

**SCHEDULE OF CONDITION
OF
A Public House
Bedfordshire**



FOR

Mrs F

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

Address

Bedfordshire

**Prospective
Tenant:**

Mrs F

**Repairing
Covenant:**

Our clients are the present tenants of the property. We are advised that Enterprise Inns have offered them a Full Repairing and Insuring Lease. We have assumed it is a standard lease with no unusual or onerous clauses. Your Legal Adviser should confirm this and advise us immediately of any unusual or onerous clauses or anything that they feel we should take into account.

Photographs:

We typically take approximately 100 plus 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 (High Street North).

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INTRODUCTION

We have been asked to inspect and prepare a Schedule of Condition report for Mrs Faulkner. We are advised that the Lease is on a standard full repairing and insuring basis. We have not seen a copy of the Lease.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey detached property that has been amended and altered over the years (as we would expect). It has some limited parking to the front and a beer garden to the rear.

If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

SUMMARY OF CONSTRUCTION

MAIN BUILDING

External

Chimneys:	Three brick chimneys
Main Roof:	Pitched and clad with slates (and vented)
Gutters and Downpipes:	Predominantly plastic
Walls:	Brick built in a Flemish bond with some areas of painted brickwork and painted render to the bays
External Joinery:	Predominantly the property has painted timber sliding sash windows and painted timber fascias and soffits

Internal

Ceilings:	A mixture of the original lath and plaster and some newer plasterboard. In this age of construction there may be some fibreboard ceilings too (assumed)
Walls:	A mixture of solid and studwork (assumed)
Floors:	<u>Ground Floor:</u> Partly a suspended timber floor and partly concrete (assumed) <u>First Floor:</u> Joist and floorboards (assumed)

Services

We have been advised by the present tenants (and indeed this is a legal requirement of the present Landlords) that there is an Institute of Electrical Engineer's Test Certificate that has been carried out by an NICEIC approved electrician dated October 2005 (not seen) and a CORGI certificate with regard to the gas services dated December 2005/January 2006 (not seen).

ACTION REQUIRED: Your Legal Advisor to ask to see copies of both of these to confirm that they are up to date and advise us if they are not.

We have also been advised that the following:

Disability Act

A policy is in hand by the present tenants.

Fire Regulations

Advised not required.

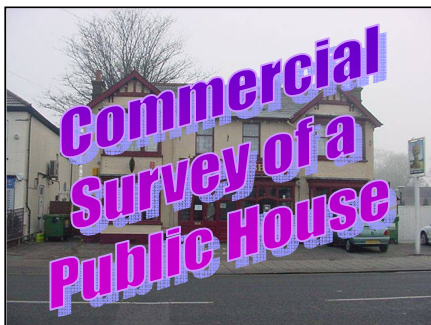
Environmental Health Act

The tenants advised us that this property has been deemed a 'low risk' and there are no outstanding notices upon it.

ACTION REQUIRED: Your Legal Advisor to confirm that you meet current statutory requirements for the above items, and any others they deem necessary to run the business.

We have used the term 'assumed' as we have not opened up the structure.

EXTERNAL PHOTOGRAPHS



Front Elevation



Rear Elevation



Left Hand Side View



Right Hand Side View



Beer Garden



Play Area
(not inspected)

ACCOMMODATION AND FACILITIES

The trading area consists of:

Ground Floor – Trading Area

Front of House

- Large main single bar with pool area to the left hand side
- Male Toilets to right hand side, including stainless steel slab urinal, wash hand basin and w.c.
- Ladies Toilets to right hand side, including one w.c. and one wash hand basin
- Ladies Toilets to the left hand side, including one w.c. and one wash hand basin

Back of House

- Bar Served Area
- A catering kitchen, although we are advised that no catering is carried out on the premises
- Cellar (below ground level)

First Floor – Private Living Accommodation

- Three Bedrooms
- Bathroom
- Separate w.c.
- Kitchen
- Lounge (to left hand side)
- Internal stairway and access corridor

Outside Areas

- Limited parking to the front of the property (three spaces)
- Beer Garden to the rear of the property
- Various Outbuildings (not inspected)

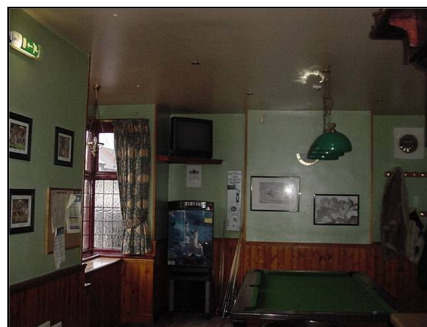
INTERNAL PHOTOGRAPHS

Ground Floor

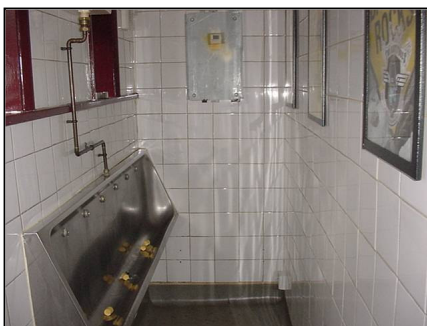
Front of House



Main Bar – Right Hand Side



Main Bar – Left Hand Side



Gents Urinals

Back of House



Cellar Area (below ground level)

