

JOB REFERENCE: XXXXXXXXXXXXXXXXXXXX

PUB SCHEDULE OF CONDITION

FOR

XXXXXXXXXXXXXXXXXX

Prepared by:

XXXXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS



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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 xxxxxxxxxxxxxxxxxxxx. We inspected the property on xxxxxxxx.

Information Summary

Address: xxxxxxxxxxxxxxxxxxxx

Prospective Tenant: xxxxxxxxxxxxxxxxxxxx

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 600 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.

Orientation: All directions are taken as if viewing the property from the front.

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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 maintenance/regular maintenance has been carried out, for example three/five year redecoration as per typical clauses within a Full Repairing and Insuring (FRI) lease.

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.

The property is Grade II Listed and therefore will need Listed Buildings Approval from the Local Authority on alterations and amendments and some repair issues.

Contents:

Front Elevation
Left Elevation
Rear Elevation
Right Elevation
Rear barn store/prep area
Outside Areas

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Front External Elevation






Front view



Front view



Front view right



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Chimney One Central rendered chimney painted with a cement render and cement flashing</p> 	<p>Allowing some dampness in, visible within the roof space.</p>	<p>Make watertight</p>
<p>Chimney Two Right brick chimney – brick built with one chimney pot, braced at high level with an aerial.</p> 		<p>Periodic inspection of chimneys</p>

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<p>Roofs:</p> <p>Handmade and machine cut plain clay tiles</p>	<p>Undulating, broken and missing tiles allowing dampness in.</p> <p>Missing/slipped tiles.</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>ACTION REQUIRED: Recommend exclude from the lease.</p>
<p>Hopperheads, Gutters and Downpipes:</p> <p>Plastic and cast iron gutters and downpipes</p> <p>Cast iron soil and vent pipe</p>	<p>Rusting cast iron and debris filled gutters/poorly functioning gutters.</p> <p>Signs of long term dampness to the front rooms we believe relates to displaced guttering/poorly functioning guttering or defects within the roof.</p> <p>Poorly functioning guttering/roof allowing dampness in</p> 	<p>Make watertight by existing tenants/landlord.</p> <p>ACTION REQUIRED: Recommend exclude from the lease.</p>





<p>Walls:</p> <p>Painted render.</p> <p>Cement based render Affecting any timbers forming the structure of the building.</p> <p>Peeling paint and render visible</p> 	<p>Dated</p> <p>Original paint applied to distemper and general loss of bonding and flaking in many areas.</p>  <p>Paint peeling at low level relating to high ground level and dampness coming into the property as well as the previous mentioned issues with regards to paint</p> 	<p>Repair/removal of existing paint. Apply correct paint.</p>
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<p>Ivy:</p> <p>Large areas of ivy some of which we can see has recently been cut back as walls have ivy marks on them</p> <p>Deterioration and damage from ivy</p> 	<p>General deterioration and damage from the ivy</p> <p>Ivy</p> 	<p>Remove ivy from building and repair any damage.</p> <p>If ivy to be reinstated we would recommend that it is on trellis work and kept away from the walls.</p>
<p>External Detailing:</p> <p>Windows:</p> <p>Painted timber casement windows</p> <p>Doors:</p> <p>Timber doors</p> <p>Signage:</p>	<p>Dated</p> <p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>



Left External Elevation






Tree overhanging and moss
rear left



Front left view



Modern slate roof to middle left

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Substantial brick built chimneys Chimney Three: Middle left chimney 	Areas of cement repairs to brickwork. Dampness coming in at base. 	Make appropriate repairs and make watertight.
Chimney Four: Rear left chimney 	Repairs to brickwork.	Minor repointing.

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Roofs:

Manmade and machine cut plain clay tiles

Undulating, broken and missing tiles allowing dampness in.



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.

ACTION REQUIRED:
Recommend exclude from the lease.

Spalling to tiles



Moss and poor repairs to tiles



Plastic membrane repairs to roof on left side

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<p>Valley gutter</p> <p>Hidden valley gutter allowing damp into corridor</p> 	<p>Valley gutter letting dampness into first floor</p> 	<p>Clear and make watertight.</p>
<p>Slate Roof:</p> 	<p>Cement flashing</p>	<p>Replace with lead flashing.</p>
<p>Hopperheads, Gutters and Downpipes:</p> <p>Cast Iron and Plastic</p> <p>Blocked gutter at end of hidden valley gutter</p> 	<p>Leaking gutters and downpipes</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>ACTION REQUIRED: Recommend exclude from lease.</p>



<p>Walls:</p> <p>Shiplap boarding</p> 	<p>Paint flaking and deteriorating</p> 	<p>Repair, prepare and redecorate.</p>
<p>Painted render</p>	<p>Crack to adjoining gable</p> 	<p>Repair, prepare and redecorate.</p>
<p>Brickwork</p> <p>Red bricks in a Flemish bond pattern wrongly repointed in a cement mortar</p> <p>Wrongly repointed in cement mortar</p> 	<p>Spalling to brickwork</p>  <p>Spalling close up</p> 	<p>Remove cement mortar and repoint in a lime based mortar.</p>



