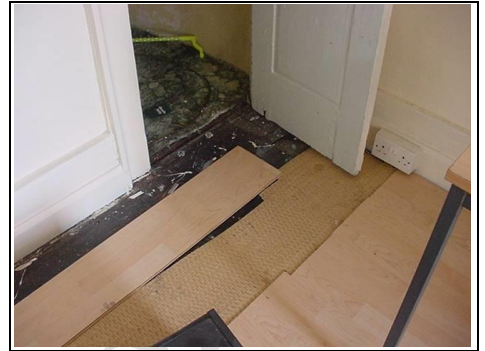
Reception Room Front Right



Reception room



Reception room



Reception room

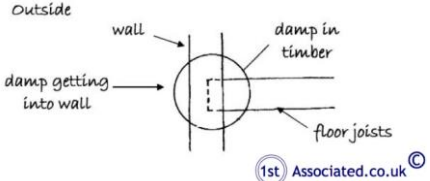
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with central beam	Poorly painted	Repair, prepare and redecorate
Walls: Painted embossed paper Chimneybreast to rear section	Diagonal cracking to left wall indicating front wall is moving away from the structure Dampness coming in around chimneybreast	Repair, prepare and redecorate Resolve dampness
Floors: Laminate hiding floorboards	Original flooring visible to rear right showing that joists run from front to back of property Deflection and uneven	Remove badly installed laminate, expose areas of rafter ends (likely to be embedded timbers) and cut out any rot and make good.

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		<p>DAMP TO FLOOR JOISTS (Built in)</p> 
Detailing: Windows: Two 6x6 Georgian sliding sash windows Doors: Painted panel door Skirtings: Painted	Dated Dated Poorly painted	Clean. Repair, prepare and redecorate Repair, prepare and redecorate Repair, prepare and redecorate.
Store cupboard: Sloping ceiling Painted walls Carpet	Deterioration, paint peeling Worn	Repair, prepare and redecorate Replace
Services: One radiator between windows One internal radiator	Dated Dated	Clean Clean



Bedroom Front Middle



Bedroom front middle



Bedroom front middle




Cracking

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Plasterboard	Dated	Repair, prepare and redecorate
Walls: Timber framing within right hand wall Timber lintel visible over window	Hairline cracking	Repair, prepare and redecorate
Floors: Carpet	Worn Deflection and uneven	Replace Remove carpet and investigate dampness, cut out any rot and make good.

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<p>Detailing:</p> <p>Windows:</p> <p>6x6 sliding sash Georgian window</p> <p>Doors:</p> <p>Modern stripped timber</p>	<p>Black mould</p>  <p>Dated</p>	<p>Clean. Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Fire detector</p>		<p>See test certificates section.</p>

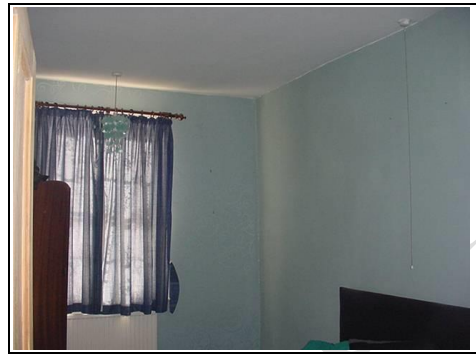
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Bedroom Front Left



Bedroom front left



Front left bedroom

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Hairline cracking	Repair, prepare and redecorate
Walls: Painted blue	Hairline cracking Kink in left wall Timber visible in right wall at ceiling level	Repair, prepare and redecorate
Floors: Blue carpet	Deflection and uneven	Clean or replace carpet. Remove carpet and investigate dampness, cut out any rot and make good.
Detailing: Windows: Sliding sash windows	Dated Black mould	Clean. Repair, prepare and redecorate

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Doors:		
Modern timber door	Dated	Repair, prepare and redecorate
Services:		
Fire detector		See Services Section
Radiator under window	Dated	Clean