Private Living Accommodation



Access Corridor



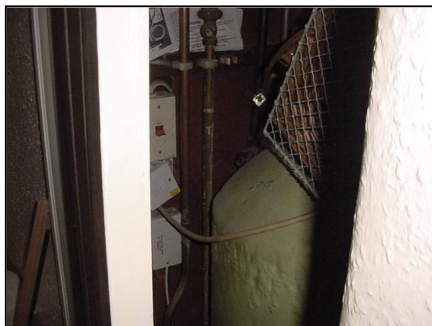
Rear right hand room



Internal Bathroom



Front Right Hand Master Bedroom



Airing Cupboard



Front Middle Bedroom



W.C. to Rear



Kitchen



Lounge

REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

PHOTOGRAPHS



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

MARKET VALUE

We have not been asked to comment upon the market value in this instance. We have not seen copies of the trading figures or the accounts.

EVERY BUSINESS TRANSACTION HAS A RISK

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main body of the Report paying particular attention to any “**ACTION REQUIRED**” points.

EXECUTIVE SUMMARY

Summaries are dangerous as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future business when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 100 plus photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if a comment has not been discussed that you are interested in/concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

Generally we found the public house in average condition for its age, type and style. Although it does suffer from various specific issues that need addressing. The Executive Summary incorporates our overall recommendations. We have divided this into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

The Good

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

- General decorative finish, particularly the private living accommodation, is above what we would typically expect to see from a tenanted public house
- In our opinion there is a good size main bar
- In our opinion the beer garden, in a town centre location, for a public house, is also a trading advantage.

The Bad

Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1) Rear Flat Roof – Over Kitchen Area

There is a minimal fall to this area and there does not look to be any insulation or ventilation to the roof.

ACTION REQUIRED: We would recommend that money be set aside for re-roofing (with insulation being added and ventilation) within the next five to ten years.

ANTICIPATED COST: In the region of £5,000 - £7,500 with a high performance felt.



2) Valley Gutter

There is a valley gutter to the rear of the property. These are generally considered to be problem areas. Within the roof space we could see some dampness getting through and the situation can only get worse; although presently, as far as we could see, it does not affect the private living accommodation.



ACTION REQUIRED: We would recommend that a roof light be fitted to the valley slope of the roof to allow inspection of the valley gutter (from the roof space) and access to clear it of leaves and other debris on a periodic basis.

ANTICIPATED COST: In the region of £1,000 - £2,000.

3) Dampness from Overflowing Gutters and Downpipes to the Cellar Area

On the left hand side there are signs of dampness in the cellar area. We believe this relates to overflowing downpipes and gutters, although it is difficult to be certain without seeing the property during rainy weather.



ACTION REQUIRED: Further investigation needed.

ANTICIPATED COST: We would recommend the sum of £1,000 be set aside. The dampness needs to be resolved as it goes into the cellar area and we do not believe it would meet current Environmental Health Office standards.

4) **Subsidence**

To the right hand side of the property there is evidence of subsidence from diagonal cracking to both the external of the property (rear right hand wall) and internally visible within the corridor area on the first floor.



During the course of our inspection we identified that this area is of newer construction than the original property and this movement indicates differential movement and settlement to this area possibly relating to drainage leaks.

We noted that the surrounding area has been repointed, therefore this has reduced our ability to inspect the area for further cracking.

ACTION REQUIRED: We would recommend that the present owners are asked to instruct their insurance company to investigate the matter further.

We would expect a close circuit television drainage report to be carried out and also monitoring of the cracks to establish if they are progressive.

We were shown literature indicating that there is a back fall on the existing drainage following an inspection carried out by Lanes for Drainage Limited.

ANTICIPATED COSTS: Costs to be borne by the existing property owners. This could be very expensive, depending upon the amount of work required.

5) General Leaks

To the front of the property there are a number of general leaks being caused partly by the condition of the windows (in many areas they are back to the bare timber). The windows have been filled over the years. This, together with heavy or wind driven rain has led to dampness coming into the property.

ACTION REQUIRED: All external joinery to be repaired, prepared and redecorated to ensure the property remains watertight. Also some associated redecorating is needed, for example to the bay window areas, particularly the master bedroom to the front right hand side.

