

SCHEDULE OF CONDITION

**A Public House
in Kent**



FOR

Mr S

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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Address: Kent

Prospective Tenant: Mr S

**Repairing Covenant,
Redecorating Covenant,
Reinstatement and Statutory
Regulation Covenant
Yield Up Clause:**

We have not seen a copy of the lease and we have therefore assumed the property has a full repairing and insuring covenant – 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 immediately.

Photographs:

We typically take approximately 250 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.

The Schedule of Condition offers a detailed description of the condition of the property.

We have not carried out formal investigations to establish if the property is Listed or in a Conservation Area; if it is it will require various permissions to be obtained before work is carried out over and above that normally required, and possibly the use of appropriate materials for the age, type and style of property.

The Schedule of Condition is to be read in conjunction with the Property Report.

ELEVATIONS

All directions given as you face the property.

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

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FRONT ELEVATION
Pub Side

**17th Century
Public House**


DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p> <p>Hipped large clay tile roof with two gables</p>	<p>Awkward valley gutters; some are blocked. Signs of water penetration within function room</p>	<p>Repair and make watertight</p>
<p>Gutters and Downpipes:</p> <p>Cast iron and plastic</p>	<p>Signs of dampness getting into function room.</p>	<p>Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Walls:</p> <p>Rough cast render With ornate timberwork</p> <p>Vertical decorative tiling</p>	<p>Bare timber visible</p>  <p>Bare timber visible</p> <p>Some tiles missing and cracked</p>	<p>Repair, prepare and redecorate.</p> <p>Replace</p>

<p>Windows and Doors:</p> <p>Sliding sash windows to first floor level and ornate picture windows to ground floor with leaded lights</p>	<p>Wet rot found. Also plastic capping over cill to first floor level.</p>	<p>Remove plastic cill, repair and replace timbers generally.</p>
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FRONT ELEVATION
Accommodation Side

**17th Century
Public House**


DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>One brick chimney</p>	Brick deteriorating and spalling.	Repoint and repair
<p>Roofs:</p> <p>Hipped roof with large clay tiles</p>		
<p>Gutters and Downpipes:</p> <p>Cast iron</p>		Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
<p>Walls:</p> <p>Vertical decorative tiling at high level</p> <p>Rough cast white painted render to base</p>	<p>Partly hidden by vegetation growing up the wall and onto the roof.</p> <div style="text-align: center;">  <p>Overgrown plants</p> </div>	Cut back vegetation, repair, prepare and redecorate render and vertical tiles.

<p>Windows and Doors:</p> <p>Sliding sash windows</p> <p>Entrance porch</p>	<p>Signs of wet rot</p>	<p>Repair, prepare and redecorate.</p>
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LEFT HAND SIDE ELEVATION
(Private living accommodation and pub Area)

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Two brick chimneys:</p> <p>Rear chimney – large brick chimney</p> <p>See front elevation for other chimney</p>	Some spalling	Repoint and repair
<p>Roofs:</p> <p>Hipped roof with large and small clay tiles</p>	Particularly attention needs to be paid to the small clay tiled area which may need re-roofing.	Re-roof to make watertight
<p>Flat Roof:</p> <p>Not visible</p>	No visible signs of dampness internally	
<p>Gutters and Downpipes:</p> <p>Cast iron</p>		Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.

<p>Walls:</p> <p>Ornate timber work</p> <p>Decorative tiling at high level</p> <p>Render to ground floor level</p>	 <p>vegetation</p> <p>Cracking to rear left hand corner</p>	<p>Cut back vegetation.</p> <p>Repair, prepare and redecorate.</p> <p>Check to see whether progressive.</p>
<p>Windows and Doors:</p> <p>Sliding sash windows</p>	<p>Signs of wet rot</p>	<p>Repair, prepare and redecorate.</p>

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RIGHT HAND SIDE ELEVATION



Pub side

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Hipped roof with large clay tiles		
Gutters and Downpipes: Cast iron		Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
Walls: Decorative tiling Ornate black and white timbers Painted rough cast render to low level Smokers canopy area	Hidden by smokers canopy area	Repair, prepare and redecorate.
Windows and Doors: Sliding sash windows	Signs of wet rot	Repair, prepare and redecorate.
Metal Fire Escape:		Prepare, prime and redecorate.

