

PROPERTY REPORT

A Public House In Surrey



FOR
Mrs R

Prepared by:
INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

Introduction	page 3
Synopsis	page 3
Summary of Construction	page 4
Accommodation and Facilities	page 6
Report Format and Information	page 7
Executive Summary	page 9
Summary Upon Reflection	page 22
Limitations	page 69

INTRODUCTION

We have been asked to inspect and prepare a Report and Schedule of Condition for A Public House in Surrey

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

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a detached two storey public house, which has been considerably altered, amended and extended over the years. There is also a below ground level cellar.

There is car parking to the right hand side (all directions given as you face the property) and a garden to the rear.

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

There is a separate bed and breakfast/hotel unit, which has not been surveyed and does not form part of the Schedule of Condition.

SUMMARY OF CONSTRUCTION

External

Chimneys:	Four brick chimneys
Main Roof:	Pitched slate roof; both natural and manmade slates
Flat Roofs:	Lead
Gutters and Downpipes:	Cast Iron / Plastic
Soil and Vent Pipe:	Cast Iron / Plastic
Walls:	Painted pea shingle render and smooth render and Stretcher Bond brickwork (assumed)
External Joinery:	Single glazed timber casement windows and metal windows

Internal

Ceilings:	Lath and plaster (assumed)
Walls	Solid and studwork (assumed)
Floors: Ground Floor:	Mixture of joist and floorboards and concrete and suspended timber floor (to private living accommodation) (assumed)
First Floor:	Joist and floorboards with embedded timbers (assumed)

Services

The property has mains water supply, drainage, electricity and gas (assumed). The property has two boilers; a Mexico II located in the laundry room and a Profile boiler for heating only located behind the AWP (one armed bandit) in the bar area. The electrics are located in the cellar and in the kitchen.

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.

EXTERNAL PHOTOGRAPHS



Front Elevation



Rear View



Left hand view



Right hand view

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

ACCOMMODATION AND FACILITIES

Cellar

Below ground level

Ground Floor – Trading Area

Front of House

Open plan bar, incorporating:

- Pool area to left hand side
- Darts area to front
- Main bar area to right hand side
- Function room to right hand side

- Gents Toilets to left hand side
- Gents Toilets to right hand side
- Ladies Toilet to right hand side
- Lobby Area to right hand side

Back of House

- Bar Servery Area
- Catering kitchen
- Office

Ground Floor – Private Living Accommodation

- Walk through lounge
- Domestic kitchen
- Refrigerator room/tool room
- Laundry room

First Floor – Private Living Accommodation

- Two bedrooms
- Master bedroom
- Family bathroom
- Associated access corridors (with loft hatch giving access to roof)

Outside Areas

- Private living accommodation garden
- Car park

REPORT FORMAT AND INFORMATION

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

PHOTOGRAPHS



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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

MARKET VALUE

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

EVERY BUSINESS TRANSACTION HAS A RISK

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances.

AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement, as agreed to and signed by you. 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 - just phone us.

EXECUTIVE SUMMARY

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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 100 photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the lease (or indeed commit to purchasing the lease), 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:

When purchasing the lease on a public house we believe there are three elements you need to consider, these are:

The Business

Only you can decide upon the true potential of the business and its value to you; although we do recommend taking independent advice on the value of the business and property.

The Lease

The quality of the lease needs to be discussed with your Legal Advisor and understood. You need to understand your rights, responsibilities and liabilities when you sign for a lease of this nature. We ask that your Legal Advisor brings any onerous or unusual clauses to our attention immediately. We assume this is a standard full repairing and insuring Lease.

The Property

There are many aspects to look at property-wise, both from its condition at the moment, to its condition in relation to the lease (or in this case a standard full repairing and insuring lease, as we have not seen the one specifically relating to this property).

You are currently reading the Property Report which is intended to advise you on the property element of the purchase. We will also provide you with a Schedule of Condition, which will enable you to agree with the Landlord the condition of the property when you start to lease it.

Generally we found the public house in below average condition, with specific issues that will need to be resolved before we would recommend a lease is taken.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to allow you to clarify and focus on exactly what the issues are.

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!

