COMMERCIAL BUILDING SURVEY

OF

A Public House in Somerset

FOR

Mr N

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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0800 298 5424

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INTRODUCTION

Firstly, may we thank you for your instructions; we have now undertaken a Commercial Building Survey (formerly known as a Structural Survey) of the aforementioned property.

The Building Survey takes the following format; there is an introductory section (which you are currently reading), which includes a synopsis of the building, and a summary of our findings.

We then go through a detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the buildings services. We conclude with the section for your Legal Advisor and also attach some information on the property market.

We are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. We would stress that the purchase of a business has many risks, the property being one of the biggest. Often when a business is purchased our clients can only see the opportunities that it offers, the aim of this report is to give a balanced view on the future risk.

We recommend that you set aside time to read the report in full, consider the comments, make notes of any areas which you wish to discuss further and phone us.

We obviously expect you to read the entire report but we would suggest that you initially look at the summary, which refers to various sections in the report which we recommend you read first so that you get a general feel for the way the report is written.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the business is yours but we will do our best to offer advice to make the decision as easy as possible.

REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" type face for clarity.

PHOTOGRAPHS

We utilise photographs to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area (with this property we have taken approximately one hundred photographs in total and we have enclosed a sample of these within the report).

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear which you may not be able to physically see from the front of the property.

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.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a two-storey detached public house that has been extended and amended over the years, with the most recent alterations being for the bed and breakfast accommodation.

There is a garden to the left hand side (all directions given as you face the property from the road) and a car park to the right hand side. The rear of the property backs onto a field and open countryside.

We believe that the property was originally built in about 1750 to early 1800s. If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

Some of the things that were happening around the time the property was built:

c.1720	Grand Tourists in Italy
1750	The start of the Industrial Revolution
1783	Britain recognised American Independence
1793 – 1800	The Grand Union Canal was built
1819	Factory work outlawed in England for children under nine years old.
1823	MacIntosh invents waterproof fabric.
1825	Railway transportation was born in England when Stephenson's 'Locomotion' ran from Darlington to Stockton, carrying 450 persons at 15 miles per hour (24km/h).
1833	Start of Government funded schooling (1881 – it became compulsory up to the age of 11).
1837	Victoria becomes Queen of Great Britain.

EXTERNAL PHOTOGRAPHS

Front View

Rear View

Left Hand Side Elevation

Right Hand Side Elevation

ACCOMMODATION AND FACILITIES

Ground Floor – Trading Area

Front of House

- Pool side Bar - Left hand side
- Right hand side Bar
- Dining Area that doubles as a Skittles Alley
- Ladies and Gents Toilets

Back of House

- Kitchen Area
- Preparation Area
- Utility Room
- Two Storage Areas
- Cellar Area
- Access Corridor to Cellar Area
- External Access to Stairway Area to Bed and Breakfast

First Floor – Private Living Accommodation

- Three Bedrooms
- Bathroom
- Lounge

First Floor – Front of House

- Two Bed and Breakfast Rooms, both with en suite showers

INTERNAL PHOTOGRAPHS

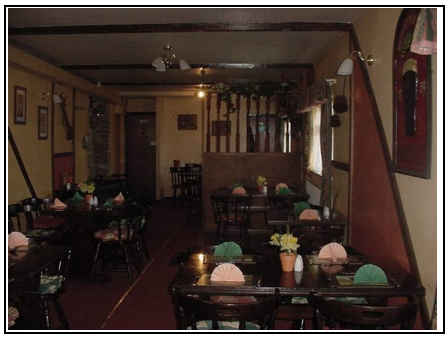
The following photos are of the internal of the property to help you recall what it looked like and the general ambience (or lack of). We have not necessarily taken photographs of each and every room.

Ground Floor Trading Area

Pool Side Bar

Right Hand Side Bar

Bar Servery



Dining Area

Gents' Toilets

Ladies' Toilets

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Ground Floor Back of House

Catering Kitchen

Preparation Area

Utility Room

Cellar

First Floor Private Living Accommodation

Lounge

Bathroom

Middle Front Bedroom

Rear Left Hand Bedroom

Front Left Hand Bedroom

First Floor Bed and Breakfast Rooms

Guest Room One

Shower Room

Guest Room Two

Windowless Shower

SUMMARY OF CONSTRUCTION

EXTERNAL

Chimneys:	Two brick chimneys
Roofs:	Pitched main roof clad with concrete tiles, a rear felt flat roof and a single pitched roof over the kitchen area clad with manmade slates
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic
Walls:	Blue Lias limestone originally bedded in a lime mortar which has been repointed in a cement mortar. Some areas of render, particularly to the rear.
External Joinery:	Predominantly double glazed plastic casement windows and painted fascias and soffits

INTERNAL

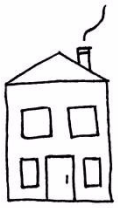
Ceilings:	Mixture of the original lath and plaster and plasterboard
Walls:	Mixture of very lightweight studwork, studwork and solid (assumed)
Floors:	Ground Floor: Solid underfoot, assumed concrete
	First Floor: Joist and floorboards (assumed)

OUTSIDE

We are advised (by the owner) that the property has a mains water supply, septic tank, electricity and gas (assumed).

The above terms are explained in full in the main body of the Report. We have used the term 'assumed' as we have not opened up the structure.

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 200 photographs during the course of this survey and many pages of notes, so if an issue 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 considering its age, type and style with a few issues. We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues. We would make the general comment that public houses are generally kept to a lower standard than you would keep your own house.

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!

- The property is of reasonable size and has what we would term a 'chameleon' room, this is a room that can change into several things, in this case the dining room becomes a skittle alley.

- We are advised there is a pool team and several skittle teams.

- There is a real fire, which the owners advised does work.

We are sure you can think of other things to add to this list.

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) **Flat Roof**

The flat roof to the rear is flat! It should have a fall on it of 12º. We could see where it has been repaired quite extensively in the past.

ACTION REQUIRED: Ideally we would recommend complete renewal of the flat roof with a high performance felt, ideally with an insulation cut to falls directly underneath it to reduce the thermal efficiency loss.

ANTICIPATED COST: Quotations required, but we would expect in the region of £2,500 - £7,000, depending upon the condition of the decking beneath the roof. We would recommend that the stored items on the roof are removed immediately.

Please see the Roof Coverings Section of this Report.

2) **Roof Structure**

In the older part of the roof there looks to have been movement in the supporting common rafters (the ones that form the pitch of the roof).

ACTION REQUIRED: We recommend propping to the purlins (these are the horizontal timbers that run across the roof) in the older part of the roof.

ANTICIPATED COSTS: A few hundred pounds.

Please see the Roof Structure Section of this Report.

3) **Problems with Gutters and Downpipes**

The plastic guttering has been added on with little thought and has several awkward details. When we inspected the guttering we generally found that it was not falling towards the downpipes and this has lead to debris sitting in the gutters, for example we could see grass growing out in some areas.

Grass growing from the gutter.

There is also an area to the rear right hand side (all directions given as you face the property from the front) where there is no guttering at all! Upon closer inspection, to the rear gutter, we could also see that the felt was not tucked into the gutters properly, which means that the water could be running behind it.

Missing gutter

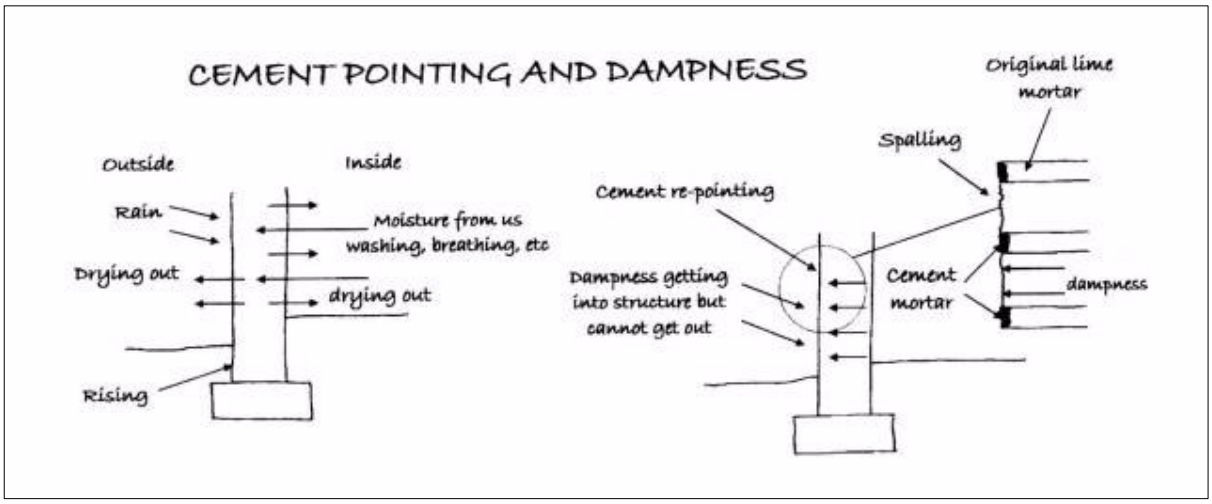
ACTION REQUIRED: Replace and repair guttering.