ANTICIPATED COST: To repair and redecorate all of the windows properly and to ease and adjust the sliding sash windows, expect costs in the region of £5,000 - £10,000.

6) Rising Damp

We were unable to inspect properly for rising damp due to the dado throughout the public house. However we would comment that we were unable to see a damp proof course and we therefore believe the property does have rising damp.

ACTION REQUIRED: A full test to be carried out by a BWPDA (British Wood Preserving and Damp Proffing Association) approved dampness contractor, issuing a minimum of a ten year guarantee.

ANTICIPATED COST: Estimates to be provided by the damp proof companies.

7) **Blown Plaster**

It was noted throughout the property that there are areas of 'blown' plaster, indicating that dampness is getting into the property and that the original lime plaster is dated and beginning to lose its integrity.

ACTION REQUIRED: This needs to be identified as an 'acceptable' condition within the terms of the Lease and within the next 10 plus years when redecoration takes place we believe replastering will also be needed in many areas.

ANTICIPATED COST: Replastering on an ad hoc basis. It is very difficult to put an estimate on this other than to say if the property was redecorated and replastered now we would expect replastering to be done to some of the perimeter walls, particularly around the windows and chimney and internally to the chimney areas. You can expect costs in the thousands.

We would also add that the lath and plaster ceiling within the front left hand lounge looks to have lost its key and work will be needed to this area, which will be an additional few thousand pounds.

8) **Cellar Area**

There is some minor mould and deteriorating paintwork etc to the cellar area.

ACTION REQUIRED: Once the issue of the dampness coming into the property has been resolved (please see item 3 above), redecorate the entire cellar area, including the ceilings.

There looks to have been a leak to the centre of the ceiling and this needs to be resolved before redecoration takes place.

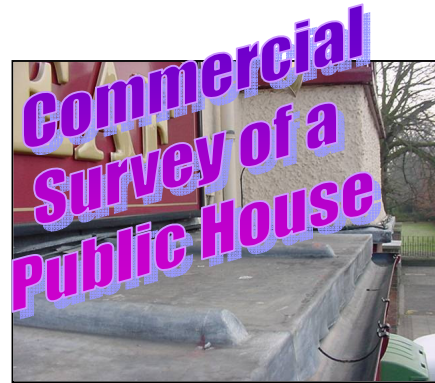


ANTICIPATED COST: In the region of £500 - £1,000, allowing for work to be done over a number of days to allow the public house to keep operating.

9) **Front Roof**

Although no problems were visible at the time of our inspection we do need to report that the present operators' advised us that water periodically comes through in this area. This would indicate that this is due to wind driven rain.

ACTION REQUIRED: Further investigation is required.



The Ugly

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

We found nothing that specifically falls within this category, although we would add that the issue with regard to the movement does need resolving and we would upgrade it to this category if it cannot be. (Please speak to us for further advice if this is the case).

We would also add that there are a fair number of issues, and when added together may fall be within this section.

Other Items

Moving on to more general information.

Purchase Price

We have not been asked to comment upon the purchase price and we have not seen any of the books or accounts etc.

Every Business Transaction has a Risk

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main body of the Report paying particular attention to any “**ACTION REQUIRED**” points.

Estimates of Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour. For unskilled labour we currently use between £50 and £75 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would probably be best to supervise the work if it is complex, both of which we can do if so required.

SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

It is important to act upon the information within this report and to negotiate an acceptable way forward for yourselves.

You will be taking on a large liability and responsibility / risk when you take on the Full Repairing and Insuring Lease, as well as the benefit of being able to sell it on the lease.

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

We would ask that you read the Report and contact us on any issues that you require further clarification on.

MORE ABOUT THE REPORT FORMAT

Just a few more comments about the Report format before you read the actual main body of the Report.

AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?

It is important to remember that the agents are acting for their client and not the purchaser. We as your employed Independent Chartered Surveyor represent your interests only.

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement, as agreed to and signed by yourselves. If you have not seen and signed a copy of our terms of engagement please phone immediately.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your property purchase - just phone us.

SCHEDULE OF CONDITION

INSPECTED ON:

3rd March 2006 and 6th March 2006

To be read in conjunction with the Executive Summary.

EXTERNAL

CHIMNEY STACKS

There are three brick built chimneys. The left and right hand chimneys, where we could view them, were in reasonable condition being straight and true. However, unfortunately, our view was limited of the middle chimney and the sides of the left and right chimneys; therefore we cannot comment upon these.



Left Chimney



Middle Chimney



Right Hand Chimney



Base of the left hand chimney
showing some signs of dampness

ROOF COVERINGS AND UNDERLAYERS

Main Roof

The main roof is pitched and clad with slates. The roof is vented and generally sits level and true, although, as with any roof of this age, there will be some maintenance.

We could see approximately 60% of the roof.