1) Potential

The owners are experienced publicans who are about to retire. This usually means there is potential for growth in the business. As discussed, the property would benefit from a fresh look at how business is done and the marketing; everything from:

- Partnership agreements with local businesses
- Having a good website
- Joining good feeder websites, available for both pubs and bed and breakfast business
- Element of pub's games teams from poker, to pool, to darts
- Remote signage leaflet drops

2) Pub Presentation

We would also comment that improvements can be made in the pub presentation, as could the décor and, as we discussed, paint, relatively speaking, costs very little. We would always recommend an external redecoration as it shows a property is under new management, as well as adding protection to the exterior (note our comments with regard to the decoration that has been carried out without preparation or repair work).

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) **Chimneys**

There are four brick chimneys; two of which are visibly deteriorating, one of which we obtained very high damp readings on.

ACTION REQUIRED: Ad hoc repair to all chimneys, particularly the substantial four potted rear chimney and a general check of all the flashings.

ANTICIPATED COST: In the region of £1,000 to £3,000, depending upon whether scaffolding is needed. You need to be aware that if the work is not carried out then dampness will get in and affect the structure. Please obtain quotations. Note: combining work may reduce costs.

Please see the Chimneys Section of this Report.



Close up of rear chimney in need of repointing. Note the moss to the flashing (top of chimney)



Damage that has been caused within the building from the leaking large rear chimney

2) The condition of a slate roofs

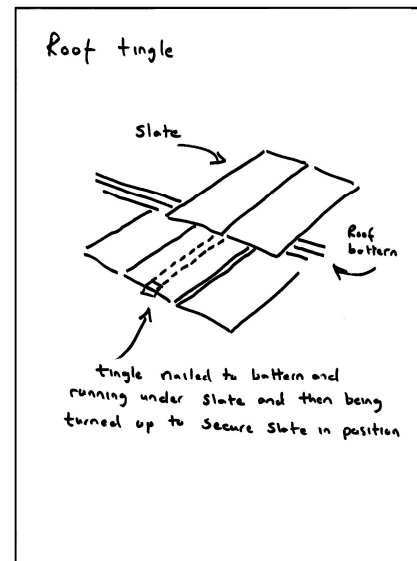
The pitched slate roofs have had many repairs and we can see, particularly to the left hand side, a large number of lead tingles. This number of repairs indicates that the nail fixings are likely to be corroding and/or wet rot is occurring.



Lead tingles on slate roof

ACTION REQUIRED: We would recommend re-roofing of many areas of the flat roof.

ANTICIPATED COST: We would expect in the life of the lease for many of the roofs to need re-roofing and recommend setting aside the sum of £15,000 to £25,000. This will very much depend upon how many slates can be re-used and if there is a requirement by the Local Authority to re-roof in slates as slates are relatively expensive. Please obtain quotes and we would recommend a quotation prior to you committing to the lease and used to negotiate a solution to the roof problems.



Please see the Roof Section of this Report.

3) Awkward Roof Valley Gutters

There are several awkward roof valley gutters to the property. Some are blocked up with earth and have grass growing from them, others can be seen to have had temporary repairs in the form of painted bitumen on them and others can be seen to have water sitting on them.



Left hand side valley gutter full of vegetation



Debris in the valley on right hand side



Water sitting on roof



Valley gutter to right hand side with water sitting against the building allowing damp in

A

ACTION REQUIRED: Repairs on an individual basis, as set out within the Schedule of Condition.

ANTICIPATED COST: In the region of £5,000 to £10,000, please obtain quotes. This work can be combined with the re-roofing work and the chimney work to lower costs.

Please see the Roof Section of this Report.

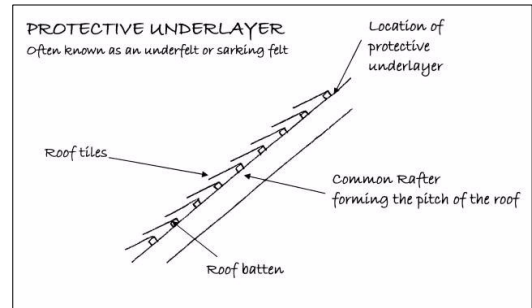
4) **No Underlayer**

There is no sarking felt to the underside of the main roof, therefore this area will be susceptible to dampness and particularly wind driven rain and snow.

ACTION REQUIRED: When the roofs are re-roofed you need to add a breathable protective membrane, often known as an underlayer or sarking felt.