ANTICIPATED COST: In the region of £500 - £1,000.

Please see the Gutters and Downpipes Section of this Report.

4) **Blue Lias Stone and Cement Mortar**

This property has Blue Lias stone, which is relatively soft, and originally it would have been bedded in a soft lime mortar. This lime mortar has been replaced by a hard cement mortar and is causing damage and deterioration to the face of the property, as well as lateral dampness, which is particularly important as the property looks to have timber lintels.



ACTION REQUIRED: In summary we recommend that a soft stiff brush (as we don't want to damage the face of the Blue Lias stone any further) is used on the property every six months to remove any loose cement mortar and repoint in a lime mortar. Using lime mortar will limit further damage to the brickwork, which is almost impossible to repair successfully. However, we would add that many, if not most of the properties that we visit that are re-pointed are re-pointed wrongly; it is only in recent years that we have discovered the problems that can occur from it.

ANTICIPATED COST: In the region of £500 - £1,000 initially with a few hundred pounds thereafter every year.

Please see the External Walls Section of this Report.

5) **<u>Lateral Dampness</u>**

Due to the face of the Blue Lias stone deteriorating, lateral dampness is coming through the walls in some areas and this is causing blistering to the plasterwork (hollow areas) and also could be rotting the timber lintels above the windows and any binding timbers.

The lateral dampness coming through is the 'effect'; the 'cause' is the cement mortar that we have mentioned above and also the general poor guttering on the property that we have also commented upon.

ACTION REQUIRED: You need to deal with the 'cause' rather than the 'effect'. Please see our comments with regard to the Blue Lias stone above.

ANTICIPATED COST: As the Blue Lias stone item above, plus in addition to this some replastering if so required.

Please see the Walls Section and Dampness Section of this Report.

6) **Cross Bracing to the Property**

Just to explain further the extent of the damage that the lateral dampness can cause, there has in the past been deterioration to the floor timbers at first floor level, which has resulted in tie bars being required. Please telephone us if you wish to discuss this further.

Please see the Walls Section of this Report.

7) **Services**

Electrics

There is a 1960s fuse board to the original public house and a modern fuse board to the bed and breakfast area. In the public house area the fuse board, together with other signs of DIY-standard wiring that we have seen in the property, lead us to recommend an Institute of Electrical Engineers' (IEE) report.

ACTION REQUIRED: Request an up-to-date, current, IEE report. If this is not available we would recommend that one be carried out, together with all associated repairs.

We would also advise that you may wish to add extra socket points.

ANTICIPATED COST: For a new fuse board, in the region of £200 - £400 plus any recommendations made by the approved electrical contractor.

Please see the Electrics Section of this Report.

8) **No Smokers' Shelter**

With impending regulations coming in a smokers' shelter needs to be provided.

ACTION REQUIRED: There are various schemes being given by the brewers where you get a free smokers' shelter if you commit to buying their beer, alternatively you can build your own; these can bee roofed, but not walled.

ANTICIPATED COST: Between £500 and £2,000. The real cost will be if there is a loss of trade from smokers not using public houses as much.

9) **External Maintenance**

The applied finish to the render is starting to come away (sometimes known by the trade name of Tyrolean). This is a protective layer to stop dampness getting into the property; unfortunately it is also difficult to repair without it standing out; nevertheless it needs to be repaired to seal the render.

We also noticed that the timber windows together with the fascia and soffit boards generally require redecoration.

ACTION REQUIRED: Carry out general maintenance.

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

Please see the External Walls, External Joinery and External Decorations Sections of this Report.

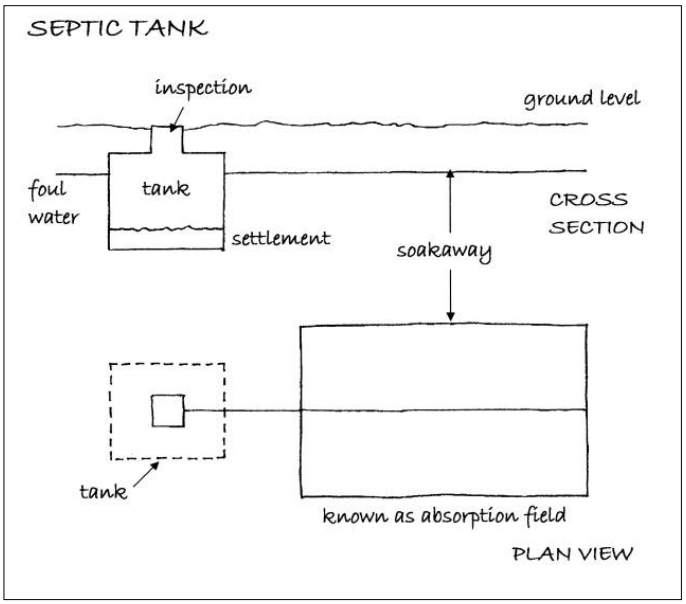
10) **Woodworm**

We found woodworm in the property. We cannot be 100 percent certain whether it is active; we don't believe it is (in the areas viewed), but often it is lurking underneath the insulation in the roof for example around the perimeter of the roof.

ACTION REQUIRED: Please see our comments in the Timber Defects Section of this Report.

11) **Septic Tank**

There was water sitting in the manhole closest to the septic tank (left hand corner of the property). This lead on to discussions with both yourself and the owners; from this we would confirm as discussed that we believe it is probably a brick septic tank, or more correctly a leaking brick septic tank, which during the dryer months seeps into the surrounding ground and brook and in the wetter months, due to the increased water table level, back floods.



Obviously without opening up and digging up the septic tank we cannot see exactly what it is like, but this is a sketch showing what they can be like.

ACTION REQUIRED: You may require a new septic tank. If found out you will of course be fined for discharging into a stream.

ANTICIPATED COST: A new septic tank would be between £10,000 - £20,000, maybe more. The only way we know of checking the condition of this is to actually have it completely emptied and inspected; alternatively you could ring the company that is emptying the unit to ask for their comments on its condition.

Please see the Main Drains Section of this Report.

12) **Bed and Breakfast Rooms**

There are two bed and breakfast rooms that do not meet Building Regulation requirements.

You asked specific questions relating to these:

1. Do the rooms meet Building Regulations / Fire Regulations?

   The answer is no.

2. Are these fire doors?

   Fire doors are required to be half hour fire resisting with an intumescent strip, which these doors do not have, and also should have door closers and appropriate frames.

Missing door closer.

3. We believe that an additional exit is required from the right hand side (number 2) room, which should be in the form of a window.

4. Are the roof windows (trade name Velux) suitable for escaping from?

   We would not consider them as suitable, even if the law does allow them, ethically it would not be acceptable to leave them as they are.

5. How much to bring it up to Building Regulations / Fire Regulations?

We believe you will need new doors, fire extinguishers and signage, one additional window to allow for escape, plasterboard lining to the stairs, ideally some sort of alarm system which indicates where the fire is occurring, which is accessible both in your bedroom and the bar, and the addition of fire / heat detectors to each room.

Lined staircase

ACTION REQUIRED: The property needs to comply with Building Regulations / Fire Regulations / Planning Permission.

Please see the Internal Joinery Section and the Other Matters Section of this Report.

The Ugly

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

There are no items that specifically fall into this category, but you do need to carry out full investigations to see if the bed and breakfast can be run as a business; the income from this affects the price of the property, which will then need to be duly amended if it cannot be used.

Other Items

Moving on to more general information.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of the property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as a general redecoration and thought to be given to the bric-a-brac on the wall to make it more appropriate for the public house. These problems are fairly typical for this age, style and type of property. We have detailed these and other issues within the main body of the report.

Purchase Price

We have not been asked to comment upon the purchase price in this instance, we have not seen trading accounts, internal records or a copy of the lease.

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 Cost

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 £75 and £100 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:

We feel that there is a reasonable amount of work required on this property that needs to be taken into consideration when negotiating the asking price.

You should not underestimate the difficultly of getting retrospective Building Regulations / Fire Regulations / Planning Permission, as the Local Authority have every right to ask you to open up the structure and prove that you carried it out to required standards; this is far more difficult in retrospect than it is if it is carried out beforehand in the usual manner.

It keeps going through our mind that some sort of guarantee should be offered for the work that has been carried out to the bed and breakfast area.

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.

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.

COMMERCIAL AGENTS – FRIEND OR FOE?