Painted brickwork	<p>Dampness coming in on inner left side due to combination of leaking gutters/downpipes and rising damp</p> 	<p>Resolve dampness. Repair, prepare and redecorate.</p>
External Detailing: Windows: Painted timber casement windows	<p>Dated</p>	<p>Repair, prepare and redecorate.</p>
Other: Trees	<p>Tree overhanging property to rear left</p>  <p>Moss</p> 	<p>Neighbouring owners (St Peters Church) to be contacted.</p> <p>Clear moss. Any damage to tiles to be repaired.</p>



Rear External Elevation



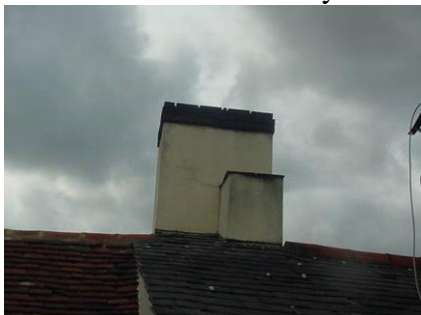
Rear left



Rear view



Rear right

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Chimney Five: One small rendered chimney</p> <p>Rear of rendered chimney</p> 	<p>Damp staining noted within roof space.</p>	<p>Make watertight. Repair, prepare and redecorate.</p>
<p>Roofs:</p> <p>Manmade and machine cut clay plain tiles</p>	<p>Undulating, broken and missing tiles allowing dampness in.</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>

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 <p>Peg tiles used wrong way around</p> 	 <p>Spalling of tiles</p>  <p>Poor quality repairs</p> 	<p>ACTION REQUIRED: Recommend exclude from the lease.</p>
<p>Valley gutter:</p> <p>Hidden valley gutter to rear</p> 	<p>Allowing dampness into ladies toilets and lobby area.</p> <p>Hidden valley gutter needs clearing and repairs</p> 	<p>Clear and repair hidden valley gutter. Make watertight.</p> <p>ACTION REQUIRED: Recommend exclude valley gutters from the lease.</p>



<p>High level valley gutter</p>	<p>Valley that has been repaired with flashband and bitumen paint needs repairing properly</p> 	<p>Make watertight.</p>
<p>Slate roof:</p>	<p>Slate roof with lots of tingles</p> 	<p>Re-roof.</p>
<p>Roof window:</p> <p>Older style roof window:</p>	<p>Roof window in poor condition and leaking</p> 	<p>Make watertight/replace.</p>



Flat roofs:

Overview of three flat roofs:



Minimal fall
Soft areas to roof indicating dampness to decking
Poor detailing with felt flashing rather than lead.

Soft areas to felt roof



Lack of fall to flat roof



Monitor roof and cut back ivy.

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<p>Flat roof rear right (One):</p> 	<p>Ivy growing to roof</p> 	<p>Remove ivy</p>
<p>Flat Roof Two (rear left middle):</p> 	<p>Debris sitting on roof</p> 	<p>Remove debris and ivy and plant life overhanging the roof</p>
<p>Flat Roof Three (rear left):</p> 	<p>Flashband repairs</p>  <p>Debris</p> 	<p>Remove debris and repair temporary flashband repairs.</p>



<p>Hopperheads, Gutters and Downpipes:</p> <p>Cast Iron and Plastic</p>	<p>General clean required to gutters</p>  <p>Leaking downpipe</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>ACTION REQUIRED: We recommend excluded from the lease.</p>
<p>Walls:</p> <p>Painted Render</p> 	<p>Flaking paint to rear of property</p>  <p>Paint coming off wall</p> 	<p>Remove existing paint and carry out associated repairs, prepare and redecorate.</p>



External Detailing:

Fascias and soffits:

Rot to verge board on right side
which we believe relates to long
term leaking gutters



Resolve leaking gutters, repair, prepare and redecorate.

Windows:

Timber casement windows

Dated.
Rot to window of rear entrance
lobby



Repair, prepare and redecorate.

Doors:

Timber

Dated



Repair, prepare and redecorate.

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<p>Signage:</p>	<p>Deterioration. Note that screws have been removed from this sign.</p> 	<p>Repair, prepare and redecorate.</p>
<p>Other:</p> <p>Extract system</p>	<p>Extract system discharging grease, etc onto walls</p> 	<p>Clear extract fan, clear grease from walls.</p>



Right External Elevation




Joins residential property and
used as bin store



Right view


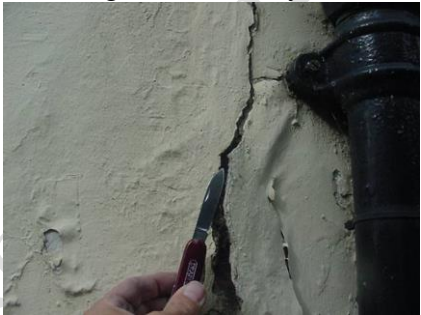



Chimney breast




DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys:		See front elevation
Roofs: Tiles at high level Machine cut clay tiles 	Average.	Confirmation required that the repair work/re-roofing is acceptable for the building/conservation officers.