Valley Gutter

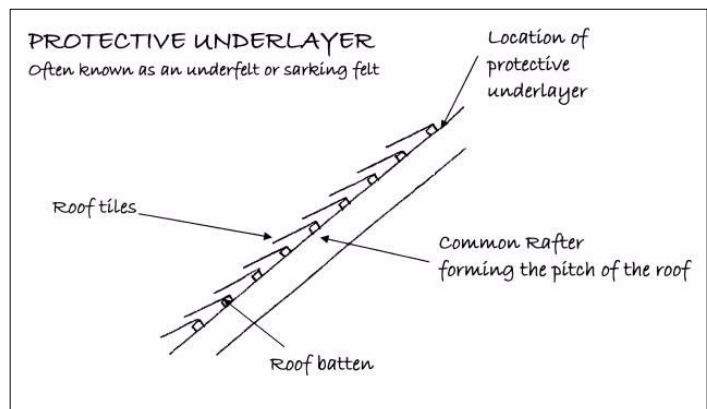
This photo shows dampness to the valley gutter area; note the darker timber to the centre left hand side of the photo.

Please see our comments in the Executive Summary.



Protective Underlayer (Often known as the sarking felt or underfelt)

From the 1940s onwards felts were used underneath tiles/slates to stop wind damage and water penetration, these in more recent years have been replaced with plastic equivalents. These are commonly known as underfelts but now the name is not really appropriate, as felt is not the only material used.



We noted a plastic underlayer. This type of underlayer was popular in the 1970s/1980s and does tend to 'sweat' in the warmer months, which can cause condensation. We were pleased to see that it has been vented, which should help to reduce this.



ACTION REQUIRED: The roof space / loft should be inspected during the summer months to assess the level of condensation.

Flat Roofs

Rear Left Hand Flat Roof

This roof is flat, as is indicated by the amount of moss sitting on the roof. However, we were pleased to see that it is also vented. This roof will have a life of five to ten years.

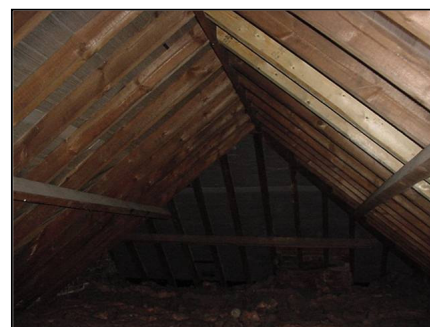


Rear left hand side roof

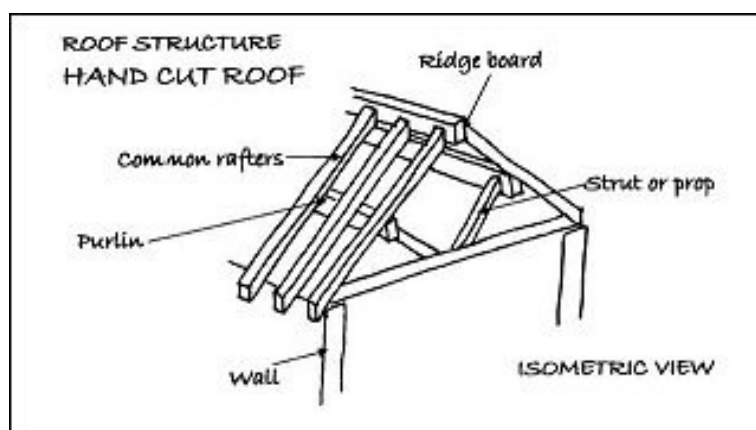
ROOF STRUCTURE AND ROOF VOIDS **(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)**

The main roof is accessed via the loft hatch located to the first floor landing. There is no loft ladder, electric light or secured floorboards. We recommend that these be added, as it will make the loft space safer and easier to use.

The loft (perimeter) has been viewed by torchlight, which has limited our viewing slightly.



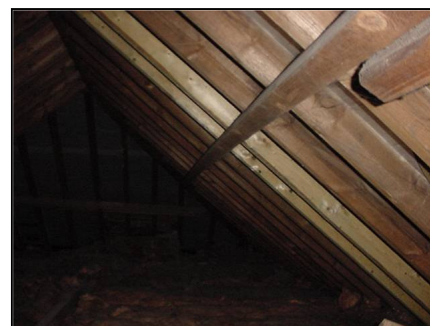
This type of roof structure has what is known as a cut timber roof and is in reasonable condition. It is similar to this sketch but without props. This is a roof that is purpose made and hand built on site. Without the original



design details we cannot categorically confirm that there are no defects; however it is in line with what we typically see.

Roof Timbers

We have inspected the roof for serious active woodworm and for structurally significant defects to the timber together with dry rot and wet rot. Whilst our examination is usually impeded by the general configuration of the roof, the insulation and stored items, from what we could see generally we found the roof to be in an average condition.