RIGHT HAND SIDE ELEVATION
(Accommodation side)



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p> <p>Small hipped clay tiled roof</p>	<p>There is a hidden valley gutter in this area which are troublesome and needs inspection.</p> 	<p>Re-roofing may be required during the term of the lease.</p>
<p>Gutters and Downpipes:</p> <p>Cast iron and plastic</p> <p>Plastic soil and vent pipes</p>		<p>Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Walls:</p> <p>Mixture of Flemish Bond and English Bond brickwork</p>	<p>Areas of spalling and various bad repairs in cement mortar</p>	<p>Remove cement mortar and replace with lime mortar.</p>

<p>Windows and Doors:</p> <p>Sliding sash timber windows</p> <p>Oriole window</p> <p>Bay window</p>	<p>Signs of wet rot</p> <p>Movement visible</p> 	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>
<p>Air Bricks:</p>	<p>Indicates suspended timber floor in this area.</p>  <p>Air brick</p>	


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REAR ELEVATION

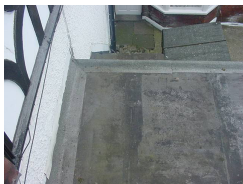
Pub and private living accommodation



DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: One capped chimney	Spalling brickwork, assumed dampness coming into property	Repair and make watertight
Roofs: Hipped with large clay tiles Small tiles	Awkward valley gutter details	Add a roof hatch to allow access to gain valley gutter. Re-roofing may be required during the term of the lease. Repair and make watertight
Gutters and Downpipes: Cast iron		Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.



<p>Walls:</p> <p>Mixed bond of Flemish and English bond and a Stretcher bond. Made up of a mix of machine and hand cut bricks and napped flint.</p> <p>Ornate timber</p> <p>Vertical tiling</p> <p>Rough cast render to lower level</p> <p>Metal corrugated sheet to entrance to cellar</p>	<p>Some spalling bricks</p>  <p>Cracking to rear left hand side</p> <p>Crack to left hand corner (all directions given as you face the property) and</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>
<p>Windows and Doors:</p> <p>Painted casement</p> <p>Picture windows</p> <p>Sliding sash timber windows</p>	<p>Marked</p>	<p>Repair, prepare and redecorate.</p>
<p>Trees:</p> <p>Large trees to the rear of the pub</p>		<p>Reduce in size</p>




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<u>ROOFS</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Main Roof to pub: Large clay tile	Problems with awkward valley gutters	Repair and make watertight
Main Roof to private living accommodation: Large clay tile and small hand made clay tile	Dampness getting in main roof void	Re-roof and repair during duration of lease
Valley Gutters:	Areas of blocked valley gutters and deterioration to front left hand side and rear side of function room indicating water has been getting into these areas.	Repair and make watertight
High Level Flat Roof: Not visible		
Low Level Flat Roof: Felt covered	<div style="text-align: center;">  <p>Flat felt roof to right hand side</p> </div>	Requires a reflective paint, ideally replacing with high performance felt

Splayed Bay Window Roof:		
Small lead flat roof	Movement – we believe there to be water problems here	Repair and make watertight

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<u>OUTSIDE AREAS</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Beer Garden:		
Smoking Area (right hand side): Large tarpaulin on a metal frame on a timber decking with heaters and TV	 <p>Smokers area</p>	
Private Gardens to front and rear: Large tree and paved area with wood fence  <p>Private garden to rear</p> Outbuilding with concrete panels on walls on one and rendered walls on the other	Fence in need of repair  <p>Front fence deteriorating</p> Possible asbestos roof.  <p>Possible asbestos to roof</p>	Repair fence and re-stain Obtain asbestos report