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<p>Hopperheads, Gutters and Downpipes:</p> <p>Cast Iron and Plastic</p>	<p>Leaking gutter and downpipes particularly to far right side</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>ACTION REQUIRED: We recommend are excluded from the lease.</p>
<p>Walls:</p> <p>Painted render</p> <p>Cracking:</p>	<p>Dated and general deterioration of paintwork</p> <p>Cracking due to nearby drains</p>  <p>Crack near drains</p>  <p>Areas of moss and deteriorating paintwork</p>	<p>Repair, prepare and redecorate.</p> <p>Insurance claim to be made by landlord and monitoring work take place.</p>



<p>External Detailing:</p> <p>Windows:</p> <p>Timber casement windows</p> <p>Deterioration to windows</p> 	<p>Dated and flaking paintwork, areas of bare timber.</p> <p>Deterioration</p>  <p>Broken window pane which could indicate movement in property</p> 	<p>Repair, prepare and redecorate.</p> <p>Replace glass.</p>
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Barn - store/prep area to rear





Store/prep area



Rear barn area converted into
prep area and kitchen store



Right view

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Clay tile roof to rear adjoining residential property.	Undulating tiles. Extensive plant growth which goes into roof space. 	Remove and ensure roof is left watertight.
Gutters and Downpipes: Plastic	Leaking to rear of prep area making wall damp Downpipe not joined 	General overhaul of guttering required. 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>Gutters deformed where roof sits on them</p> 	<p>ACTION REQUIRED: We recommend excluded from the lease.</p>
<p>Walls:</p> <p>Stained shiplap boarding</p>  	<p>Dated and deteriorating</p>  <p>Deterioration to shiplap boarding</p> 	<p>Repair, prepare and redecorate.</p>

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<p>External Detailing:</p> <p>Windows: Timber</p> <p>Doors: Timber</p> <p>External area:</p>	<p>Dated</p> <p>Dated</p> <p>Rubbish stored externally</p> 	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p> <p>General clearing of stored materials is required around the building and within the building</p>
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Note:

Right hand end gable has not been visible. We have only been able to survey the rear elevation from the adjoining flat roofs at high level.

Limitations:

There are general stored items and debris around the building limiting our view. These need to be removed and cleared from the building.

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Outside Areas

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Car Park</p>  	<p>Surface breaking up</p>  <p>Patch repairs</p> 	<p>Re-surface entire car park. We would recommend that drainage/soakaways are added to extend the life of the car park and also limit any safety issues from water sitting on the car park/ice.</p>
<p>Wall to car park:</p> <p>Left hand wall to car park</p> 	<p>Maintenance required</p> 	<p>General maintenance required.</p>



<p>Trees and hedges:</p> 		<p>General maintenance required.</p>
<p>Beer garden</p> 	<p>Cracking to right hand boundary wall</p> 	<p>General repointing required and cutting back of trees, ivy, etc.</p>
<p>Drainage</p>	<p>Blocked drain on right side</p>  <p>Second drain on right side</p> 	<p>Clear.</p> <p>Recommend close circuit tv camera report.</p>



	<p>No grease trap found.</p> <p>Manhole to rear on left side</p>  <p>Manhole rear middle</p> 	<p>Recommend grease traps installed.</p>
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INTERNAL

The property is Grade II Listed and therefore will need Listed Buildings Approval from the Local Authority on alterations and amendments and some repair issues.

All directions given as you face the property.

The property has been viewed from ground level.

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GROUND FLOOR

FRONT OF HOUSE

Contents:

Entrance Lobby/Access Corridor
Main Bar (front left)
Snook Area (rear middle)
Bar Billiards Room (front right)
Front Restaurant Area (left)
Middle Restaurant Area (left)
Rear Restaurant Area/Prep Area (rear left)
Ladies toilets/lobby (middle rear left)
Gents toilets (middle rear right)

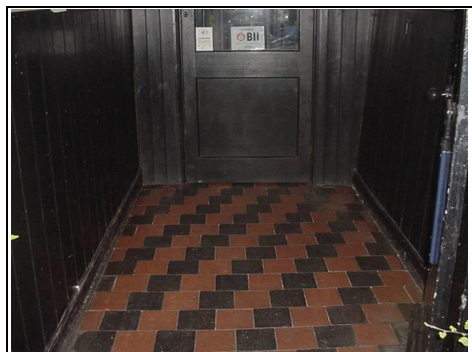
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Entrance Lobby/Access Corridor




Lobby



Entrance lobby



Rear of corridor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated Hairline cracking 	Repair, prepare and redecorate.
Walls: Painted Timber dado	Dated. Marked and dated.	Repair, prepare and redecorate.
Floors: Quarry tiles Stone floor	Ingrained dirt. Ingrained dirt	Deep clean Deep clean.

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<p>Step between front and rear</p> 		
<p>Detailing:</p> <p>Windows:</p> <p>Timber</p>	<p>Dated</p> 	<p>Repair, prepare and redecorate.</p>
<p>Doors:</p> <p>Glazed entrance door, exit door and division door</p>	<p>Dated</p> <p>Not safety glass</p> 	<p>Replace with safety glass. Repair, prepare and redecorate.</p>

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Main Bar (front left)




Bar



Main bar



Fireplace

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plaster and painted boarding covered with beer mats, fishing rods and bric a brac Painted boarding 	Dated	Remove bric a brac Repair, prepare and redecorate.
Walls: Painted Dado	Marked and dated Marked and dated	Repair, prepare and redecorate. Repair, prepare and redecorate.
Floors: Carpet	Worn	Clean or replace.