Our main concern with this roof is the condensation that has already been mentioned and the ceiling where the lath and plaster appears to have lost its key in some areas and this can only get worse (for example the front left hand lounge).



The right hand side of the roof indicates that it is a newer construction.



It is however feasible that there are problems in the roof, which are hidden. The only way to be 100 per cent sure is to have the roof cleared and checked.

Water Tanks

The property has a plastic water tank that is insulated, indicating that it is relatively new (in this case, in surveying terms, we mean in the last 30 years).



We would always recommend that water tanks be drained down and cleared of any debris etc. (we have seen dead birds and other unmentionable things in these tanks). As you are cleaning your teeth with this water it is best that it is as clean as possible!

GUTTERS AND DOWNPIPES

The gutters and downpipes are predominantly plastic. We noted that some of the downpipes (for example to the rear right hand side) discharge directly onto the floor, which is never ideal as it can lead to dampness into the property and also undermine the foundations in a worse case scenario.



Discharging directly onto the floor



Leaking downpipe

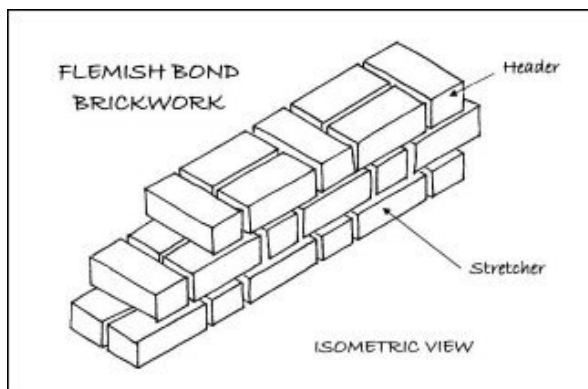
ACTION REQUIRED: The downpipes that discharge directly onto the ground would be best being redirected into drains.

We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

WALLS

The property is brick built originally bedded in a lime mortar; now in many areas it has been repointed in a cement mortar.

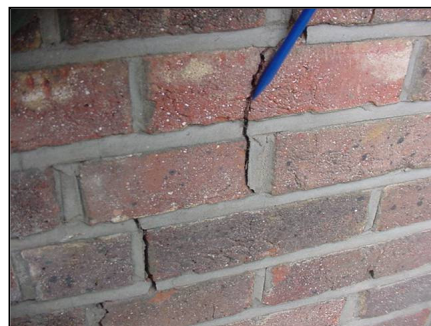
The bond is Flemish bond.



Diagonal Cracking

Please see our comments in the Executive Summary.

We were advised by the present operators that they believe there was subsidence to the property in the 1980s.



ACTION REQUIRED: Your Legal Advisor to speak specifically with the present owners about this and obtain any literature and information relating to this.

Painted Brickwork

There are areas to the property that have painted brickwork. This is never ideal as it seals the brickwork, which should be left to breathe.



Render

There are areas of painted render to the bays to the front of the property. These can be seen to have been repaired over the years.



AIRBRICKS

There are airbricks located to the front of the property, but there do not appear to be any located to the rear. There should be an airflow from the front of the property to the rear.

ACTION REQUIRED: Open up the floor to the rear of the property and add airbricks, if it is a suspended timber floor.



DAMP PROOF COURSE

Generally there is no damp proof course visible. We could see an inserted damp proof course in some areas.

ACTION REQUIRED: Your Legal Advisor to obtain guarantees associated with this.



EXTERNAL JOINERY

Fascias and Soffits

Painted timber fascias and soffits, all in reasonable condition.

Windows and Doors

The property predominately has painted sliding sash timber windows with single glazing, although there are a few metal windows – to the female toilets on the left hand side, and casement windows – to the rear kitchen.

Generally they are in a below average condition.

ACTION REQUIRED: Prepare, repair and redecorate. Please see our further comments in the Executive Summary.



Signage and Lighting

The signage is in need of redecoration. The lights are starting to tarnish and deteriorate.



Swing Sign

A post mounted swing sign in average condition, but in need of redecoration.

EXTERNAL DECORATIONS

Please see our comments in the External Joinery section. Redecoration is required as soon as possible to the external joinery. We would recommend redecoration of the brickwork in the next five years, although from a marketing point of view you may wish to redecorate sooner.



EXTERNAL AREAS

Please note the focus of this report has been on the main building.

OUTBUILDINGS

Shed

There is a shed that is built with concrete panels and a mineral felt roof. It is generally in poor condition.

Outbuilding

There is a brick built outbuilding with a pitched concrete tiled roof. There are leaks to the gutters and downpipes and they are generally in poor condition and in need redecorating.