It is important to remember that the commercial agents are acting for the seller (usually known as the vendor) and not the purchaser and therefore are eager to sell the property (no sale – no fee!). We as your employed Independent Chartered Surveyor represent your interests only.

TERMS OF ENGAGEMENT/LIMITATIONS

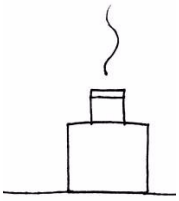
This report is being carried out under our terms of engagement for Commercial Building Surveys, as agreed to and signed by yourselves. If you have not seen and signed a copy of our terms of engagement please phone immediately.

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 business purchase. If you require any further information please telephone us.

THE DETAILED PART OF THE REPORT FOLLOWS WORKING FROM THE TOP OF THE PROPERTY DOWNWARDS

EXTERNAL



CHIMNEY STACKS AND ROOF WINDOWS

Chimney Stacks

Chimneys developed originally from open fires placed within buildings. From this, the chimney has developed to its present day format where it is used as an aesthetic feature and focal point rather than purely just to heat the room.

There are two chimneys to this property.

Chimney One – Located to the Left Hand Side

This chimney is brick finished with no chimney pots. From what we could see there looks to have been various repairs / repointing over the years. This chimney is allowing dampness in. Unfortunately we were unable to see the flashings or flaunchings, we therefore cannot comment upon them.

Chimney Two – Located to the Middle

This chimney is built as the previous chimney and is in a similar condition.

The only thing we would add is with regard to whether the chimney is working; we have never come across one with a pot at low level previously. If you look in this photo you will see at the very base of the chimney there is a pot inserted into the wall.

ACTION REQUIRED: We recommend that you ask a chimney sweep to come and have a look at the chimneys before you use them and explain what the pot is for (and then give us a call and explain to us!).

Flaunchings Defined

A low, wide cement mortar fillet surrounding the flue terminal on top of the chimneystack to throw off rainwater.

Flashings Defined

Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.

Roof Windows

There are two roof windows (often known as roof lights or Velux windows) to the bed and breakfast accommodation. There were no visible signs of leaks around them internally.

Roof Windows

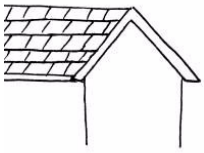
Close up of roof window and vent

It seems inevitable with roof windows that they will sooner or later leak. If this doesn't occur then they seem prone to condensation. Keep a cloth handy!

Finally, we have made our best assumptions on the overall condition of the chimney stacks and roof windows from the parts we could see. The inspection was made from ground level within the boundaries of the property (unless otherwise stated) using a x16 zoom lens on a digital camera. A closer inspection may reveal latent defects.

Please also see Chimney Breasts, Flues and Fireplaces Section of this Report.

ROOF COVERINGS AND UNDERLAYERS



The Roof Coverings and Underlayers section considers the condition of the outer covering of the roof. Such coverings usually endure the extremes of climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.

The underlayer's function is to minimise wind and water damage. Dependent upon the age of your property this may or may not be present, please read on:

We will consider the roofs in three different areas, the main roof, the single pitched roof and the flat roof.

Main Roof

The main roof is pitched and clad in a large interlocking concrete tile (sometimes known as Roman tiles). From what we could see the concrete tiles are lying level and true and look in reasonable condition considering their age. Sometimes we find deterioration to the ridges and the perimeter, so you should periodically check these areas.

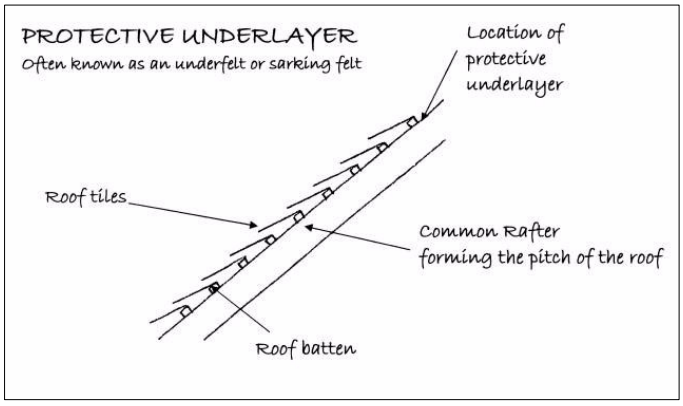
We are advised by the owner that the main roof is approximately nine years old and five years to the bed and breakfast area.

General Information on Concrete Tiles

Concrete tiles have been used since the1950/60s, they are relatively cheap to produce and can be manufactured to a reasonably standard size and quality.

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.



When we inspected the loft space we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, although it is damaged in a few places but this is not unusual considering its age.

This photo shows the common rafters (the ones that form the pitch of the roof) and the dark area between is the underlayer.

Shallow Single Pitched Roof over Kitchen

The roof over the kitchen has a shallow single pitch and is clad with manmade slates that should sit very flat and true, as they do in this case. However, as the slates are thin and light, the wind can catch them, so it is important that the slates are fixed at the perimeter and do sit flat.

Due to the shallow pitch of the roof, it is very difficult to photo.

We are concerned that the angle is too shallow, 22.5º is typically what is required by most manufacturers and this roof looks to be a borderline case. What this means is that wind blown rain can gut up behind the slates and cause rot and damage, as well as dampness. We are advised that the roof is approximately five years old.

Flat Roof

Whilst these roofs are called "flat", present building regulations and good building practice presently requires a minimum fall of 12 degrees.

Flat roofs are formed in a variety of materials. Difficulties can arise when the water is not discharged from the roof but sits upon it, as this can soon lead to deterioration which flat roofs are renowned for.

The flat roof is in a poor condition, the original felt has been repaired and all the felt has had a bitumen covering. It is only a matter of a few years before it needs replacing. It could leak at any times.

General Information on Flat roofs

Flat roofs typically have a life between 20and 30 years, depending upon the quality of workmanship, materials, and decking, although some roof manufacturers do claim longer.

> **ACTION REQUIRED**: Re-roof with a high performance felt and ideally add insulation cut to falls. Please see our comments in the Executive Summary.

For your general information, the latest Building Regulations require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided. This will stop the possibility of fungal growth above the ceiling in the flat roof area.

Also it could not be established if there is insulation within the roof or a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot.

Finally, all the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera. Flat roofs have been inspected from upper floor windows and/or ground level.

Unfortunately we were only able to see approximately 75 percent of the main roof from ground level via our ladder or via any other vantage point that we managed to gain. We have made our best conclusions based upon what we could see; however a closer inspection may reveal other defects.

For further comments with regard to ventilation please see the Roof Structure and Loft Section.

ROOF STRUCTURE AND LOFT

(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.

Main Roof

Access

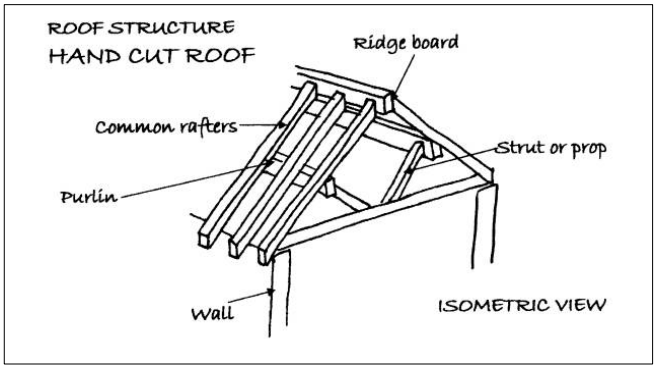
The main roof is accessed via the loft hatch located on the landing. There is no loft ladder, electric light or secured floorboards. We recommend that these be added, as it will make the loft space safer and easier to use. The loft has been viewed by torchlight, which has limited our viewing slightly.

Entrance to right hand side roof.

Right hand side roof.

Roof Structure

This type of roof structure has what is known as a cut timber roof, with amendments for the new extension roof. 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. We do recommend propping to the purlins.



Roof Timbers

We found the roof timbers generally in average condition considering their age. We have inspected the roof structure for serious active woodworm and for structurally significant defects to the timber together with dry rot and wet rot. Our examination is usually limited by the general configuration of the roof, the insulation and stored items, as mentioned what we could see was generally found to be in an average condition considering its age. It is, however, feasible that there are problems in the roof that are hidden.

> **ACTION REQUIRED**: The only way to be 100 per cent certain is to have the roof cleared and checked. In this instance we recommend propping to the purlins. Please see our comments in the Executive Summary.

Water Tanks

The water tanks are insulated and, from what we could see, they looked to be formed in plastic. We therefore assume they are relatively new (in surveying terms, in this instance, that is the last 30 years). Care has to be taken with roofs and water tanks to allow some warm air so that they don't freeze.

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!