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Detailing: Windows: Timber Doors: Timber	Dated Dated	Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: Fireplace		See Services Section at rear of report.

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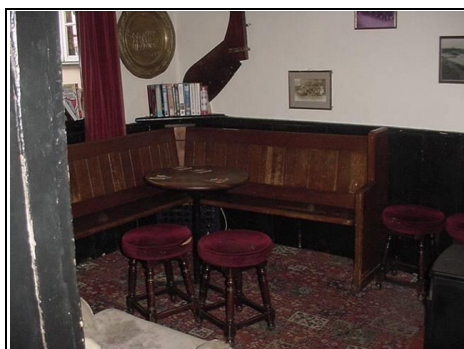


Snook Area (rear middle)

Goldhanger's Friendly Brothers Benefit Society Room



Snook



Snook area



Snook

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted woodchip	Dated	Repair, prepare and redecorate.
Walls: Painted woodchip	Dated	Repair, prepare and redecorate.
Timber dado	Marked	Repair, prepare and redecorate.
Floors: Carpet	Dated	Clean or replace
Detailing: Windows: Window	Dated	Repair, prepare and redecorate.
Doors: Door to fire staircase from upstairs	Dated	Repair, prepare and redecorate.

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Services: Fireplace with electric wood effect fire		See Services Section at rear of report.
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Bar Billiards Room (front right)



Billiards room



Billiards room



Billiards room

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted ceilings with exposed timbers	Dated	Repair, prepare and redecorate.
Walls: Painted walls with exposed timbers	Damp to front Dated	Resolve dampness. Repair, prepare and redecorate.
Floors: Carpet	Worn	Deep clean or replace
Detailing: Windows: Timber	Dated	Repair, prepare and redecorate.
Doors: Timber	Dated	Repair, prepare and redecorate.

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Services: Fireplace with brick either side		See Services Section at rear of report.
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Front Restaurant Area (left)



Restaurant



Restaurant



Fireplace in restaurant

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Feature timbers and painted woodchip paper	Dated	Repair, prepare and redecorate.
Walls: Feature timbers Exposed brickwork Wood panels	Dated	Repair, prepare and redecorate. Clean Repair, prepare and redecorate.
Floors: Carpet Floorboards to bar area	Worn Worn and marked	Clean or replace. Sand and re-stain.
Detailing: Windows: Timber casement windows	Dated	Repair, prepare and redecorate.



Doors:		
Timber	Dated	Repair, prepare and redecorate.
Bar:		
Timber boarding to front	Dated	Repair, prepare and redecorate.
Services:		
Fireplace		See Services Section at rear of report.

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Middle Restaurant Area (left)



Middle restaurant



Middle restaurant



Middle restaurant

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Feature timbers and painted woodchip paper	Dated	Repair, prepare and redecorate.
Walls: Feature timbers and painted woodchip paper	Dated	Repair, prepare and redecorate.
Floors: Carpet	Worn	Clean or replace.
Detailing: Windows: High level casement windows Doors: Fire exit door	Dated	Repair, prepare and redecorate.
Services: Fireplace		See Services Section at rear of report.

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Rear Restaurant Area/Prep Area (rear left)



Prep area



Rear restaurant/prep area



Prep area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with feature timbers	Dated Wallpaper coming away	Repair, prepare and redecorate.
Walls: Painted wallpaper with feature timbers	Dated	Repair, prepare and redecorate.
Floors: Carpet	Worn, heavily worn around kitchen area	Replace.
Detailing: Windows: Two windows Doors: Timber	Dated Dated	Repair, prepare and redecorate. Repair, prepare and redecorate.

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Toilet Facilities

There are no toilets for the less able/disabled

Lobby to ladies toilets



Entrance to ladies toilets



Lobby



Lobby

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted fibreboard ceiling	Dated	Repair, prepare and redecorate
Walls: Painted brickwork Painted render	Dampness visible from leak from flat roof/valley gutter Dated	Resolve dampness. Repair, prepare and redecorate
Floors: Stone	Ingrained dirt	Deep clean

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Ladies Toilets to rear of property




Ladies toilet



Ladies toilet



Dampness

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated Hairline cracking	Repair, prepare and redecorate.
Walls: Painted Tiles to approx 1.5m	Dampness, hairline cracking from damp from roof above.  Parts of tiles painted over	Resolve dampness. Repair, prepare and redecorate.
Floors: Quarry tile	Worn	Deep clean.

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<p>Sanitary Ware:</p> <p>Two WC with high level cistern</p> <p>Vintage wash hand basins</p>	<p>Leaking cistern</p>  <p>Dated</p>	<p>Repair leak. Deep clean</p> <p>Deep clean</p>
<p>Detailing:</p> <p>Windows:</p> <p>Two metal windows</p> <p>Doors:</p> <p>Timber</p>	<p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Electrics</p>	<p>Dated electrics</p> 	<p>See Services Section at rear of report.</p>



Gents Toilets



Gents toilets



Metal crittal windows



Urinal in gent's toilets

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: Tiles to approx 1.5m Painted	Heavily marked Dated	Clean Repair, prepare and redecorate.
Floors: Brick style tile	Dated	Deep clean.
Sanitary Ware: One WC Older style wash hand basins Slab Urinal	Dated Dated Dated	Deep clean Deep clean Deep clean