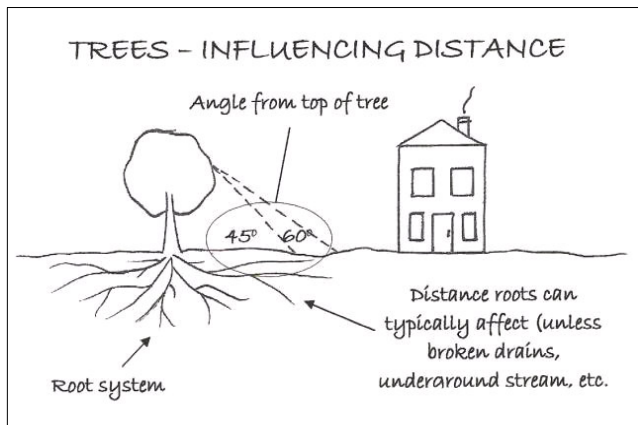
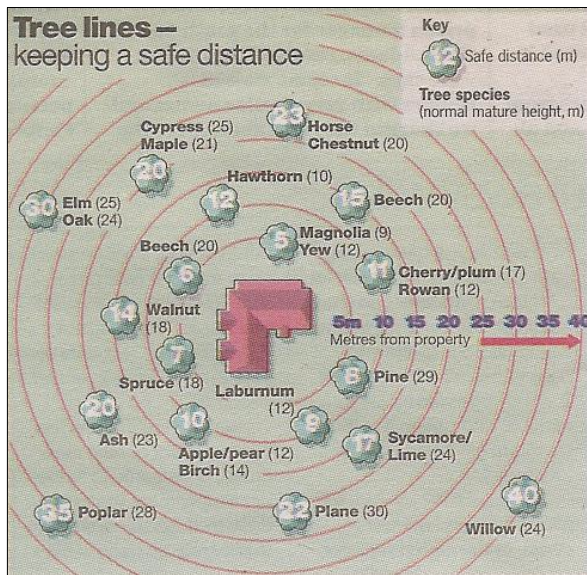
TREES

There are various trees to the rear of the property. There is one mature tree to the rear left hand side within five meters of the property (most insurance companies require specifically advising of the tree). It is adjacent to the kitchen, which looks to be a newer extension and it is usual for Building Control to require the foundations to be built to allow for the close proximity of a tree. This usually means them being deeper or a tree root guard being put in place. Without opening up the foundations we cannot comment further.



Tree close to the property. Also note the deterioration to the parapet wall.

ACTION REQUIRED: An arboriculturist (not a tree surgeon) is required to inspect the trees in the next few years and any action recommended should be taken.



Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

CAR PARKING

There is some limited car parking to the front of the property. However, as this is an in-town location we would expect most customers to arrive by foot.



BOUNDARIES

The ownership of the boundary walls are not known, however to the right hand side there is a school, so you need to be aware that there will be a liability to maintain this if it is your wall (traditionally it is the left hand wall as you face the property, so this may not be your responsibility but it should be checked by your Legal Advisor).

ELEVATIONS

FRONT ELEVATION



Chimneys

Two brick chimneys visible, third chimney to the rear not visible.

Roof

Slate roof with vents. Two flat roofs to the bay windows, which could not be viewed. Flat roof above the entrance area, which has a metal finish.

Gutters and Downpipes

Predominantly plastic.

Walls

A mixture of painted brickwork in Flemish bond and render.

External Joinery

Painted timber fascias, soffit boards and decorative timberwork in need of redecoration.

Painted timber windows predominantly sliding sash in need of redecoration and repair.

RIGHT HAND SIDE ELEVATION



Chimney

One brick chimney visible with two chimney pots.

Roofs

Main roof is pitched and covered slates and vented.

There is also a single pitched roof over the right hand toilets, which is covered with slates and vented. We were pleased to see a lead flashing.

Gutters and Downpipes

Predominantly plastic.

Walls

Painted brickwork in below average condition.

External Joinery

Fascias and soffits require redecoration.

Windows need repair and redecoration.

LEFT HAND SIDE ELEVATION



Chimney

One brick chimney visible with two pots and a lead flashing.

Roof

Covered in slate and pitched with vents.

Gutters and Downpipes

Plastic.

Walls

Painted brickwork in below average condition.

External Joinery

Fascias and soffits require redecoration.

Windows require repair and redecoration.

REAR ELEVATION



Chimney

Three brick chimneys visible.

Roof

Pitched slate roof with vents and a valley gutter. Signs of dampness seen within the roof space.

Rear flat roof to kitchen.

Gutters and Downpipes

Plastic.

Walls

Predominantly Flemish bond brickwork.

External Joinery

Painted timber fascias and soffits require redecoration.

Windows require repair and redecoration.

INTERNAL

GROUND FLOOR – TRADING AREA

Front of House

Main Bar and Pool Area

Ceilings

Painted plastered ceiling. Smoke staining and some marks, but generally in average condition.