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Rear Right Small Room



Rear right room



Fireplace



Wash hand basin

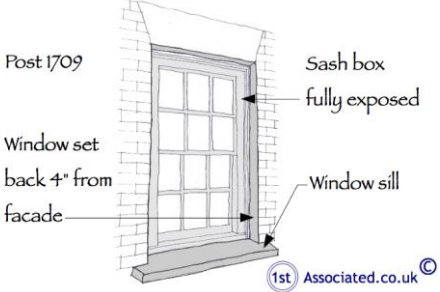

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted paper Underside of stairs	Dated	Repair, prepare and redecorate
Walls: Painted and wallpaper Chimneybreast, blocked up chimney	Dated and old fixing points Dampness	Repair, prepare and redecorate Resolve dampness
Floors: Laminate hiding floorboards Under laminate at door entrance area we can see that joists run from side to side	Deflection	Remove badly installed laminate, expose areas of rafter ends (likely to be embedded timbers) and cut out any rot and make good.

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<p>Detailing:</p> <p>Windows:</p> <p>6x6 Georgian sliding sash window EARLY 18TH CENTURY SASH WINDOW</p>  <p>Doors:</p> <p>Timber panel door</p>	<p>Black mould</p>  <p>Average</p>	<p>Clean. Repair, prepare and redecorate</p>
<p>Equipment:</p> <p>Wash hand basin with vanity unit underneath</p>	<p>Damage to unit</p>	<p>Repair/replace</p>
<p>Services:</p> <p>Fire detector</p> <p>Single panel radiator under window</p>		<p>See services section.</p> <p>Clean</p>



Bathroom



Bathroom



Bath/shower



Cylinder

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Vaulted ceiling Roof window with Georgian wire polished plate glass	Dated Leaking to base, staining can be seen	Repair, prepare and redecorate Resolve leak
Walls: Painted paper	Dated	Repair, prepare and redecorate
Floors: Vinyl	Deflection and uneven	Clean or replace vinyl Remove vinyl and investigate dampness, cut out any rot and make good.
Detailing: Windows:	Dated	Clean. Repair, prepare and redecorate

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Doors: Old style timber door	Dated	Repair, prepare and redecorate
Cupboards: Cupboard with central shelf and timber doors	Dated	Repair, prepare and redecorate.
Sanitary Ware: 'P' shaped bath with shower W.C. Wash hand basin	Dated Dated Dated	Deep clean Deep clean Deep clean
Services: Factory insulated cylinder	Average	See Services Section.

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PRIVATE LIVING ACCOMMODATION

TOP FLOOR

Contents

Stairs
Bedroom Front Right
Walk through shower room
Bedroom Front Left
Rear walkthrough room
Internal Roofs

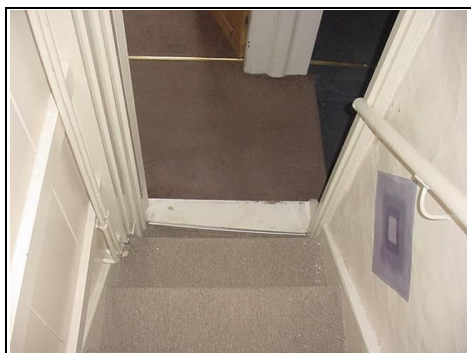
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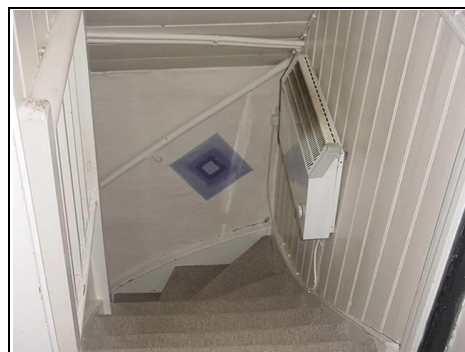
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Stairs from First Floor to Top Floor



Stairs



Stairs

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Reduced head height, sloping ceiling	Dated	Remove transfers. Repair, prepare and redecorate
Walls: Painted and boarded with stick on blue square transfers	Dated	Remove transfers, repair, prepare and redecorate
Floors: Carpet	Worn	Clean or replace
Detailing: Doors:	Marked	Repair, prepare and redecorate
Services: Electric radiator GL2N	Advised not working	Test report required. Repair or replace.