ANTICIPATED COST: Included within the re-roofing slate costs.

Please see the Roof Section of this Report.



No sarking felt

5) **Water Tank in Roof Space**

The cast iron water tank is rusting and needs replacing. Remember that you may be cleaning your teeth with this water!

ACTION REQUIRED: Replace water tank.

ANTICIPATED COST: In the region of £500 to £1,000; please obtain quotes.

Please see the Roof Section of this Report.



Rusting water tank

6) Flat Roofs

The property has numerous flat roofs; some of them are lead, some are felt. We can see these have had extensive repairs with bitumen, particularly the front left hand side flat roof. The main problem is that they are flat and have water sitting on them and do not have a good way of draining.



Flooded front left flat roof



Moss sitting on roof on left hand side

ACTION REQUIRED: Add insulation cut to falls to felt roof on left hand side, lift lead and check decking beneath and re-apply lead or add new lead.

ANTICIPATED COST: In the region of 4,000 to £6,000; please obtain quotes.

Please see the Roof Section of this Report.

7) Gutters and Downpipes

We notice there is a mix of cast iron and plastic gutters and downpipes. These are rusting and the rust has been painted over rather than repaired.



Rust coming through

ACTION REQUIRED: We have already recommended a general clear of the valley gutters and once this has been carried out and the roofs have been repaired and had a fall put on them you will then need to check all the guttering and downpipes and repair as necessary, realignment and check all joints.



ANTICIPATED COST: In the region of £1,000 to £2,000. It really does depend upon how much rusting has been hidden by the recent painting. Please obtain quotations.

Gutter full of moss – needs clearing

Please see the Gutters and Downpipes Section of this Report.

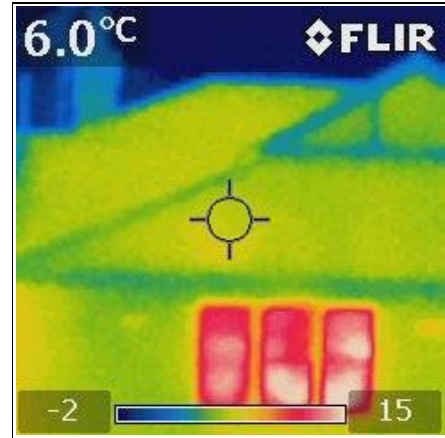
8) Wet Rot to External Joinery

Generally the property has been externally re-painted. The re-painting has quite simply painted over the deteriorating timber in many cases. In other cases repairs in the form of plastic wood have taken place over the years.



Deterioration to timber windows

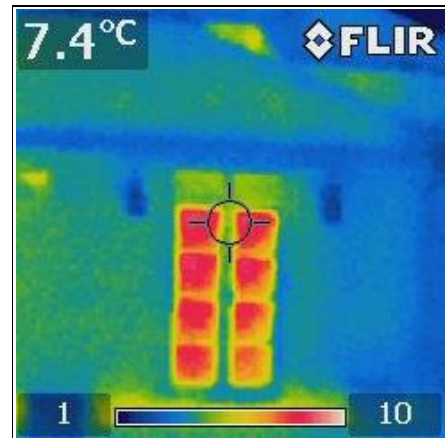
ACTION REQUIRED: We believe the windows to be saveable and repairable, though this may not be the most economic solution; particularly as they are single glazed and we discussed double glazing, which would certainly save heat loss. This will all of course have to be subject to the Landlord's and Local Authority Approval.



Red shows heat loss from windows

We spoke to the present publican who advised that they had carried out some work to the sills. In our opinion more work is still required to most of the windows.

ANTICIPATED COST: Replacing on a like for like with double glazed units will of course depend upon the amount and quality of work. In the region of £5,000 to £10,000 so it may be more economical to look at replacement windows. Please obtain quotes.



Heat loss through the French doors to right hand side

We would add that we have thermal imaged the property and found main areas of energy inefficiency to be the windows (at the time of inspection). The property was not pre-prepared or pre-heated for thermal imaging.

Please see the Windows and Doors Section of this Report.

9) **Rising Damp and Lateral Damp**

We have found some areas of rising and lateral damp in the property. Whilst some of this can be rectified by carrying out the roof and awkward valley gutter repairs we believe some of them relate to poorly pointed brickwork, others to condensation, for example within the laundry room and refrigeration room on the ground floor of the private living accommodation, would benefit from background heating.