Ventilation

The newer extension over the Bed and Breakfast has ventilation but we did not see any vents to the older main roof to help prevent condensation.

ACTION REQUIRED: Add ventilation.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there is an insufficient quantity to comment.

Please see our further comments in the Services Section of this Report.

Finally, we would ask you to note that this is a general inspection of the roof, i.e. we have not examined every single piece of timber. We have offered a general overview of the condition and structural integrity of the area.

GUTTERS AND DOWNPIPES

The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.

Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Gutters and Downpipes

The original cast iron guttering has been replaced with plastic.

We typically find several problems where plastic has replaced cast iron; the main issue is usually lack of support to the plastic gutters. Plastic gutters require support approximately every meter, where as cast iron requires support every meter and a half, but the tendency is for builders to use the original bracket positions for ease and speed, resulting in the gutter not being supported fully and deforming from the weight of water, etc.

> **ACTION REQUIRED:** Please see our comments in the Executive Summary.
>
> 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.

Soil and Vent Pipe

The soil and vent pipes are partly internal within the lobby to the public toilets, they then go to an internal manhole.

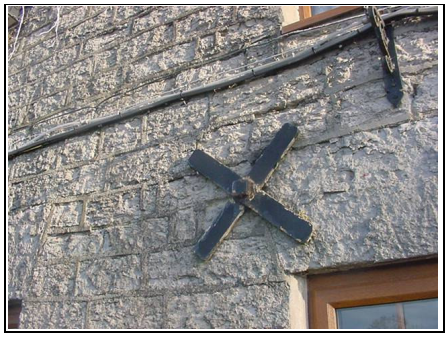
Please see the Drains Section of this Report.

Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

WALLS

External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

Stonework



The property is built in a Blue Lias stone originally bedded in a lime mortar with a cement mortar repointing in most areas.

Blue Lias stone is a stone found predominately in the south west of England, it is a type of limestone, formed in the Jurassic age and quarried for many years usually until brick became ready available and cheaper in the era of the train. It is blue gray in colour due to its iron content and often interspersed with softer clay and can be rich in fossils

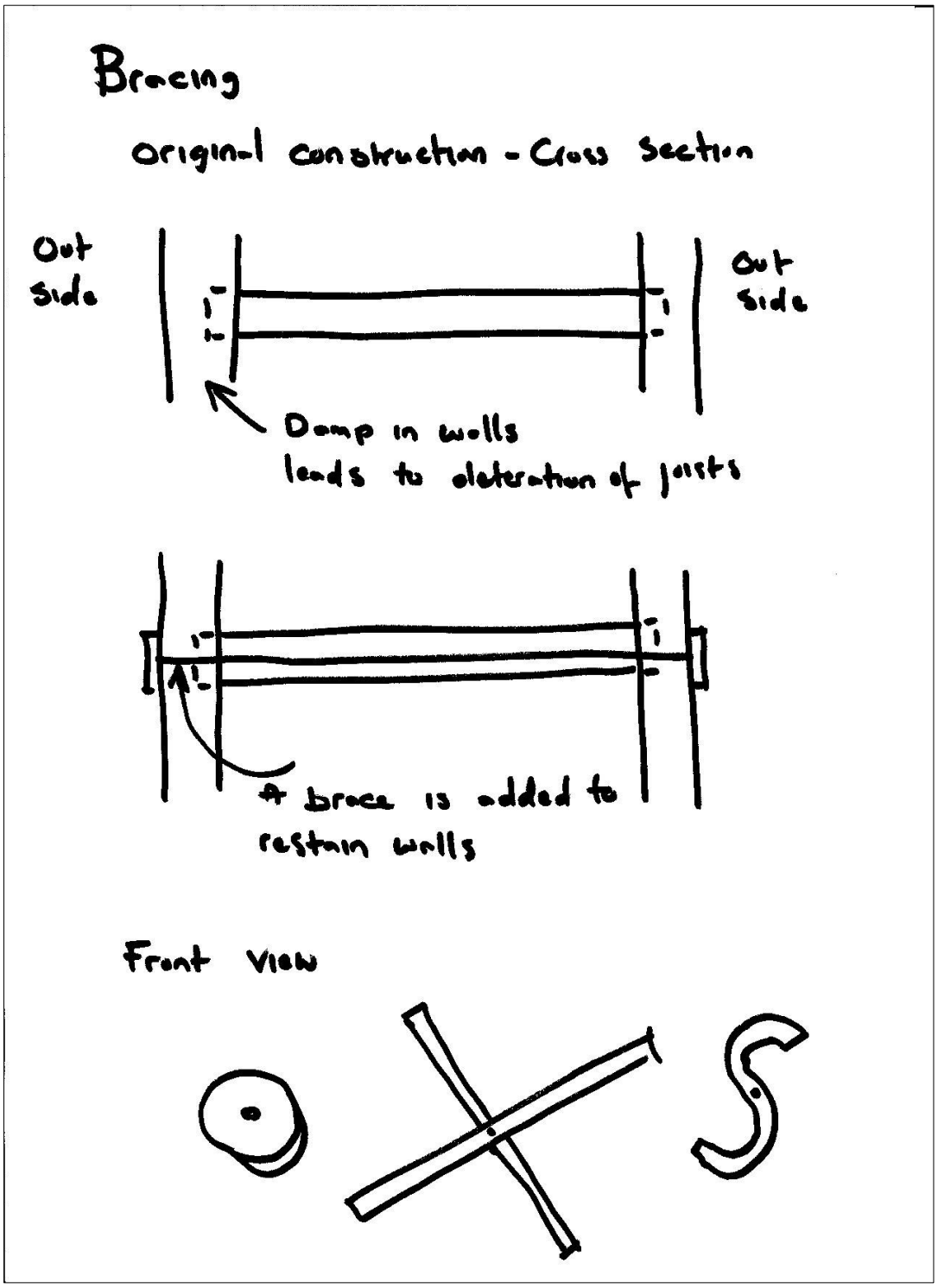
It is notorious for flaky and delaminating appearance if weathered.

Unfortunately the repointing, whilst well meaning, is not appropriate for this type of construction. Cement mortar has been used rather than a lime based mortar. Please see our further comments in the Executive Summary.

Tie Bars

The property has tie bars; these have been added to resist movement in the structure and reinstate it to its original vertical position.

Please see our comments in the Executive Summary



Render

The property has render to the back and right hand side.

Render to Back

The render to the back of the property is finished in a Tyrolean applied paint finish or similar; this a proprietary paint, which has a plastic base.

Please see our comments in the Executive Summary.

Render to Right Hand Side

The render to the right hand side looks to be relatively new. We normally assess the quality of render by the detailing. In this instance the detailing is poor! The render looks to have been relatively newly painted, therefore unfortunately this will be hiding any defects.

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by stonework / render / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels and metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

Our comments have been based upon how the stonework / render / plaster has been finished. We have made various assumptions based upon what we could see and how we think the stonework / render / plaster would be if it were opened up for this age, style and type of construction. We are however aware that all is not always at it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

FOUNDATIONS

The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre deep foundations.

Foundations

In a property such as this it is likely to have a mixture of foundations, due to the property being extended and/or altered over the years. We would expect this to include shallow foundations to the older part of the property and concrete foundations to newer parts such as the rear extensions (you can normally tell the newer areas as they have flat roofs!).

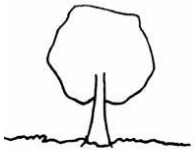
Building Insurance Policy

You should ensure that the Building Insurance Policy contains adequate provision against any possibility of damage arising through subsidence, landslip, heave etc.

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

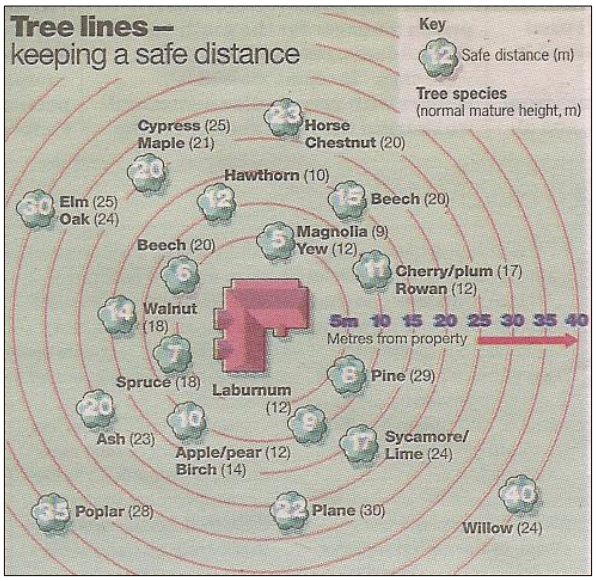
As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

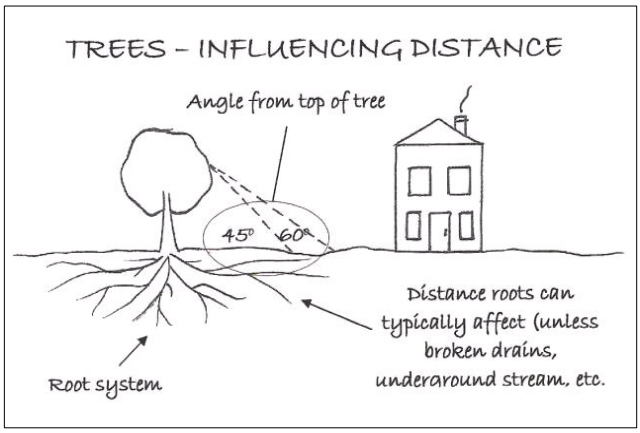
TREES



Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

There are no trees within influencing distance of the main house.