<p>Outdoor store attached to rear left hand side:</p> <p>Concrete tile pitched roof Flemish Bond brickwork wall Exposed timbers internally and timber lintels</p>	<p>Wet rot present</p>	<p>Repair, prepare and redecorate.</p>
<p>Outdoor Bowling Alleys to rear (pub side)</p> <p>No. 1 to left hand side</p> <p>Asbestos sheet to roof Single pitch timber frame Rendered blockwork</p> <p>No. 2 left hand side</p> <p>Plastic corrugated sheet roof with timber running across it Blockwork with rough cast render</p>	<div style="text-align: center;">  <p>Skittle alley No. 1</p>  <p>Skittle alley No. 2</p> </div>	<p>Repair, prepare and redecorate.</p>
<p>Children's Play Area to rear:</p> <p>Pre-fabricated glass fibre tree</p>	<p>Not to ROSPA standards. Landing area with no segregated area and DIY standard.</p> <div style="text-align: center;">  <p>Children's play area</p> </div>	

<p>Barbecue and Barbecue Area to rear:</p> <p>Barbecue Area: Timber slatted roof with Timber frame</p> <p>Barbecue: Pre-profile metal hipped roof Timber Frame Barbecue Equipment</p>	<p>Water coming through on the day of our survey</p>  <p>BBQ Area</p> <p>Equipment not checked Assumed a temporary structure.</p>  <p>BBQ</p>	<p>Legal adviser to check and confirm there is planning permission / building regulations for these areas or suitable permissions for them to be temporary structures</p>
<p>Trees to rear:</p> <p>Two large trees adjacent to rear ladies toilets</p>	<p>Signs that a further tree has been cut down</p>	<p>Need cutting back and maintaining. If left will affect the building.</p>

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INTERNAL

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CELLAR



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Cold Cellar



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Boarded</p>	<p>Staining and damp ingress from bar above.</p> <div style="text-align: center;">  <p>Mould to ceiling</p> </div>	<p>Repair leak and replace boarding and redecorate whole of ceiling.</p>

<p>Walls:</p> <p>Concrete</p> <p>Metal structural frame visible in cellar area</p>	<p>Dampness visible and coming through</p> <p>This supports the floors above it needs to be kept free of corrosion.</p>  <p>Metal structural frame</p>	<p>Remove mould, repair, prepare and redecorate.</p> <p>Keep free of corrosion</p>
<p>Floors:</p> <p>Concrete and briquettes</p>	<p>Marked</p>  <p>Briquettes</p>	<p>Clean and/or replace and leave a smooth impervious surface</p>
<p>Store Area:</p>	 <p>Store area</p>	
<p>Steps:</p> <p>Full head height, corrugated roof section above.</p>	<p>Marked. Noted it only had temporary repairs.</p>  <p>External view of corrugated roof</p>	<p>Repair, prepare and redecorate.</p>

<p>Services:</p> <p>Electrics</p>	 <p>Electrics</p>	
<p>Drop:</p>	<p>Wear and tear around drop area</p>  <p>Drop area</p>	<p>Repair, prepare and redecorate</p>

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GROUND FLOOR TRADING AREA

FRONT OF HOUSE

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Main Bar
(Open Plan)



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Embossed paper</p>	<p>Dated</p>	<p>Repair, prepare and redecorate.</p>
<p>Walls:</p> <p>Drop beams and columns (assumed part of the structural frame that goes up into the function room and down into the cellar)</p> <p>Pool table to left hand side</p> <p>TV and pull down screen to right hand side</p>	<p>Marked / average / dated</p> <p>Average / dated</p> <div data-bbox="727 1421 964 1600" data-label="Image"> </div> <p align="center">Pool Table</p>	<p>Repair, prepare and redecorate</p>

Floors:		
Carpet	Ingrained dirt	Clean or replace
Carpet tiles around pool table	Ingrained dirt	Replace
Joinery:		
Large picture windows with leaded lights and opaque glass to top	Average / Marked	Repair, prepare and redecorate.
Doors	Marked	Repair, prepare and redecorate.