Checking for rising damp

ACTION REQUIRED: You need to get all rising damp and dampness excluded from the lease. Your solicitor to speak to the parties involved to amend the lease.

Please see the Dampness Section of this Report.

10) **Nicotine Staining/Decorating Without Preparation**

Most of the rooms have been redecorated, which we were pleased to see, however, there does not seem to have been any preparation prior to the redecoration; literally painting over what is there. This unfortunately means in a pub where there has been lots of nicotine that this will grin through and if you have never painted in a nicotine area it is something you possibly will not appreciate. Sometimes the nicotine can be so impregnated in the plaster we have actually had to re-plaster walls!



Nicotine staining to left of photo

ACTION REQUIRED: Prepare, repair and redecorate.

Please see the Interior Decoration Section of this Report.

11) **Services**

The owner advises that there have been service tests and repair reports, for example the outgoing publican should have an Institute of Electrical Engineers test and report on the electrics and we were advised he was waiting for one at the time of our inspection. This should be carried out by an NICEIC registered and approved electrician or equivalent. These reports were not available at the time of our inspection.

ACTION REQUIRED: Your solicitor needs to check and confirm that tests and certificates are available for all services as required under the terms of the lease, as you in turn will have to obtain these when you come to the end of your term of the lease or break clause.

Please see the Other Matters Section of this Report.

12) **Signage and Lighting**

The signage and lighting would generally benefit from improvement and looks dated, with the exception of the swing sign, does not face on-coming traffic. The main sign literally faces the houses across the road.

As discussed and noted by yourself, we feel there are opportunities missed by the signage and lighting. You mentioned that the gable end would benefit from additional signage and lighting. We would add that remote signage would also be good. The signage does need to be written for the speed of traffic, i.e. 30mph or 60mph, as it acts as a good pre-warning that food and accommodation are available, etc.



Dated signage

ACTION REQUIRED: It really does depend on how you wish to market and promote the building, but remember that signage and lighting requires Local Authority Planning Permission in most cases, unless it is a temporary sign.

13) Dilapidations

We have not had the benefit of studying the Dilapidations Report. Our general findings are with public house dilapidations that they are not generally to the same standard as those we find for other commercial properties and often have items missing or are “light”, particularly if the landlord (the building and land owner) is also a retailer and there are retail agreements in place.

ACTION REQUIRED: We therefore always recommend that the schedule of condition prepared are appended to the lease.

The Ugly

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

We feel there are several categories that we have reported on fall into the Ugly Section. The main one being the roof condition and associated high areas, such as the chimneys and the valley gutters. It is a very onerous liability and you need to negotiate these out of your lease terms.

Other Items

Moving on to more general information.

Maintenance

You need to appreciate that you are taking on a full repairing and insurance lease and therefore typically most maintenance liabilities will be yours (we have not seen a copy of the lease).

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.

Estimates of Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour. For unskilled labour we currently use between £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:

You need to negotiate hard with regard to the items we have mentioned in this report, as the stage before you sign the lease is the stage when agreement needs to be made. We have seen many cases in the past where such agreements have not been made on the basis that the landlord (land and building owner) will do 'this and that' once the lease has been signed and this has never happened, so we strongly recommend everything is put in writing.

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 this Property Report and the Schedule of Condition and contact us on any issues that you require further clarification on.

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



Independent Chartered Surveyors

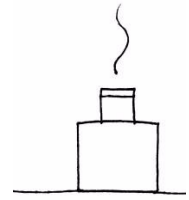
—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424

EXTERNAL

CHIMNEY STACKS, FLUES, PARAPET WALLS, 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.

This property has four chimneys in total. The chimneys are located front left hand side, front right hand side, rear middle and rear right hand side (all directions given as you face the property).

Chimney One, located to front left hand side

This chimney is brick finished with one pot and lead flashings. From what we could see the chimney looks in average condition. We were unable to see the top of the chimney known as the flaunchings so were cannot comment on these.



Front left hand chimney



Base of chimney

ACTION REQUIRED: Check the condition of the chimney when carrying out roof work, etc in the summer of 2011.