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.

Please also refer to the External Areas Section.

DAMP PROOF COURSE

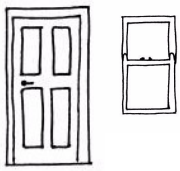
The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, although this took many years for it to become standard practice.

In the era when this property was built it was not common practice to have a damp proof course built in, although they are often added at a later date. Damp proof courses are often difficult to see; we have inspected at ground level and cannot see a damp proof course. This means the property is susceptible to damp. Most of the internal is lined with a dado rail and boarding and therefore we could not actually get to the wall itself. We suspect there is dampness behind there.

Please see our comments in the Executive Summary

Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

EXTERNAL JOINERY



The external joinery part of this section covers fascias, soffits and bargeboards, windows and doors, and any detailing such as brick corbelling etc.

Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Fascias and Soffits

The property has painted / stained timber fascias and soffits; these are in below average condition and need redecoration.

Please see our comments in the Executive Summary.

Windows and Doors

The property has plastic, double glazed windows, which generally look to be of a reasonable quality. We were pleased to see trickle vents.

Double glazed plastic window

We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution. In this case they are in average condition.

Enquiries should be made as to the existence of any transferable guarantees. Generally it is considered that double glazed units have a life of about ten years

Trickle Vents Defined

Small vents to the windows to allow air movement inside the property to stop a build up of fumes or humidity.

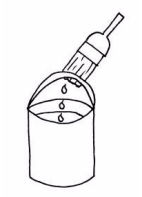
Mystery Timber Window

The mystery timber window was noted from the flat roof. This is a very strange detail.

Bricked around window to Guest Room One shower area.

Finally, we have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section we are aiming to give a general overview of the condition of the external joinery. Please also see the Internal Joinery section.

EXTERNAL DECORATIONS



The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

Generally overall the external decorations are in average condition and we would expect some redecoration to be required within the next few years; although we would add that redecoration is a very good way of marketing that there is a new Landlord with new aspirations.

Please see our comments in the Executive Summary.

Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES

In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions. The concept of internal finishes is relatively modern. Partitioning developed originally to separate the livestock from the human occupants. Finishes have developed from this very functional beginning to their decorative nature of today.

Ceilings

As should be expected with a building of this age, the ceilings have been finished in a variety of ways, from the original lath and plaster to more modern plasterboard.

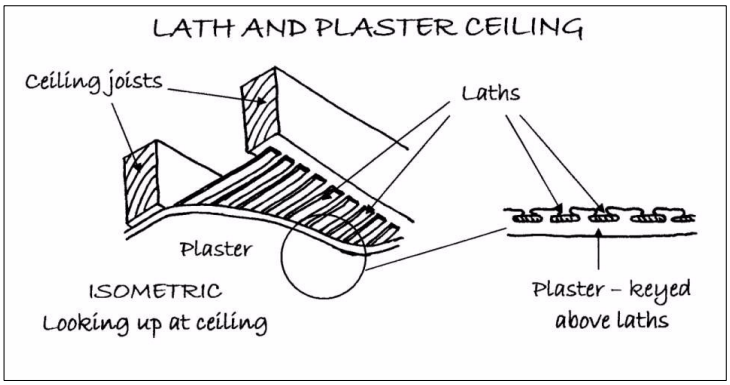
From within the roof space we could see that some of the plaster had lost its key with the laths; this is what is termed as 'live' and could in theory come away at any time, however we have known these type of ceilings to last for ages.

Lath and Plaster ceiling

Kingspan (trade name) insulation has been added between the floorboards where we could see, where the plaster would have been left unfinished.

Lath and Plaster Defined

Laths are thin strips of timbers which are fixed to the structure. Wet plaster is applied to the laths, usually in several layers. The plaster forms a key as it is forced between the laths. This plaster, once dry, is given further coats and often a decorative finish.



Plasterboard Defined

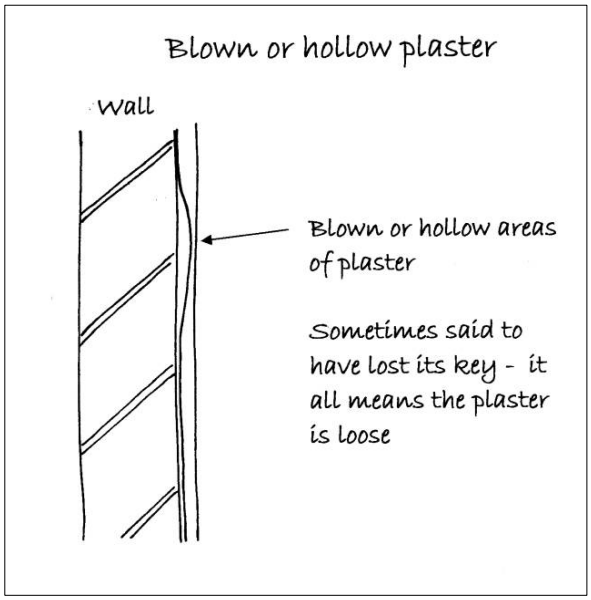
The usual name for Gypsum plasterboard, which is building board with a core of aerated gypsum, usually enclosed between two sheets of heavy paper, used as a dry lining.

Internal Walls and Partitions

We have carried out a tap test to the internal walls (this is not rocket science, it is literally tapping the walls and listening for the sound made) and found them to be a mixture of solid and studwork walls some of which is very lightweight for example the wall between the two bedrooms on the left hand side of the property (all directions given as you face the property from the front). We would ask you to revisit to check you are 100% happy to live in a property built like this. You may find some noise transfer between rooms as well as the pub below.

Perimeter Walls

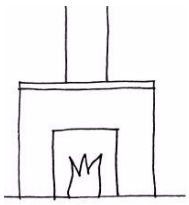
To the perimeter we found some areas of blown plaster, which is not uncommon in properties of this age, particularly around the window and door openings and around the chimney area; also generally as the Blue Lias stone is allowing dampness into the property (due to the cement mortar). When redecorating you may have to do some re-plastering or use lining paper.



Finally, ceilings, walls and partitions have been inspected from floor level and no opening up has been undertaken (unless permission has been obtained by yourselves). In some cases the materials employed cannot be ascertained without samples being taken and damage being caused.

We cannot comment upon the condition of the structure hidden behind plaster, dry lining, other applied finishes, heavy furniture, fittings and kitchen units with fitted back panels.

CHIMNEY BREASTS, FLUES AND FIREPLACES



With the advent of central heating fireplaces tend to be more a feature than an essential function in most properties.

The chimney breasts are located to the left and centrally in the property (all directions given as you face the front of the property).

At the time of the survey no chimneys were in use; however we are advised that the chimneys can be used.

Please see our earlier comments recommending that you have a chimney sweep check the chimneys prior to using them and our comments with regard to the chimney pots.

Any chimneys that you do not propose to use should be capped and ventilated to prevent dampness.

Finally, it is strongly recommended that flues be cleaned and checked for obstruction prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimney Stacks, Flues and Parapet Walls section of this Report.

FLOORS

Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Ground Floor

The floors felt solid and firm underfoot so we have assumed they are formed in concrete, but we have not opened up the floors. In this age of property you could find almost anything under the floor!

Tiled floor behind the bar.

There is a tiled floor behind the bar. Tiled floors are very unusual behind bars; it is normally a requirement to change this for a safety floor, often known by the trade name 'Altro'. We asked the owner at the time of the survey if the Environmental Health Officers had any problems with the tiled floor and, if you recall, the owner brought out the latest Environmental Health document which did not advise of any issues.

ACTION REQUIRED: Nevertheless we would recommend you make a phone call to the Environmental Health Officer and check for yourself.