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Bedroom Front Right



Bedroom front right



Bedroom front right



Sloping ceiling


DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plaster cathedral ceiling Access hatch to roof	Cracking to front left side Marked	Repair, prepare and redecorate
Walls: Painted purple with black timbers	Dated and marked with old fixing points	Repair, prepare and redecorate
Floors: Carpet	Deflection and uneven	Clean/replace carpet Remove carpet and investigate dampness, cut out any rot and make good.

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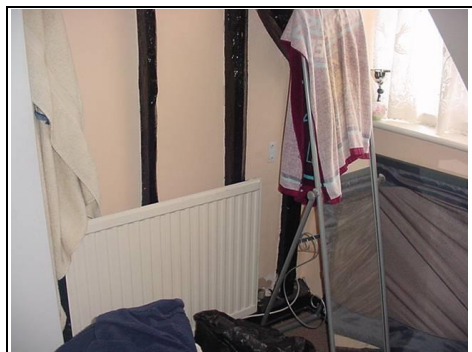
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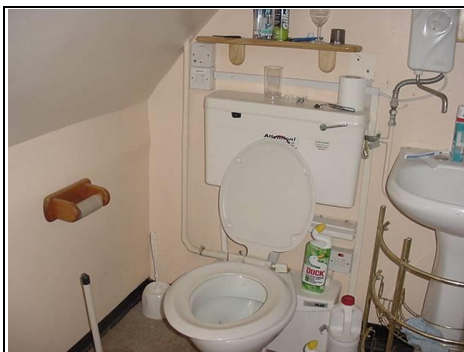
<p>Detailing:</p> <p>Windows:</p> <p>Sliding sash window</p> <p>Doors:</p> <p>Black painted ledge and brace door</p>	<p>Wet rot and black mould</p>  <p>Dated</p>	<p>Clean. Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>One internal single panel radiator</p> <p>Fire detector</p>	<p>Dated</p>	<p>Clean</p> <p>See test certificate section.</p>



Walk through shower area



Walk through shower room



W.C.



Shower

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted cathedral ceiling	Hairline cracking	Repair, prepare and redecorate
Walls: Plasterboard and timbers	Dampness	Resolve dampness Repair, prepare and redecorate
Floors: Carpet	Dated Deflection and uneven	Clean or replace Remove carpet and investigate dampness, cut out any rot and make good.
Detailing: Windows: Sliding sash window	Wet rot and black mould	Clean. Repair, prepare and redecorate

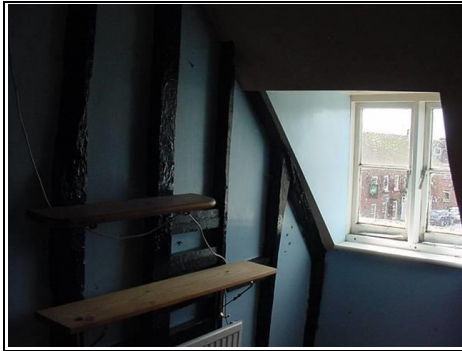


Doors: Ledge and brace door	Marked	Repair, prepare and redecorate
Cupboards: Divided using cupboards		
Sanitary Ware: W.C. - saniflo Wash hand basin Instantaneous heating shower	Dated Dated Dated	Deep clean Deep clean Deep clean
Services: Internal radiator	Marked	Clean

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Bedroom Front Left




Front left bedroom

Radiator

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:		
Painted cathedral ceiling	Dated and marked	Repair, prepare and redecorate
Dormer window	Signs of black mould	Clean.
Walls:		
Painted	Some popping of the plaster, impact damage and old fixing points	Repair, prepare and redecorate
Timber		Repair, prepare and redecorate.
Floors:		
Carpet	Dated	Clean or replace
	Deflection and uneven	Remove carpet and investigate dampness, cut out any rot and make good.