Ceiling lights – some not working.

Walls

Dado rails with timber boarding below. Varnish finish in average condition. Upper walls painted / papered in average condition.

Floors

Carpeted with marks.

Doors, Windows and Joinery

Painted doors and cills with some marks. External of the windows are below average condition and showing bare timber.

Specific Item

Damage around dart board area.

Toilet Facilities

There are no toilets for the less able/disabled.

Gents Toilets – to right hand side

Ceilings

Pitched artex ceiling with some hairline cracking with a leak to the front corner.



Walls

Floor to ceiling tiling. Ingrained dirt. Grout would benefit from cleaning.

Floors

Altro-style floor with various burn marks.

Sanitary Ware

Consists of a stainless steel slab urinal, one wash hand basin and one w.c. Urinal would benefit from new mastic seal. W.C. is boxed in and the timbers of this would benefit from redecoration.

Windows and Doors

Painted finish. General marks and chips to windows and doors. Entrance door is a varnish finished door.

Ladies Toilets – to right hand side

Ceilings

Pitched artex ceiling with hairline cracking.

Walls

Floor to ceiling tiling. Ingrained dirt. Grout would benefit from cleaning.

Floors

Altro-style floor with various burn marks.

Sanitary Ware

Consists of one w.c. and one wash hand basin. W.C. is boxed in and the timbers of this would benefit from redecoration.

Windows and Doors

Painted finish. General marks and chips to windows and doors. Entrance door is a varnish finished door with some scratch marks.

Ladies Toilets – to left hand side

Ceilings

Painted plaster with hairline cracking.

Walls

Floor to ceiling tiling. Ingrained dirt. Grout would benefit from cleaning.

Floors

Altro-style floor with various burn marks.

Windows and Doors

Average condition. Painted metal window has cracks to the glass.

Sanitary Ware

Consists of one w.c. and one wash hand basin. W.C. is boxed in and the timbers of this would benefit from redecoration.

Back of House

Bar Servery Area

Ceilings

Partly papered – smoke stained. Timber bar canopy with bric-a-brac.

Walls

Tiled and papered.

Floor

Altro-style floor. Burn marks.



Kitchen (advised not used)

Ceilings

Painted plasterboard. Hairline cracking along the plasterboard line. General marks to ceiling.

Walls

Tiled from floor to ceiling. Ingrained dirt to the grout. In need of re-grouting.

Floors

Quarry tiles with ingrained dirt to grout.
Sealed manhole.



Doors, Windows and Joinery

Paint finished with some marks.

No fly screens.

Basic wall and floor units.

Catering Equipment

Mixture of commercial and domestic quality equipment. We have not tested or inspected any of the catering equipment, as this is not our area of expertise.

General

Extract fan in need of cleaning.

Combi boiler - Ariston. We have been advised that there is a CORGI test certificate from December 2005/January 2006.

Cellar – Below ground level

Ceiling

Painted plaster. Slightly dated. Signs of a leak to the centre of the ceiling.



Walls

Painted brickwork in below average condition. In need of redecoration. Old fixing points not made good to walls. Rusting iron metal ironwork to base of staircase. (Staircase not lined).

Mould around staircase area and also rot to timbers.



Floors

Concrete. Marks around cellar drop.

Steps Area to Cellar

There is mould in this area via a leak.



FIRST FLOOR – PRIVATE LIVING ACCOMMODATION

Lounge – Front Left Hand Side

Ceilings

Lath and plaster, which looks to have lost its key; there is cracking indicating this. Light artex painted finish.



Walls

Papered. In reasonable condition. Looks to be some dampness coming in through the bay window area. Areas of blown plaster.

Feature fireplace.

Floors

Carpeted and in reasonable condition

Windows and Doors

Windows and doors painted. Slightly dirty.

Internal Bathroom – Rear Right Hand Side (no natural light)

Ceilings

Painted and in acceptable condition. Artex over bath. Small extract fan.

Walls

Tiled (on studwork wall) from floor to ceiling. In reasonable condition.

Floor

Laminated flooring. Skirting unsecured and damaged.

Doors

Pine panelled door (not finished).

Sanitary ware

Small bath with instantaneous shower. Wash hand basin, in reasonable condition.

Separate W.C. – to Rear

Ceilings

Painted ceiling, in reasonable condition.

Walls

Painted woodchip, in reasonable condition.

Floor

Carpet. Average condition.

Doors and Windows

One sliding sash window (painted shut) with bars, in reasonable condition.

Painted flush door in reasonable condition.

Sanitary ware

W.C. and wash hand basin. Both in reasonable condition.

Kitchen - Rear

Ceilings

Painted artex plasterboard with hairline cracking. In reasonable condition.