Chimney Two, located front right hand side

This is almost an identical copy and design of chimney one and is a large, thin brick built chimney. The main difference is that it sits at the base of a valley gutter and therefore is more susceptible to dampness. We were unable to see the rear of the chimney but it does need to be checked.



Front right hand chimney

ACTION REQUIRED: Check the rear of this chimney when carrying out roof work.

Chimney Three, located rear middle

This is a good size brick chimney. We can see two chimney pots and a lead flashing with moss growing around the top and the pointing is starting to weather.



Rear middle chimney

ACTION REQUIRED: Re-pointing of the chimney and checking the top where the moss is occurring to make sure the flaunchings are in good condition and repair if necessary.

ANTICIPATED COST: In the region of £250 to £500 but it is likely to need scaffolding which will substantially increase the cost. Please obtain quotations.

Chimney four, located to the rear right hand side

This is a large brick built chimney finished with four pots and one flue. From what we could see the chimney looks in below average condition and is allowing dampness into the property.



Rear right hand side chimney

ACTION REQUIRED: Re-point and check flaunchings at the top of the chimney. We would also recommend of the chimney be checked.

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

The main function room has had a ceiling added at low level. Originally it was a high level area and was lit with various high level roof lights. Two of these can be seen and one has been tarred over (please see adjacent photo) which is never ideal. We were unable to get a close inspection of this and would recommend this is carried out in the summer of 2011 and expect repairs.



Tarred over skylight

The other roof window has literally been felted over. We could see this when we gained access above the false ceiling. Plywood has been put over where the glass once was and then felt over the top of this. The publican advised that he had had the work carried out.



High level roof window

This is a good example where, in both cases, on a normal Schedule of Dilapidations you would be required to put this back these back to their previous condition, i.e. a roof window with glass that is allowing light into the property. You can see the cover up that has occurred.

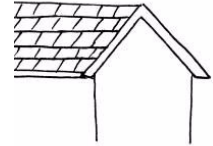
ACTION REQUIRED: Your solicitor needs to specifically mention items such as this, although we have recorded them you do need to have your Schedule of Condition appended to the lease and a side letter in relation to alterations like this that have taken place.



The underside where you can see the timber that has been put over the roof window

Finally, we have made our best assumptions on the overall condition of the sixty per cent 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 high level main roof, low level pitched roofs and flat roofs.

Main Roof

The main roof is pitched and clad mainly with quarried slate, however there are some manmade slates to the rear of the property. The slates sit fairly true and are generally in average condition as viewed from ground level considering the property's age, type and style.



General view of high level roofs

We do, however, wish to comment that the low level slates are in a very poor condition and it may be that on close inspection the main roof slates are also in this condition. We noted that some of the cement mortar to the ridge tiles had weathered and require re-bedding.

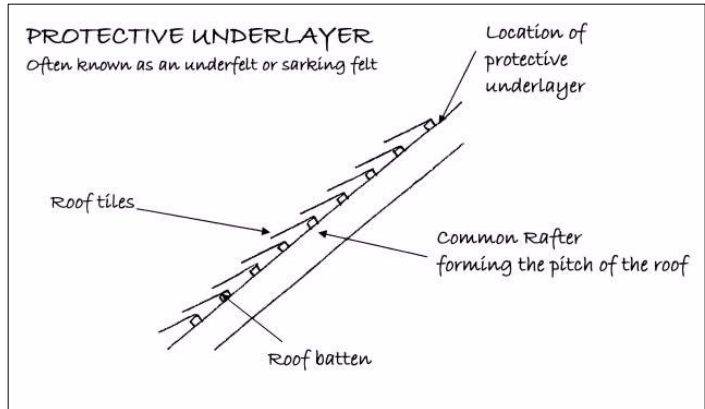


Close up of high level main roof.
Note lead tingles and our comments on these.

We have also mentioned earlier in this report to carry out work to the chimneys in the summer of 2011 if it has not been negotiated prior in the lease. We would suggest at the same time the opportunity is taken at the same time to check the main roof closely. Please also read our comments with regard to the low level roofs as this may well be applicable to this roof.

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.



There is no protective underlayer.