<p>Detailing:</p> <p>Windows:</p> <p>Sliding sash window</p> <p>Doors:</p> <p>Timber</p>	<p>Wet rot and black mould</p>  <p>Dated</p>	<p>Clean. Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Fire detector</p>		<p>See Services Section</p>

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Rear Walk-through Room leading to first floor stairs



Rear room



Rear walk through room



Water tank

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted cathedral ceiling	Dated	Repair, prepare and redecorate
Walls: Painted with stick on border Metal strap to timber	Minor dampness to rear wall	Resolve dampness Repair, prepare and redecorate
Floors: Carpet	Deflection and uneven	Remove carpet and investigate dampness, cut out any rot and make good.
Detailing: Windows: Double glazed	Black mould	Clean. Repair, prepare and redecorate



Doors: Ledge and brace door into room Modern ledge and brace door to stairway	Dated	Repair, prepare and redecorate
Services: Plastic water tank in cupboard  Red pressurised unit 		See Services Section. See Services Section.



INTERNAL ROOFS

Contents:

Main Roof
Roof above Ladies Toilets







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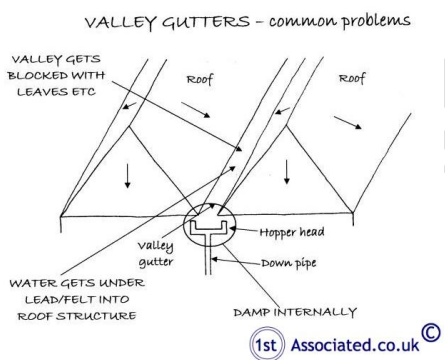




Internal Roofs

DESCRIPTION	CONDITION	ACTION REQUIRED
MAIN ROOF: Foil  Foil and protective underlayer (blue)  Roof Timbers: Woodworm 	Main roof covered in foil  Blue membrane behind silver foil  Woodworm frass 	

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<p>Firewall:</p> <p>No firewall</p> 		
<p>ROOF ABOVE LADIES TOILETS:</p> <p>Roof timbers</p>  <p>Valley gutter</p> 	<p>Purlin</p>  <p>Valley gutter detail with sterling board. In our experience sterling board is not an ideal material for a valley gutter as it deteriorates when it gets damp and a WBP board should have been used or equivalent.</p>  <p>Extract not connected in toilets</p> 	<p>Connect.</p>



DISUSED AREA

We recommend excluding from the lease.

The following offers an overview of the Disused Area. It was viewed via torchlight. It is generally in a dilapidated condition with scaffolding within the front right hand room going up to the first floor right hand room to give structural support to the roof and walls. The front and rear walls can be seen to be moving away from the structure. This is all hidden externally with a fairly recently decorated render.

Contents:

Ground Floor

Front staircase
Front left large room
Front right area
Rear right room
Rear left area

First Floor

Central staircase
Front left room
Rear left room
Rear middle room

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Disused Area – Ground Floor



Entrance corridor



Front right held up with scaffolding



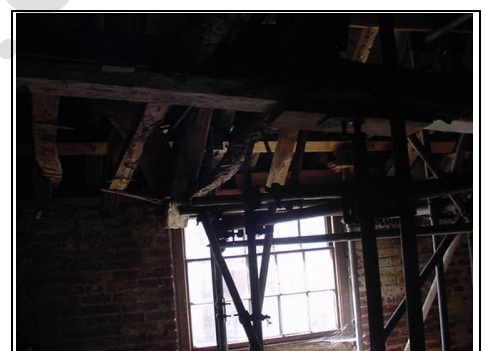
Stairs around chimneybreast



Rear room



Rear left Room, lath and plaster coming down due to old age and dampness



Main front room





DESCRIPTION	CONDITION	ACTION REQUIRED
Scaffolding: The scaffold structure within the building we believe is giving support to the roof, valley gutters, first floor and some internal walls.		We need to know the history behind this and understand why it has been installed before we can comment further.
Ceilings: Many ceilings missing if not most.		Exclude from lease

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	<p>Dilapidated</p> 	
<p>Walls:</p> <p>Predominantly solid with plaster</p> <p>Fireplace in left room</p> 	<p>Some plaster falling off, exposed brickwork, generally dilapidated</p>	<p>Exclude from lease</p>
<p>Floors:</p> <p>Solid underfoot, some concrete repairs</p>	<p>Below ground level</p> 	<p>Exclude from lease</p>
<p>Detailing:</p> <p>Windows:</p>	<p>Some windows boarded up and rendered over</p>	<p>Exclude from lease</p>