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<p>Detailing:</p> <p>Windows:</p> <p>Two crittal windows, one to w.c. area and one to urinal area</p> <p>Doors:</p> <p>Timber</p>	<p>Dated</p> <p>Dated and marked</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
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GROUND FLOOR

BACK OF HOUSE

Contents:

Bar server area/glass wash up area
Crisp store front left
Cold Store (behind bar server area)
Catering Kitchen
Freezer Room
Laundry Room (rear right)
Barn – Store
Barn - Inner small store room/office area within store
Barn - End store

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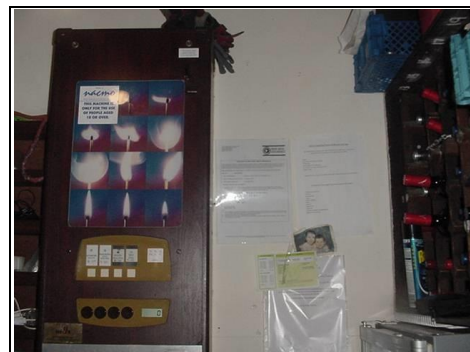
Bar Servery Area/glass wash up area



Bar servery



Bar servery



Bar servery

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted boarded ceiling	Dated	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Altro style flooring	Marked Joint deteriorating	Deep clean or replace
Equipment: Stainless steel sink Hand wash sink		The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.



Crisp store front left



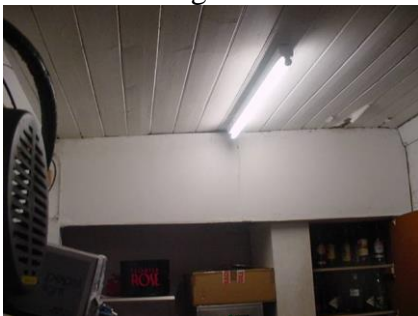
Tie bar



Store





Store

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Boarded ceiling 		Clean. Repair, prepare and redecorate
Walls: Painted brickwork		Repair, prepare and redecorate
Floors: Concrete	Deteriorating	Make good and seal with a floor paint.

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Detailing: Doors: Timber	Damaged 	Replace
Services: Extract fan 		Clean and overhaul.

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Cold Store (behind bar server area)





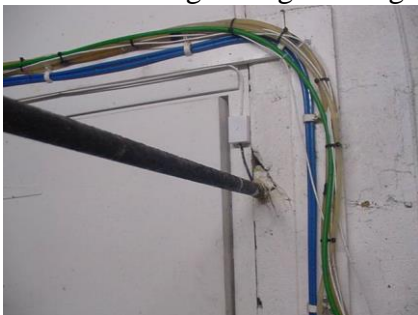
Cellar



Cold store





Cold store

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Not to environmental health standards</p> <p>Painted</p> <p>Staining around extract fan</p> 	<p>Black mould to ceiling</p>  <p>Tie bar running through ceiling</p> 	<p>Clean. Repair, prepare and redecorate.</p>

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<p>Walls:</p> <p>Painted brickwork</p>	<p>Black mould</p>  <p>Black mould</p>  <p>Paint coming off walls</p>	<p>Clean. Repair, prepare and redecorate.</p>
<p>Floors:</p> <p>Exposed aggregate concrete floor</p>	<p>Deteriorating</p>	<p>Make good and seal with a floor paint.</p>
<p>Detailing:</p> <p>Doors:</p> <p>Door to bar</p>	<p>Dated and marked</p>	<p>Repair, prepare and redecorate or replace.</p>
<p>Services:</p> <p>Piping</p>		<p>See Services section at rear of report.</p>



Electric fuse board



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Catering Kitchen




Kitchen



Kitchen



Kitchen

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Ingrained grease to ceiling 	Deep clean Repair, prepare and redecorate.
Walls: Tiled floor to ceiling	Old fixing points	Make good and deep clean.
Floors: Altro style flooring	Openings in altro floor near freezer room	Deep clean
Detailing: Doors: Timber	Missing handle	Repair/replace door.

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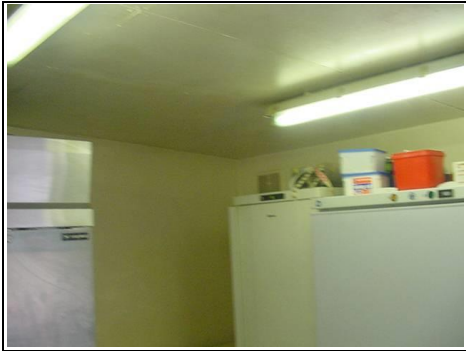


Equipment: Stainless steel sink and drainer Kitchen units:		The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.
Services:		See Services Section at rear of report.