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Toilet Facilities

There are no toilets for the less able/disabled.

Gentlemen's Toilets (left hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average and dated	Repair, prepare and redecorate
Walls: Floor to ceiling tiles (two types of tiles)	Ingrained dirt and old fixing points to the tiles  Deep cleaning required to tiles	Deep clean, repair, prepare and redecorate.
Floors: Quarry tiles	Ingrained dirt	Deep clean

Sanitary Ware Four urinals, one WC and one wash hand basin	Dirty	Deep clean
Joinery: Flush doors	Marked	Repair, prepare and redecorate.

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Lobby Area to Gentlemen's Toilets

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average / Dated	Repair, prepare and redecorate
Walls: Painted Manhole	Marked	Repair, prepare and redecorate.
Floors: Quarry tiles	Ingrained dirt	Deep clean
Joinery: Doors	Marked	Repair, prepare and redecorate.

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Ladies' Toilets
(left hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average and dated	Repair, prepare and redecorate
Walls: Floor to ceiling tiles	Average	Clean
Floors: Quarry tiles to WC area Carpet	Dirty Ingrained dirt	Deep clean Clean /or replace
Sanitary Ware: One WC, one wash hand basin	Dated	Deep clean
Joinery: Flush doors	Marked	Repair, prepare and redecorate.

Lobby Area to Ladies Toilets

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average / dated	Repair, prepare and redecorate
Walls: Painted	Marked	Repair, prepare and redecorate.
Floors: Carpet	Ingrained dirt	Deep clean
Joinery: Flush Doors	Marked	Repair, prepare and redecorate.

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<u>Corridor</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured paint	Marked	Repair, prepare and redecorate
Walls: Painted	Marked	Repair, prepare and redecorate
Floors: Carpet	Ingrained dirt	Clean / replace

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Ladies' Toilets
(right hand side)

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured paint	Marked	Repair, prepare and redecorate
Walls: Floor to ceiling tiles Cupboard	Ingrained dirty Blown tiles next to window	Repair, prepare and redecorate.
Floors: Quarry tiles next to WC area Carpet	Ingrained dirt Ingrained dirt	Deep clean Clean/ replace
Sanitary Ware: Two WC's, one wash hand basin and one vanity unit	Ingrained dirt	Deep clean
Joinery: Two windows Flush doors	Marked Marked	Repair, prepare and redecorate. Repair, prepare and redecorate

GROUND FLOOR

BACK OF HOUSE

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Bar Servery Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Bar:		
Optics to back bar	Average	Clean and/or repair
Wooden front with vertical timber slatted bar and top	Average	Clean and/or repair
Floors:		
Altro style flooring with graphite finish with metal trims part way through	Ingrained dirt	Clean or replace

Office to front left hand side



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Old style artex/asbestos lath and plaster ceiling	Hairline cracks	Repair, prepare and redecorate.
Walls: Fake timber boarding	Marked	Repair, prepare and redecorate.
Floors: Laminate	Average	Clean

Food, Sprits and General Store



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Variety of surfaces</p>	Slight damage and uneven	Skim coat plaster, repair, prepare and redecorate.
<p>Walls:</p> <p>Outside walls are rendered</p>	<p>Render and various other finishes</p> <p>Movement to left hand corner of room</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate.</p>
<p>Floors:</p> <p>Concrete With step (not ideal)</p>	Marked	Level and apply floor paint, prepare and redecorate
<p>Joinery:</p> <p>Three fixed timber windows with Georgian plated glass</p> <p>Doors</p>	Marked	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>

GROUND FLOOR

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Front Lounge



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted lath and plaster	Some undulations	Repair, prepare and redecorate
Walls: Painted	Marked	Repair, prepare and redecorate.
Floors: Laminate	Marked	Clean
Joinery: Sliding sash windows Doors	Soft rot	Repair, prepare and redecorate. Repair, prepare and redecorate.