<p>Doors:</p> <p>Original doors present but have had new fascia put on (faced up), some doors boarded over.</p>	<p>Door boarded over</p>  <p>Decoratively doors look good condition externally but poor internally</p>	<p>Exclude from lease</p>
<p>Stairs:</p> 		<p>Exclude from lease</p>

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Disused Area – First Floor



Middle rear



Front left room



Rear left room






Rear middle room


DESCRIPTION	CONDITION	ACTION REQUIRED
Roof Structure: Original roof and new roof added		Exclude from lease This needs a close examination to establish if it is structurally sound
Scaffolding: The scaffold structure within the building we believe is giving support to the roof and valley gutters.		We need to know the history behind this and understand why it has been installed before we can comment further.

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<p>Ceilings:</p> <p>Double timber roof</p> <p>Rear left room</p> 	<p>Many ceilings missing if not most. Damaged in some cases by water coming in through the roof</p> <p>Ceiling in middle rear room</p>  <p>Twisting of frame roof looking towards front</p> 	<p>Exclude from lease</p>
<p>Walls:</p> <p>Predominantly solid with plaster</p>	<p>Some plaster falling off, exposed brickwork, generally dilapidated</p>	<p>Exclude from lease</p>



<p>Movement:</p> <p>Movement</p> 	<p>Rear wall is coming away from the wall running from front to back</p>  <p>Back wall coming away</p> 	<p>Exclude from lease</p>
<p>Floors:</p> <p>Suspended timber floor</p>	<p>Some areas look like suspended timber floor has been removed or rotted away</p>	<p>Exclude from lease</p>
<p>Detailing:</p> <p>Windows:</p> <p>Some windows boarded up and rendered over</p> <p>Doors:</p> <p>Original doors present but have had new fascia put on (faced up)</p>	<p>Boarded up window</p> 	<p>Exclude from lease</p> <p>Exclude from lease</p>



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 vendor/seller 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 entrance lobby in the pub and within the garage.

ACTION REQUIRED: An Institute of Electrical Engineers (IEE) test and report should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Lighting

The lighting to work areas should be appropriate for the use i.e. kitchens, preparation areas and offices.

Space heating

The property has a Worcester wall mounted boiler located in the kitchen and radiators, some internal radiators were noted which means there will not be good air circulation.

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Stopcock location

The stopcocks have not been located or tested.

Fire Safety

Fire Alarm

There are fire alarm bells present in some of the rooms.

ACTION REQUIRED: You need to check that this works to your required standards and that you obtain certificates relating to it.

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 is a disabled toilet.

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

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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

There is a large asbestos roof to the rear. 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.

We are not asbestos surveyors.

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Certificates required to be obtained from landlord/outgoing lessee

Test certificates to be provided on:-

1. Electrics – An Institute of Electrical Engineers standards (IEE) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
2. Space heating inspection and test report (you need to see these in working order)
3. Asbestos - up to date asbestos report with samples.
4. Drainage – closed circuit TV camera report.
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

We recommend you have a Fire Specialist to review the building prior to legally committing to purchase.

7. Security system test
8. Certificates confirming chimneys have been swept.
9. 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.

———— Marketing by: ————
www.1stAssociated.co.uk
0800 298 5424



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 1stAssociated.co.uk following a visit on XXX. This report does not constitute a Structural Survey (now known as a Building Survey).

———— Marketing by: ————
www.1stAssociated.co.uk
0800 298 5424



Signature Document in Relation to
Public House, West Berkshire

Schedule of Condition

This signature document represents page 94 and 95 of a 95 page Schedule of Condition relating to:

Public House, West Berkshire

as prepared by

XXX 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:

Public House, West Berkshire

As inspected on XXX

By

XXX Chartered Surveyors

Signed: Dated: XXX

For and on Behalf of XXX Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



Lessee

Mrs XXX 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 XXX

Landlords Representative (delete as applicable)

Print Name: for and on behalf of has inspected and read the Schedule of Condition for an 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.

———— Marketing by: ————
www.1stAssociated.co.uk
0800 298 5424