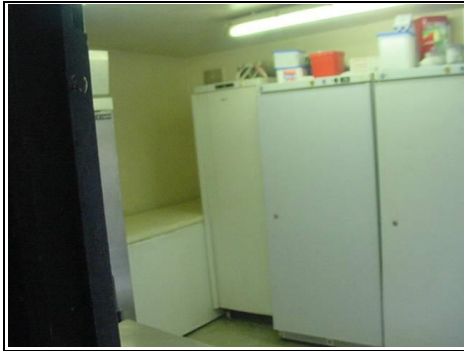
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Freezer Room



Freezer room



Freezer room



Freezer room

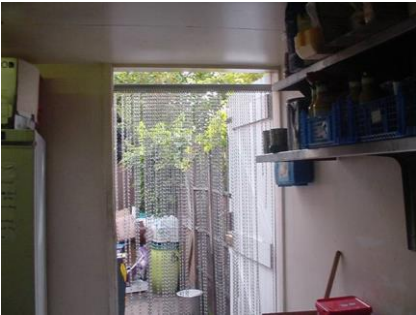
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plasterboard	Areas of ceiling need tapering	Repair, prepare and redecorate.
Walls: Painted	Heavily marked	Repair, prepare and redecorate.
Floors: Altro style flooring	Opening up at joints	Repair/replace
Detailing: Windows: Window to kitchen	Dated	Repair, prepare and redecorate
Doors: Door to kitchen	Dated	Repair, prepare and redecorate

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<p>Door to main pub</p> <p>Door to store</p> 	<p>Handle missing</p>	<p>Replace handle, repair, prepare and redecorate.</p>
<p>Equipment:</p> <p>Stainless steel units</p>		<p>The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.</p>

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Laundry Room (rear right)




Laundry room



Laundry room



Laundry room


DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted	Dated Dampness in walls from cast iron guttering	Repair, prepare and redecorate.
Floors: Concrete Altro style flooring	High damp meter readings  Entrance dirty and dated	Repair altro style flooring

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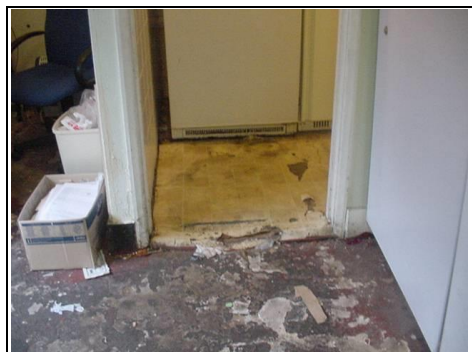


		
Detailing: Windows: Timber Doors: Timber	Dated Marked	Repair, prepare and redecorate. Repair or replace.

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Barn - Store





Store



Store



Store

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plaster	Plant life in roof 	Remove plant life
Walls: Painted	Dampness  Paint coming off walls due to dampness	Resolve dampness. Repair, prepare and redecorate

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Floors: Painted concrete 	Dampness Damage 	Resolve dampness
Detailing: Doors: Timber glazed door	Domestic quality door with non safety glass 	Replace



<p>Services:</p> <p>Electrics</p> 		<p>See Services Section at rear of report.</p>
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Barn - Inner small store room/office area within store



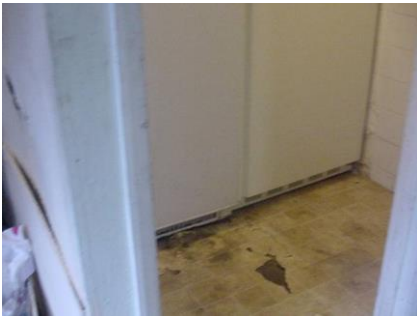
Office area



Small store



Store

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate
Walls: Painted	Dated	Repair, prepare and redecorate
Floors:	Deterioration 	Repair/replace
Detailing: Doors: Timber	Dated	Repair, prepare and redecorate

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Barn - End store



Looking towards end store



Store area



End store

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate
Walls: Painted	Dated	Repair, prepare and redecorate
Floors: 	Dated	Clean or replace.
Detailing: Windows: Timber	Dated	Repair, prepare and redecorate

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FIRST FLOOR

PRIVATE LIVING ACCOMMODATION

Contents

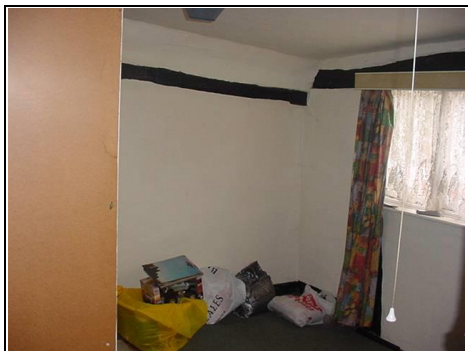
Front right room (lounge)
Rear right room (proposed domestic kitchen)
Bathroom front middle
Airing cupboard rear
Hallway/Landing/Lobby before front right room
Main stairs to rear right
Master bedroom front left
Bedroom two rear left (left extension)
Bedroom three rear right (left extension)
Second corridor/staircase left
Internal Roofs

Note: We did not access the first floor room above the kitchen on the rear left side. We have not seen the roof structure in this area.