Rear Dining Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	Repair, prepare and redecorate.
Walls: Painted woodchip	Average	Repair, prepare and redecorate
Floors: Vinyl	Average	Clean
Joinery: Windows Doors	Likely to have some wet rot in main front of the frame.	Repair, prepare and redecorate. Repair, prepare and redecorate.

Domestic Kitchen



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted with central spine beam</p>	Average	
<p>Walls:</p> <p>Painted</p> <p>Wall and floor units</p>	Average	
<p>Floors:</p> <p>Vinyl wood look flooring</p>	Average	
<p>Joinery:</p> <p>Two top hung painted timber casement windows</p> <p>Doors</p> <p>External door to garden</p>	Average	

FIRST FLOOR

FRONT OF HOUSE

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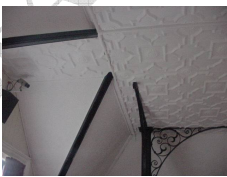
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Large Function Room



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted embossed paper</p>	<p>Average. Looks like there has been previous water leaks.</p> <div style="text-align: center;">  <p>Embossed ceiling</p> </div>	<p>Make roof watertight and repair, prepare and redecorate</p>
<p>Walls:</p> <p>Painted boarding</p> <p>Dado rail and large skirting</p> <p>Four cast iron circular columns (part of structural frame coming from cellar)</p>	<p>Average</p>	
<p>Floors:</p> <p>Central vinyl floor covering</p> <p>Carpet surround</p>	<p>Marked</p> <p>Worn</p>	<p>Clean</p> <p>Replace</p>

<p>Joinery:</p> <p>Three sets of sliding sash windows – 3 x 4 panes to top sash</p> <p>Doors</p>	<p>Wet rot Note all of the window cills have been overlaid in plastic and there is likely to be deterioration in the timber window cill beneath</p> <p>Marked</p>	<p>Remove plastic cill, repair cill and repair, prepare and redecorate windows as a whole.</p> <p>Repair, prepare and redecorate.</p>
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Small Function Room

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:		
Lath and Plaster painted	Hairline cracking	Repair, prepare and redecorate.
Walls:		
Painted woodchip	Marked Hairline cracking to front left hand corner and looks to have been a chimney removed to front wall.	Repair, prepare and redecorate.
Floors:		
Carpet	Worn and stained	Clean and/or replace
Joinery:		
Three sets of sliding sash windows – 3 x 4 panes to top sash	Wet rot Note all of the window cills have been overclad in plastic and there is likely to be deterioration in the timber window cill beneath	Repair, prepare and redecorate.
Doors	Marked	Repair, prepare and redecorate.
Security access		

Shared Access Corridor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted textured	Marked	Repair, prepare and redecorate.
Walls: Woodchip painted	Marked	Repair, prepare and redecorate.
Floors: Vinyl tiles	Ingrained dirt	Clean and/or replace

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<u>Staircase</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Hairline cracking and marked	Repair, prepare and redecorate.
Walls: Painted woodchip Wood panelling	Marked damage and impact Average	Repair, prepare and redecorate.
Floors: Carpet	Ingrained dirt	Clean and/or replace

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FIRST FLOOR

BACK OF HOUSE

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Bar Servery Area
(in corner of Large Function Room)



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Formed in a wood carcass and wood boarding to front</p> <p>Dumb waiter behind bar</p> <p>Back bar with optics</p>	<p>Wear to bar top</p>	<p>Repair, prepare and redecorate.</p>