First Floor

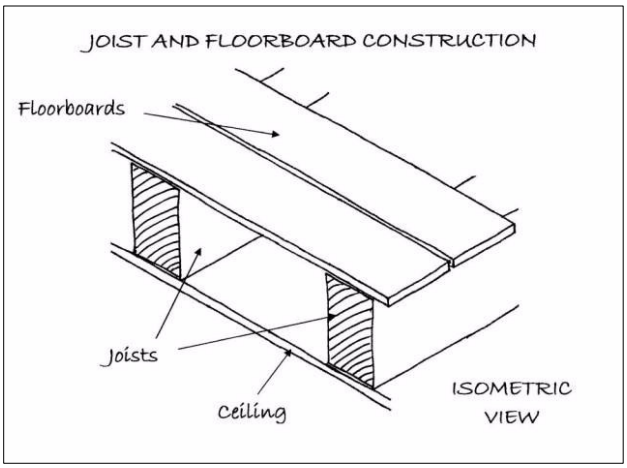
We have assumed that the first floor construction is joist and floorboards as this is typical in this age of property.

Exposed floor.

Some Kingspan insulation has been used between the floor joists in the bed and breakfast area.

Joist and Floorboard Construction Defined

These are usually at first floor level consisting of a joist supported from the external walls, either built in or, in more modern times, sitting upon joist hangers, sometimes taking additional support from internal walls, with floorboards fixed down upon it.



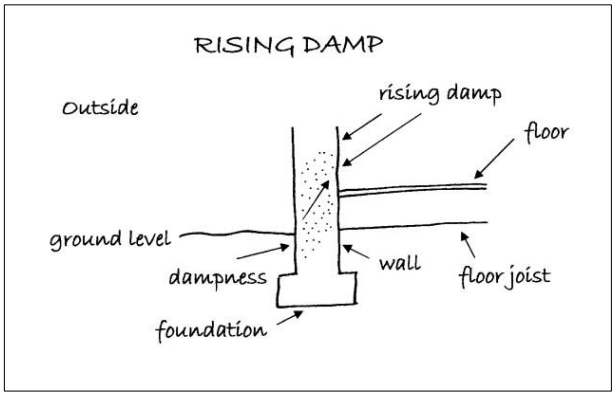
Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets and floor coverings. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

DAMPNESS

In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

Rising Damp

Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above.



The readings we obtained indicated that there is some dampness in the property. It is located in the dining room area, but we recommend you check the whole property.

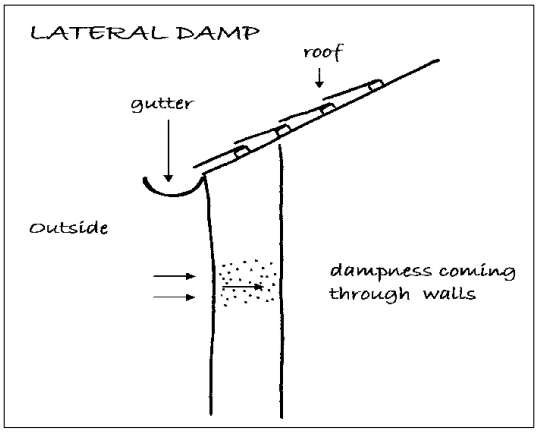
ACTION REQUIRED: You should instruct a qualified and experienced contractor, who is a member of the BWPDA (British Wood Preserving and Damp Proofing Association) issuing a long-term insurance backed guarantee, to carry out a quotation on the property, including all necessary remedial works, which should be forwarded to us for comment.

Work should include replacement of all damp affected plaster in accordance with the specifications of the specialist contractor. (Failure to do so may nullify the validity of the guarantee.)

Lateral or Penetrating Dampness

This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.

We noted some areas of damp, when testing with the electronic damp meter, for example in the left hand bedrooms.



ACTION REQUIRED: Please see our comments in the Executive Summary.

Condensation

This is where the humidity held within the air meets a cold surface causing condensation.

We can see no obvious signs of condensation, however, it depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating and ventilation of properties. Normally opening windows first thing in the morning resolves most condensation issues.

Finally, effective testing was prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with backboards, wall tiles and wall panelling. We have not carried out tests to BRE Digest 245, but only carried out a visual inspection.

INTERNAL JOINERY

This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

Fire Doors

It is very difficult to give specific advice without going though the plans in detail, as a general rule a fire door has a door closer and an intumescent strip to help reduce the spread of fire and smoke.

Missing perco door closer

Protection needs to be given to high risk areas, such as kitchen areas and staircase areas as these act as chimneys allowing the fire to spread from floor to floor.

Perco Door Closers Defined

This is an internal door closer usually fitted about the middle of the door on a chain pulley system that ensures the door is pulled shut.

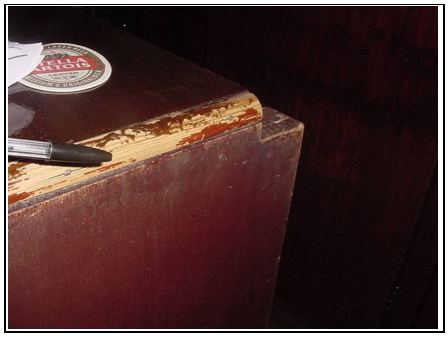
Please see our comments in the Executive Summary.

Staircase

We noted that the underside of the staircase was exposed. Please see our comments in the Executive Summary.

Bar

The bar is stained and worn through in some areas.



Skittles Area

We just wanted to mention the ingenious nature of the skittle alley and the way it can be used as a dining area.

The return for the skittle balls..

Catering Kitchen

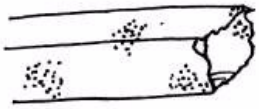
The property only has a commercial kitchen and no domestic kitchen.

This is not ideal and some argue there will be a move towards a requirement for a commercial and domestic kitchen in years to come.

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

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general over-view of the condition. Please also see the External Joinery/Detailing section.

TIMBER DEFECTS



This section considers dry rot, wet rot and woodworm. Wet and Dry rot are species of fungi, both need moisture to develop and both can be very expensive to correct. We would also add that in our experience they are also often wrongly diagnosed.

Dry Rot

Dry rot is also sometimes known by its Latin name Serpula lacrymans. Dry rot requires constant dampness together with a warmish atmosphere and can lead to extensive decay in timber.

Given the conditions found within this property it is unlikely that dry rot is present.

Wet Rot

Wet rot, also known by its Latin name Contiophora puteana, is far more common than dry rot. Wet rot darkens and softens the wood and is most commonly seen in window and doorframes, where it can relatively easily be remedied. Where wet rot affects the structural timbers in a property, which are those in the roof and the floor areas, it is more serious.

Generally no evidence was found of any major significant wet rot, we found dampness to various areas which is not that unusual for this type of property; for example to the timber lintels.

On reviewing this report for the second time we feel we should emphasise the deflection within the roof.

Please see our comments in the Executive Summary and the Roof Structure Section.

Woodworm

Active woodworm can cause significant damage to timber. There are a variety of woodworm that cause different levels of damage with probably the worst of the most well known being the Death Watch Beetle. Many older properties have woodworm that is no longer active, this can often be considered as part of the overall character of the property.

Recent research has shown that many woodworm chemicals do not actually work and it should be remembered that the chemicals are poisons. Also, unless great care is taken, the people applying the treatment can cause significant damage. The woodworm can only really be seen in action during the breading season, which runs from April to July. We have therefore tried to take a pragmatic view on this matter.

The roof is the main area that we look for woodworm. Within this roof we found woodworm, although we would not term this as being structurally significant.

Please see our comments in the Executive Summary.

> **ACTION REQUIRED:** If you wish to be 100% certain of no future problems, you must get the roof sprayed properly.

Finally, when you move into the property, floor surfaces should be carefully examined for any signs of insect infestation when furniture and floor coverings are removed together with stored goods. Any signs that are found should be treated to prevent it spreading. However, you need to be aware that many damp and woodworm treatment companies have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they do not state if the woodworm they have found is 'active'. You should ask them specifically if the woodworm is active or not.

We would also comment that any work carried out should have an insurance backed guarantee to ensure that if the company does not exist, or for whatever reason, the guarantee is still valid. More importantly it is essential to ensure that any work carried out is carried out correctly.

INTERNAL DECORATIONS

With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paints (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.

Generally we thought the internal decorations were dated. You may wish to redecorate to your own personal taste. We feel you also need to look at the pictures and general bric-a-brac and theme them in one way or another.

Finally, we would draw your attention to the fact that removal of existing decorative finishes may cause damage to the underlying plasterwork necessitating repairs and making good prior to redecoration.

THERMAL EFFICIENCY

Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation. Since then insulation standards have increased considerably and today we are looking at typically using insulation not only in the roof but also in the walls, floors and windows and more recently considerable work has been carried out on how efficient boilers are within properties. Care has to be taken that properties are not insulted disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.