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Front right room (lounge)



Lounge front right



Lounge

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted embossed wallpaper	Dated	Repair, prepare and redecorate
Walls: Painted embossed wallpaper Real embedded timbers	Dampness visible to left corner 	Resolve dampness. Repair, prepare and redecorate
Floors: Carpet	Undulating floors Settlement within structure	

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Detailing:		
Windows:		
Timber	Dated	Repair, prepare and redecorate
Doors:		
Ledge and brace door	Dated	Repair, prepare and redecorate
Cupboards:		
Two modern built in cupboards	Basic quality	Remove or repair

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Rear right room (proposed domestic kitchen)



Proposed kitchen



Proposed kitchen



Proposed kitchen

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted embossed wallpaper	Dated	Repair, prepare and redecorate.
Walls: Painted embossed wallpaper Real embedded timbers	Dated	Repair, prepare and redecorate.
Floors: Carpet	Undulating due to settlement	
Detailing: Windows: Casement window overlooks right hand side of property	Dated	Repair, prepare and redecorate
Doors: Ledge and brace door	Dated	Repair, prepare and redecorate

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Services: Wall lights		See Services Section at rear of report.
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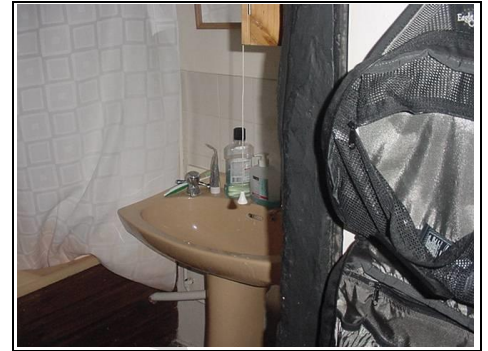
Bathroom front middle



Bathroom



Bathroom



Bathroom

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Vaulted ceiling Feature timbers	Dated	Repair, prepare and redecorate
Walls: Painted plaster Painted brickwork	Dated	Repair, prepare and redecorate
Floors: Vinyl/Laminate style flooring	Worn	Replace
Detailing: Windows: Timber	Dated	Repair, prepare and redecorate

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Doors:		
Ledge and brace door	Dated	Repair, prepare and redecorate
Sanitary Ware:		
Peach bathroom suite with shower within bath	Dated	Replace

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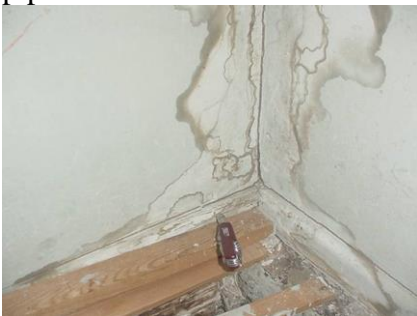
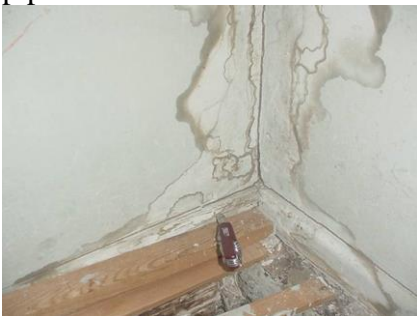
Airing cupboard rear



Damp coming through roof window



Airing cupboard

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Roof window Painted	Leak from roof window and valley gutter 	Resolve leak Repair, prepare and redecorate
Walls: Painted fibreboard	Damage from ceiling and pipework 	Resolve leak. Repair, prepare and redecorate
Floors: Floorboards		

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Detailing: Doors: Ledge and brace door	 Dated	 Repair, prepare and redecorate
Services: Water tank Insulated water cylinder	 	 See services section at rear of report.

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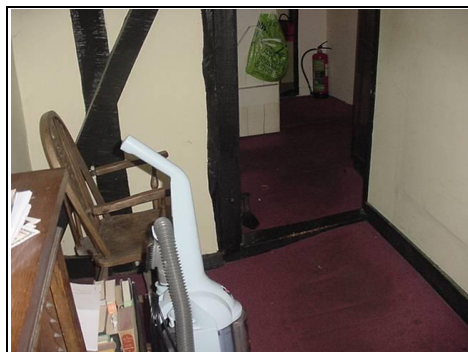
Hallway/Landing/Lobby before front right room




Dampness




Hallway



Hallway

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Vaulted ceiling Fireboard type ceiling	Dated	Repair, prepare and redecorate
Walls: Feature timbers Wrought iron tie bars in corners of corridor	Dampness from valley gutter 	Repair, prepare and redecorate
Floors: Carpet	Undulating floor	

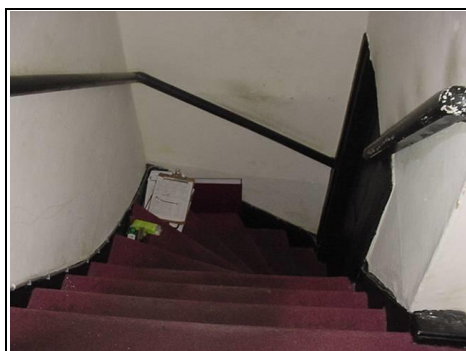


<p>Detailing:</p> <p>Doors:</p> <p>Ledge and brace door to airing cupboard</p> 	<p>Dated</p>	<p>Repair, prepare and redecorate</p>
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Main stairs to rear right



Stairs

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Vaulted	Dated	Repair, prepare and redecorate
Walls: Painted embossed wallpaper	Dated Requires one hour fire resistance lining	Repair, prepare and redecorate
Floors: Carpet	Dated Undulating/considerable drop	Deep clean or replace. Level
Detailing: Windows: Timber	Dated	Repair, prepare and redecorate.
Doors: Timber	Dated	Repair, prepare and redecorate

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Master bedroom front left (Marked Number 2)