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



No protective underlayer

Low Level Pitched Roofs

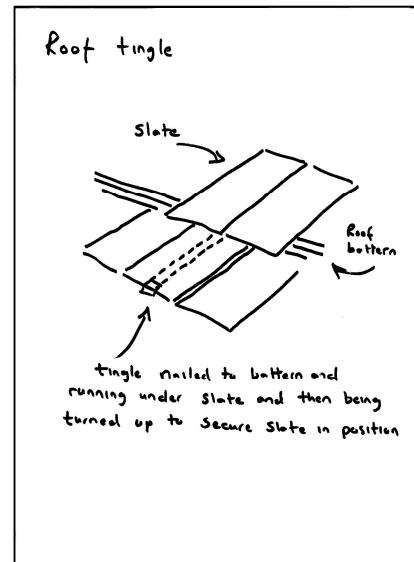
The low level pitched roofs are generally in poor condition. For example, the left hand side pitched slate roof has a large number of tingles. Normally it is said that if there are more than a dozen tingles then a roof needs re-roofing. Here we stopped counting after twenty tingles, meaning, in our opinion, this needs to be re-roofed.



Front left hand flat roof

ACTION REQUIRED: Re-roof.
Many of the other roofs are also in a poor condition and we feel the opportunity should be taken to re-roof all of the low level slate roofs with a natural slate.

Please see our comments in the Executive Summary and the costings for the roofs. This is a major cost and in our opinion a major stumbling block to taking on this lease.



Flat Roofs

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.

There are flat roofs located to the left hand side of the property to the front and the left hand middle.

The flat roofs are holding water and have been repaired many times over the years and now need sorting out. Our main concern is that there are no definite falls on the flat roofs and the condition of them.



Front left hand flat roof

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

Awkward Valley Gutters

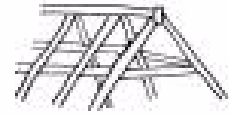
As roofs are extended and altered over the years awkward valley gutters details appear.

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 sixty 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

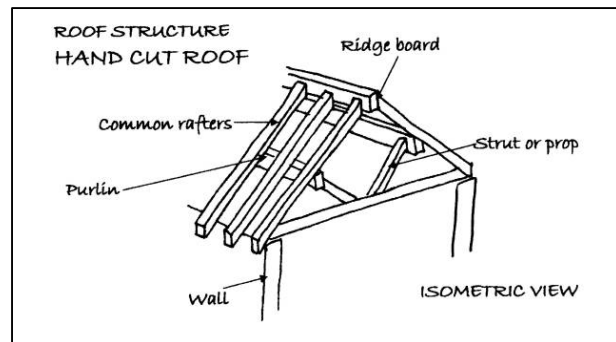
Roof Access

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 torch light, which has limited our viewing slightly.

There is also a second access to the roof to the function room area, or to be more exact it gives access above the false ceiling that has been added. Care should be taken if you do go into this space as we do not believe the joists can take too much weight and we certainly would not store a lot in this area.

Main Roof Structure

This type of roof structure has, what is known as, a cut timber roof, which is a roof that is purpose made and hand built on site. Without the original design details we cannot categorically confirm that there are no defects; however it is in line with what we typically see.



Roof Timbers

In the areas that we could see we found the roof timbers generally in average condition considering their age. Our concern is that the low level pitched roofs there will be wet rot, etc, in there and we have been unable to access these. Please see our comments with regard to re-roofing this section. Whilst the main roof has a number of tingles it is nowhere near in as bad condition as the low level pitched roofs.



We have inspected the main roof structure (high level pitched roof) for:

- Serious active woodworm
- Structurally significant defects to the timbers
- Structurally significant dry rot
- Structurally significant wet rot

Our examination is limited by the general configuration of the roof. As mentioned, we generally found this main roof to be in average condition but we feel it is the low level roofs where the problems lie.

ACTION REQUIRED: The only way to be certain about what the condition of the low level roofs are is to have these areas opened up.

Water Tanks

There is a cast iron water tanks in the roof that are old and starting to rust. These do not appear to be being used.

ACTION REQUIRED: We recommend the water tanks are replaced. Please see our comments in the Executive Summary.

Ventilation

The roof is currently self-ventilating, as it does not have a protective underlayer (often known as a sarking felt).

Insulation

Please see the Thermal Efficiency Section of this Report.

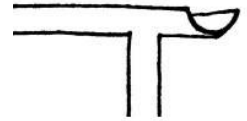
Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there was 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 property has a mixture of the original cast iron gutters and downpipes and some plastic..