Walls

Tiled above kitchen units and in reasonable condition. Boarding to left hand wall. Rest of walls painted.

Note: The walls are dry lined on the external wall.

Floors

Laminate flooring.

Doors, Windows and Joinery

Painted sliding sash windows in reasonable condition with bars.

Door is a painted four panel door.

Services

Combination boiler. Potterton.

One single internal radiator.

Single Bedroom – Right Hand Side to Rear

Ceilings

Painted woodchip paper in average condition.

Walls

Papered wall in average condition with some marks. Paper peeling behind radiator and window area.

Studwork wall between bedroom and bathroom.

Floors

Carpet in average condition.

Windows and Doors

Rear windows are sliding sash timber widows with bars. Condensation noted at the time of the survey and mould.

Painted flush door in reasonable condition

Services

Single panelled radiator.

Master Bedroom – Front Right Hand Side

Ceilings

Painted plasterboard in average condition.

Walls

Papered and in average condition. Some staining below bay window. Blown plaster generally, particularly to the chimney areas.

Floors

Carpet in average condition.

Windows and Doors

Painted sliding sash timber windows in average condition. Externally in need of redecoration.

Four panelled painted timber door.

Bedroom – Front Middle

Ceilings

Paper to plasterboard (assumed). Hairline cracking.

Walls

Papered with a paint finish. In reasonable condition. Blown plaster generally.

Floor

Carpet in average condition.

Windows and Doors

Two painted sliding sash windows. External is in need of redecoration.

Entrance door is a four panelled door.

Services

Single panelled radiator.

Internal Stairway and Access Corridor

Diagonal cracking (that has been filled by the present owner) indicating subsidence to the property. We believe this to relate to the left hand side, which has possibly been affected by the drains leaking. From within the roof this looked to be a newer extension.

Ceilings

Plasterboard, lightly artexed, in average condition.

Walls

Painted woodchip paper finish in average condition.

Floors

Carpet. In average condition.

SERVICES

This survey 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 Schedule of Condition.

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.

ACTION REQUIRED: The Landlord should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

ELECTRICITY

The electrics are located in the main bar in the bay window area. We are advised that tests were carried out in October 2005.



ACTION REQUIRED: If there is no record of an electrical test having been undertaken within the last five years it is recommended that the installation be tested by a competent electrician (NICEIC registered) and all the recommendations be implemented. Thereafter the installation should be re-tested every five years.

GAS

We do not carry out gas tests. We can arrange for them to be carried out if you so require.

ACTION REQUIRED: All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of CORGI (the Council of Registered Gas Installers); works to gas appliances etc., by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

As a matter of course it is recommended that the entire gas installation is inspected and made good, as necessary, by a CORGI registered contractor. Thereafter the installation should be serviced annually.

PLUMBING AND HEATING

Again, tests have not been carried out. If you wish us to organise these we can. Please advise immediately.

MAIN DRAINS

We do not carry out drainage tests as part of a Schedule of Condition. Please see our comments in the Executive Summary where we recommend a close circuit TV camera report be carried out to the drains.

Finally, it must be emphasised that the condition of the property's foul drains can only be ascertained by the carrying out of a test; such a test has not been undertaken. Should there be leaks in the vicinity of the building then problems could occur, particularly with respect to the stability of the building's foundations. Drainage repairs are inevitably costly and may result in damage being caused to those areas of the property beneath, or adjacent to, which the drains have been run.

Rainwater/Surface Water Drainage

We have not carried out a test in relation to this.

Finally, rain/surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soak-aways has not been established although you are advised that they tend to silt up and become less effective with time.

FIRE REGULATIONS

We have not seen a copy of anything in relation to the Fire Regulations. Further investigation is required.

ACTION REQUIRED: Further investigation.

DISABILITY DISCRIMINATION ACT

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them.

You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas, which can be improved or have been improved.

It is generally a condition of all Leases that we see to meet this requirement. In this case we have not seen the Lease, but we would be very surprised if it is not a requirement.

ACTION REQUIRED: You need to ensure that you meet the Disability Discrimination Act.

ASBESTOS REGISTER

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.

A Type Two Survey should be carried out under the Control of Asbestos at Work Regulations 2002.

We are not asbestos surveyors.

LIMITATIONS

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

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.

The Schedule of Condition has been prepared. This report does not constitute a Structural Survey (now known as a Building Survey).

Signature Document in Relation to
Schedule of Condition

This signature document represents page 62 and 63 of a 63 page
Schedule of Condition relating to:

A Public House
Bedfordshire

as prepared by

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:

A Public House
Bedfordshire

SignedDated:
For and on Behalf of Chartered Surveyors

Lessee

Mrs L F has seen and forwarded it on by recorded
delivery on the.....to the owners/landlords or their legal
representatives in relation to the proposed Lease.

Signed: Dated
Mrs F

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.