Master bedroom



Support pole in master bedroom

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Vaulted ceiling with fibreboard	Leak adjacent to the window Poorly clad fibreboard ceiling not finished	Resolve dampness Repair, prepare and redecorate
Walls: Feature timbers with paintwork between Wrought iron tie bars to corners Support pole behind door	Dated	Repair, prepare and redecorate
Floors: Carpet	Undulating	
Detailing: Windows: Timber casement window	Dated	Repair, prepare and

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Doors: Ledge and brace	Dated	redecorate Repair, prepare and redecorate
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Bedroom two rear left (left extension)



Bedroom rear left



Bedroom two



Window to bedroom two

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Vaulted Plasterboard taped One roof beam visible	Dated	Repair, prepare and redecorate
Walls: Painted	Dated	Repair, prepare and redecorate
Floors: Carpet	Undulating	
Detailing: Windows: Window to valley gutter Casement window	Dated and rotting	Repair, prepare and redecorate

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Doors:		
Ledge and brace door	Dated	Repair, prepare and redecorate

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Bedroom three rear right (left extension)




Rear right room



Bedroom rear right



Rear right room

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plasterboard	Dated	Repair, prepare and redecorate
Walls: Painted plasterboard dry lined with frieze	Dampness 	Repair, prepare and redecorate
Floors: Carpet	Slight slope	
Detailing: Windows: Casement windows to right side	Dated	Repair, prepare and redecorate

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Doors: Ledge and brace	Dated	Repair, prepare and redecorate
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Second corridor/staircase left



Corridor



Staircase



Old style fire exit

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Vaulted	Dated	Repair, prepare and redecorate
Walls: Painted	Dated Requires one hour fire resistance lining	Repair, prepare and redecorate
Floors: Carpet	Average	
Detailing: Doors: Timber	Dated	Repair, prepare and redecorate

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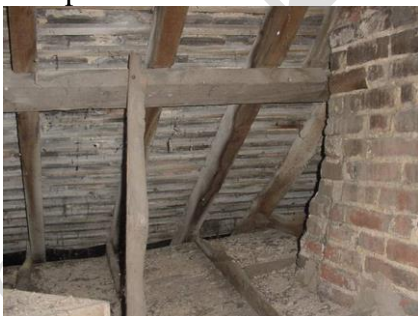



 <p>Fire exit</p> 		<p>Note our comments with regards to fire safety at rear of report.</p>
<p>Staircase:</p> <p>Staircase with handrail</p>		

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Main Roof – Internal (right)

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof Access: Access from first floor corridor right hand side	No ladder, lights or floorboards, viewed by torchlight.	
Roof Structure: Cut timber roof with amendments		
Roof Timbers: Dampness to timbers 	Dampness to timbers  Dampness in timbers 	Make watertight Repair damaged and deteriorating timbers


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Missing purlin:	Missing purlin 	
Woodworm:	Frass from woodworm  Woodworm 	Exclude from lease
Protective Underlayer: No protective underlayer	Blinding holding tiles in place 	Exclude from lease
Fire wall/Fire break: Wattle and daub and timber firewall between right hand side of building and left hand side over store area/cold cellar	Damaged	Repair



Internal Roof over left store/cellar

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof Access: Accessed from crisp store on left side	No ladder, lights or floorboards, viewed by torchlight.	
Roof Structure: Cut timber roof with newer extensive amendments Note: area has tie bar (within ground floor)		
Roof Timbers: Dampness 	New timbers added  Dampness coming through tiles into batons 	Make watertight

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<p>Protective Underlayer:</p> <p>Blinding (no protective underlayer)</p>	<p>Blinding cover to back of tiles</p> 	
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Internal Roof over Barns to rear

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof Access: Accessed from main store in barn	No ladder, lights or floorboards, viewed by torchlight.	
Roof Timbers: 	Plant growing within roof space Remove plants	
Protective Underlayer: Protective underlayer 		

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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 bar billiards room and within the cold cellar.

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.

Fire safety/emergency lighting/fire alarms

The fire requirements may not be up to current standards such as the fire exit to the second staircase, we believe, should be illuminated.

ACTION REQUIRED: You need to take expert advice. Service records should be provided.

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Space heating

Service records to be provided.

Fire Alarm

Service records to be provided.

Security Alarm

Service records to be provided.

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 facilities for the disabled/less able.

ACTION REQUIRED: You should enquire as to the availability of an Access Audit for the property, a report prepared by a specialist

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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.

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. 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. Certificates confirming chimneys have been swept.
8. Any proposed planned maintenance that the landlord/tenant 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.

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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 Gem Associates Limited following a visit on 21st August 2014. This report does not constitute a Structural Survey (now known as a Building Survey).

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Signature Document in Relation to

XXXXXXXXXXXXXXXXXXXX

Schedule of Condition

This signature document represents page 101 and 102 of a 102 page Schedule of Condition relating to:

XXXXXXXXXXXXXXXXXXXX

as prepared by

XXXXXXXXXXXXXXXXXXXX

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:

XXXXXXXXXXXXXXXXXXXX

As inspected on xxxxxxxxxx

By

XXXXXXXXXXXXXXXXXXXX

Signed: Dated: xxxxxxxxxx

For and on Behalf of xxxxxxxxxx Chartered Surveyors

——— Marketing by: ———

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Lessee

xxxxxxxxxxxx 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:
xxxxxxxxxxxx

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.

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