Roof Insulation

Current Building Regulation requirements of 270mm. We typically find in roofs between 100mm – 150mm of insulation. In this instance we generally found no insulation, although we did find a pile of it within the middle section of the roof that looked like it had been thrown there and someone had given up laying it.

Walls

The walls to this property are solid and will have a relatively poor thermal efficiency. It is very difficult to improve thermal efficiency in solid wall construction without major alterations, which will usually affect the external appearance or reduce the internal space.

Windows

The windows are mainly double glazed with some single glazed. The thermal properties should be reasonable.

Services

Service records should be obtained. It is essential for the services to be regularly maintained to run efficiently.

Summary

Assuming that roof insulation is added, overall we consider the thermal efficiency of the property to be average for a public house compared to what we typically see and for its age, type and style. There are many things that could be done to improve the thermal efficiency in the property.

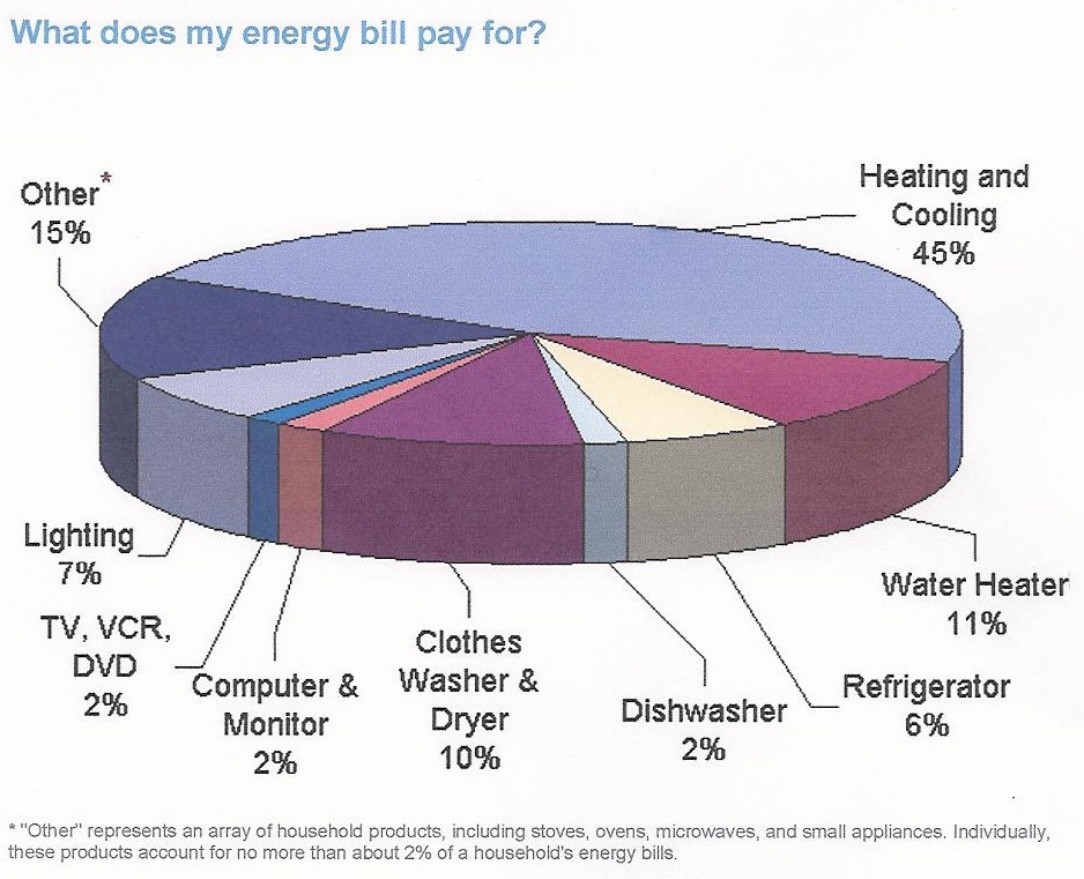
Further information can be obtained with regard to energy saving via the Internet on the following pages:

HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid

or alternatively www.cat.org.uk

or www.ecocentre.org.uk for an alternative technological view.

Finally, we would advise that an energy rating is likely to be required for future house sales.



OTHER MATTERS

In this section we put any other matters that do not fit under our usual headings.

Security

A security system was noted. It is a personal decision as to whether you feel one is necessary. We are not experts in this field and therefore cannot comment further. We suggest you contact a member of NACOSS (National Approval Council for Security Services), obtainable through directory enquiries, or your local Police Force for advice on a security system.

Fire / Smoke Alarms

We recommend that interlink radio optical smoke/heat detectors are installed. If one alarm detects a fire, all alarms go off. We would recommend the mains powered units are used (never forget to change batteries again!) Please contact us if you require help with stockists or do an internet search using "Interlinked radio smoke/heat alarms"

ACTION REQUIRED: We consider this essential.

Insurance

We would always recommend staying with the existing insurance company, and then if there are any problems you should not have the difficulty of negotiating with two insurance companies passing the blame between each other.

Fire Regulations

Please see our comments in the Executive Summary.

In a commercial building such as this, where you have guest bedrooms or even areas of the pub that you can't see all the time where a fire may break out, we would recommend that you have a fire alarm system that identifies where the fire is. It is possible to get fire alarm systems that operate from radio waves, thereby meaning that limited re-wiring in the property is necessary.

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 a condition of all the Leases that we have seen to meet this requirement. In this case there is no toilet for the less abled / disabled and should you wish to carry out any amendments you may be required to put such facilities in or amend what you have.

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.

> **ACTION REQUIRED:** If you wish to confirm you are 100 percent free of asbestos you need to have an asbestos survey carried out.

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 and this is often a term of the insurance policies we see.

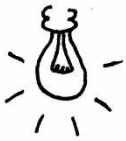
We are not asbestos surveyors.

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 overall Building 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.

ELECTRICITY



It is strange to think that electricity only started to be used in domestic properties at the turn of the 19th century with gas lighting still being the norm for a good many years after.

We would always recommend an independent electrical report on a property of this nature. The Institute of Electrical Engineers (IEE) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. We have made basic comments below based upon our visual inspection.

Fuse Board

The electric fuses and consumer units were located to the left hand side of the bar. We would date the fuse board as being from the 1960s. Rewireable fuses are now superseded. Far better fuse boards are now available.

There is a modern fuse board to the bead and breakfast part of the property.

Please see our comments in the Executive Summary.

The modern fuse board to the bed and breakfast part of the property.

Earth Test

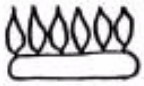
We carried out an earth test in the kitchen area to the socket point that is normally used for the kettle and this proved satisfactory.

ACTION REQUIRED: Have an NICEIC registered and approved electrical contractor carry out an inspection to IEE standards. You will also be required to carry out a Portable Appliance Test (PAT) on all portable appliances.

In addition to this your Legal Advisor is required to make full enquiries with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 1st January 2005. Any comments made within this report or verbally do not change this requirement.

For basic general information on this matter please see the appendices at the end of this report.

GAS



There is very little we can check for in a gas installation, we do inspect to make sure there is one and that it has a consumer unit and that the boilers are vented. Ideally you should have a service inspection carried out by an independent CORGI registered plumber.

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.

ACTION REQUIRED: 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

In this section we do our best from a visual inspection to look at how the water is supplied to the property, how the supply is distributed around the property, how it is used to heat the property and how it is discharged from the property.

Water Supply

We were advised that the controlling stopcock is located in the kitchen. It is important that its presence is established in case of bursts or leaks. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

Water Pressure

When the taps where run to carry out the drainage tests we checked the pressure, literally by putting a finger over the tap, and the pressure seemed typical of what we find. The Water Board have to guarantee a certain pressure of water to ensure that things like boilers, particularly the instantaneous ones, have a constant supply of pressured water (they would blow up if they didn't!).

Cold Water Cistern

Please see our comments in the Roof Section.

Hot Water Cylinder

The hot water cylinder is relatively new (in this case we mean in the past 30 years), as it is factory lagged.

Plumbing

The plumbing, where visible, comprises copper pipework. No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors.

Heating

The boiler was located in the kitchen, it is floor mounted and is named Hide away, which is a make we rarely come across. It looked dated; we recommend you save for a new boiler as parts may not be available for this one in years to come.

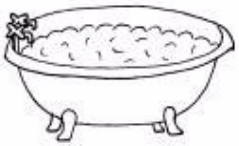
The heating was on at the time of the survey; we checked the hallway radiators (ground floor and first floor) and found them to be warm.

Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects, however we would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Finally, it should be noted that the supply pipe from the Water Company stopcock to the internal stop tap is the responsibility of the property owner.

We cannot comment on the condition of the water service pipe to the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

BATHROOM



In this section we consider the overall condition of the sanitary fittings such as the bathroom, the kitchen, the utility room and the cloakroom.