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Catering Kitchen



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted textured (not ideal)	Water leak/damage to front right hand side	Repair, prepare and redecorate.
Walls: Painted with splash back tiles, three tiles high around kitchen unit	Kitchen units are of basic quality	Repair, prepare and redecorate.
Floors: Vinyl	Marked	Clean and/or replace
Joinery: Splayed bay window Doors		Repair, prepare and redecorate. Repair, prepare and redecorate.
Dumb Waiter: Access to dumb waiter		

Catering Equipment:

The catering equipment has not been inspected, as we are not expert in this area, you should seek expert advice. We have assumed that the catering equipment meets Local Authority approval and is appropriate for use.

From what we could see it was to a domestic standard, rather than a commercial catering standard.

Services: See Services section

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FIRST FLOOR

PRIVATE LIVING ACCOMMODATION

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Bedroom One
(Rear Right Hand)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted lath and plaster Roof access	Undulations	Repair, prepare and redecorate
Walls: Painted woodchip Fireplace	Average Vented	Repair, prepare and redecorate
Floors: Carpet	Marked with iron burns around chimney	Clean or replace
Joinery: One double hung timber casement window Plank door	Marked Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.

Bedroom Two
(Left hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Lath and plaster	Marked	Repair, prepare and redecorate
Walls: Painted woodchip	Slightly marked above bed area	Repair, prepare and redecorate
Floors: Carpet	Average	Clean or replace
Joinery: Sliding sash window Plank door	Marked Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.

Bedroom Three
(Single bedroom to rear left hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	Repair, prepare and redecorate
Walls: Painted	Average	Repair, prepare and redecorate
Floors: Carpet	Average	Clean or replace
Joinery: Window Door	Wet rot Average	Repair, prepare and redecorate. Repair, prepare and redecorate.

Bathroom
(rear left hand side)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured paint	Average	Repair, prepare and redecorate.
Walls: Floor to ceiling tiles	Some re-grouting needed Signs of water leaks around bath.	Clean and re-grout, particularly to the rear left hand corner where there is mould.
Floors: Carpet	Average	Clean or replace
Joinery: Windows Doors	Wet rot found outside Average	Repair, prepare and redecorate. Repair, prepare and redecorate.

Sanitary Ware:

Bath, wash hand basin and WC and shower unit

Mould around bath.
Heavily masticed
indicating a leak.

Deep clean and re-grout



Mould around bath

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<u>Corridor</u>		
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted lath and plaster	Undulations	Repair, prepare and redecorate.
Walls: Painted woodchip	Average	Repair, prepare and redecorate
Floors: Carpet	Ingrained dirt	Clean and/or replace

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OTHER MATTERS

SERVICES

Electrics

All electrics need to be tested by an NICEIC approved electrician or equivalent to Institute of Electrical Engineers (IEE) standard. Note our comments with regards to the lights and the extract system.

Fuel – Gas/Oil

The respective safety standards to be applied and most full repairing and insuring leases require a test certificate. All services to Gas Safe Standard or equivalent.

FIRE REGULATIONS

Normally it is a requirement of any Lease or Tenancy agreement that current fire regulations are adhered to and that a service contract is in place. This is how the property should be left.

ACTION REQUIRED: You should have a suitable Fire Safety Notice from the outgoing tenant/landlord.

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. It is a condition of all the leases that we have seen to meet this requirement.

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

ASBESTOS REGISTER

In a property of this age there may well be some asbestos. This was commonly used post war until it was banned only in the last ten or so years, 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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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.

This report does not constitute a Structural Survey (now known as a Building Survey).

Signature Document in Relation to A Public House in Kent

Schedule of Condition

This signature document represents page 65 and 66 of a 66 page Schedule of Condition relating to:

A Public House in Kent

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 in Kent

As inspected

By

Chartered Surveyors

Signed: Dated:

For and on Behalf of Chartered Surveyors

Lessee

Mr S 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:
Mr S

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.