The bathroom suite looked in average condition for a public house.

Finally, although we may have already mentioned it above we would reiterate that it is important to ensure that seals are properly made and maintained at the junctions between wall surfaces and baths and showers etc. We normally recommend that it is one of the first jobs that you carry out as part of your DIY on the property, as water getting behind sanitary fittings can lead to unseen deterioration that can be costly, inconvenient and difficult to repair.

MAIN DRAINS

The sanitary system, as we know it now, came into being some 100 years ago during the Victorian era and works so successfully today it is often taken for granted. It is only in recent years that re-investment has taken place to upgrade the original drainage systems.

It appears that the property's foul drains discharge to a cess pit, traditionally an underground chamber designed for the storage of foul water. Once the chamber has filled it will require pumping out by the Local Authority or a private contractor.

The cesspool was full at the time of our inspection and we have been unable to determine the size, construction or condition of the chamber: obviously the size of the chamber will determine the frequency of the required pumping out, which is, nowadays, a relatively costly operation. In some cases, cesspools have been provided with overflows, or some similar arrangement, designed to reduce the frequency of emptying. This course of action should not be adopted and will result in pollution taking place and the building owner could be liable for prosecution. With regard to the subject property, we have been unable to confirm whether an overflow has been provided or not. We suggest that you make enquiries of the vendor and ask to see invoices for past emptying of the chamber so that a judgment may be made.

The cold taps have been run for approximately quarter of an hour in the bathroom and kitchen. No build up or back up was noted within the sinks, although there was back up within the drains themselves.

Inspection Chambers / Manholes

For your information, inspection chambers / manholes are required to be provided in the current Building Regulations at each change of direction or where drainage runs join the main run.

We have identified three inspection chambers / manholes.

Inspection Chamber / Manhole One – Rear Middle Drain

We duly lifted the man hole/ inspection chamber cover and found the drain to be free flowing, we noted it was finished in brick.

Inspection Chamber / Manhole Two – Rear Left Hand Drain

We duly lifted the cover and found it to be back filling.

Please see our comments in the Executive Summary.

Inspection Chamber / Manhole Three – Inside near the Toilets

We were unable to lift this manhole. It was no doubt once outside, but with the alterations and extensions it is now well and truly inside.

We have only undertaken a visual inspection of two of the property's foul drains by lifting covers and running water from the taps within the house.

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

Whilst very innocent looking rainwater downpipes can cause lots of problems. If they discharge directly onto the ground they can affect the foundations and even if they are taken away to soak-aways they can attract nearby tree roots or again affect foundations.

Some rainwater drains are taken into the main drainage system, which is now illegal (as we simply do not have the capacity to cope with it), and can cause blockages to the main drains! Here we have done our best from a visual inspection to advise of any particular problems.

We have been unable to determine the ultimate means of rain/surface water disposal.

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.

Please also see our comments within the Gutters and Downpipes section.

OUTSIDE AREAS

CAR PARK AND BEER GARDEN

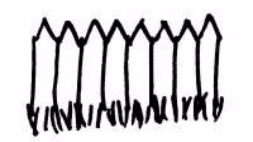
Car Park

There is a partly tarmacked car park; we noted areas that are in need of repair and also an area that did not look to have been tarmacked originally.

Beer Garden

You have a good sized beer garden, albeit that it is next to a busy road.

EXTERNAL AREAS



Front

The front of the property sits almost directly onto the road.

Rear Garden

There is a private garden for the Landlord; this is given up mainly to a paved area for car parking.

Boundaries: The left hand boundary (all directions given as you face the property) is usually the responsibility of the subject property.

Finally, whilst we note the boundaries, these may not be the legal boundaries. Your Legal Advisor should make further enquiries on this point and advise you of your potential liability with regard to any shared structures, boundary walls and fences.

Neighbours

You have no neighbours as such; normally we would knock on the neighbours' doors to speak to them about any issues.

POINTS FOR YOUR LEGAL ADVISOR

If you wish to proceed with your purchase of the property a copy of this should be forwarded to your Legal Advisor and the following points should be checked by him/her:

a) Responsibility for boundaries.

b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.

c) Obtain any certificates, guarantees or approvals in relation to:

   i) Timber treatments, wet or dry rot infestations.
   ii) Rising damp treatments.
   iii) Double glazing.
   iv) Roof and similar renewals.
   v) Central heating installation.
   vi) Planning and Building Regulation Approvals.
   vii) Any other matters pertinent to the property.

d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.

e) Rights of Way e.g., access, easements and wayleaves.

f) Liabilities in connection with shared services.

g) Adjoining roads and services.

h) Road Schemes/Road Widening.

i) General development proposals in the locality.

j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.

k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.

l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.

m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.

n) Most Legal advisors will recommend an Envirosearch or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Envirosearch or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion, by using appropriate specialist advisers.

However, with regard to Envirosearch or similar general reports please read: www.1stAssociated.co.uk/leaderboard.asp

o) Any other matters brought to your attention within this report.

LOCAL AUTHORITY ENQUIRIES

When you booked this survey we asked you if you required us to carry out a verbal check on the status of the property with the Local Authority regarding whether it is a Listed Building, in a Conservation area and any history that is available over the phone with regard to Planning Applications and Building Control. In this instance you have not requested that we carry out this work.

Finally, your Solicitor should carry out Local Authority enquiries and any additional enquiries he/she feels necessary, advising us if they feel that we can have further input.

It is our policy not to offer a conclusion to ensure that the Building Survey is read in full and the comments are taken in context.

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424.**

REFERENCES

Life expectancies of building components
Published by Royal Institution of Chartered Surveyors and Building Research Establishment

Surveying buildings
By Malcolm Hollis published by Royal Institution of Chartered Surveyors Books.

House Builders Bible
By mark Brinkley, Published by Burlington Press

APPENDICES

LIMITATIONS

Our limitations are as the agreed Terms and Conditions of Engagement.

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

ONLY HUMAN!

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

WEATHER

It was a warm winter's day at the time of the inspection. The weather did not hamper the survey.

We would add that some defects only become apparent upon physical occupation or are only present as a result of the extremes of weather (which are becoming a more frequent occurrence). As you may be aware 2006 was the warmest year in Britain since records began, we believe, in the 1700s; with July 2006 being the hottest July on record in Britain. 2005 was the third driest year on record in Britain with 2003 being the driest. The year 2000 was the wettest year on record and August 2004 was the wettest August on record in Britain. This may have adverse effects on lots of buildings in years to come.

NOT LOCAL

It should be noted that we are not local surveyors to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

OCCUPIED PROPERTY/TRADING PROPERTY

The property was occupied at the time of our survey, which meant that there were various difficulties when carrying out the survey such as stored items within cupboards, the roof space and obviously day-to-day household goods throughout the property and usual items associated with running this type of business. We have, however, done our best to work around these.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been limited as we were unable to lift up the third manhole which was set within the property itself.

THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

Here is our quick guide to the Regulations, but please take further advice from a qualified and experienced electrician.

From 1st January 2005, people carrying out electrical work in homes and gardens in England and Wales must follow new rules in the building regulations. All significant electrical work carried out in the home will have to be undertaken by a registered installer or be approved and certified by the local authority's building control department. Failure to do so will be a legal offence and could result in a fine. Non-certified work could also put your household insurance policy at risk.

If you can't provide evidence that any electrical installation work complies with the new regulations, you could have problems when it comes to selling the property.

There will be two ways in which to prove compliance:

1. A certificate showing the work has been done by a Government-approved electrical installer - British Gas or NICEIC Electrical Contractor.

2. A certificate from the local authority saying that the installation has approval under the building regulations.

Homeowners will still be able to do some minor electrical jobs themselves. To help you, we've put together this brief list of dos and don'ts.

Work You Cannot do Yourself

- Complete new or rewiring jobs.
- Fuse box changes.
- Adding lighting points to an existing circuit in a 'special location' like the kitchen, bathroom or garden.
- Installing electrical earth connections to pipework and metalwork.
- Adding a new circuit.

INFORMATION ON THE PROPERTY MARKET

We used to include within our reports articles on the property market that we thought would be of interest and informative to you, however we were concerned that in some cases these did not offer the latest information. We have therefore decided to recommend various websites to you, however it is important to realise the vested interest the parties may have and the limits to the information.

www.landreg.org.uk

This records the ownership of interests in registered land in England and Wales and issues a residential property price report quarterly, which is free of charge. The Land Registry is a Government body and records all transactions as far as we are aware, although critics of it would argue that the information is often many months out of date.

www.rics.org.uk

The Royal Institution of Chartered Surveyors offer commentary on the commercial market. Although this has been criticised as being subjective and also limited.

However it is important to realise the vested interest that the parties that run the websites may have and the limits to this information.