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.



Rust to cast iron gutters and downpipes

Soil and Vent Pipe

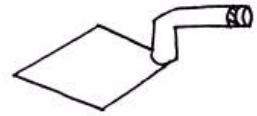
The property has cast iron and plastic soil and vent pipes. The cast iron pipes rather unusually run over the roofs. This is to allow them to get to one metre above the ridge height which is a Building Regulation requirement.



Soil and vent pipe

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.

We will consider the walls in two main areas; rough cast render and splatter dash render and brickwork.

Render

The first main area is the rough cast render and the smooth render. Rough cast render is more commonly known as pebbledash render. We found some hollow areas and this is typical for this age of property. We would add that we believe the new paintwork that has been applied is adding defects. We are in two minds with regard to the paint that has been applied, whilst on the one hand it is good to have the protection of the paint on the other hand there has not been able pre-preparation and repairs carried out. Therefore problems have effectively been painted over that we now find difficult to identify.



Rough cast (pebbledash) render

ACTION REQUIRED: You do need to budget for redecoration and repair in the next three to five years. We have mentioned in the executive summary that we believe you should redecoration as soon as possible as it is good marketing as well as protective the pub.

There is some smooth, more modern render to the rear of the property which looked in reasonable condition.

Brickwork

This is located to the rear of the property to the right hand side.

ACTION REQUIRED: This would benefit from ad hoc repointing.



Brickwork rear right hand side,
with smooth render to rear
left hand side

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 painted render / brickwork / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels, concrete lintels, rubbed brick lintels, stone lintels or 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 painted render / brickwork / plasterwork has been finished. We have made various assumptions based upon what we could see and how we think the painted render / brickwork / plasterwork would be if it were opened up for this age, style and type of construction. We are however aware that all is not always as 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

Given that the property has been extended and altered over the years at different times we would expect to find different foundations; from the shallow stepped brick foundation to the original parts of the property (even possibly less), to concrete strip foundations to the more modern parts of the property.

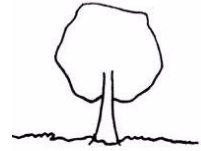
Building Insurance Policy

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.

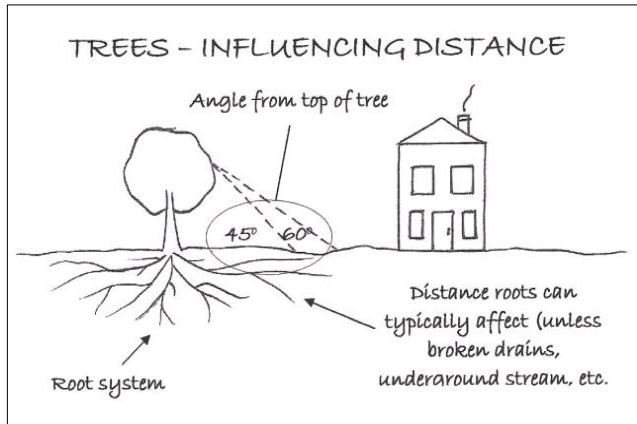
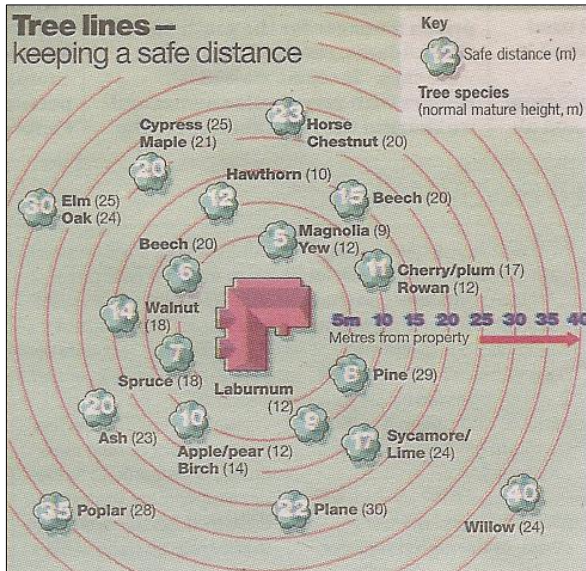
As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

TREE



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

There are trees in the garden but we do not believe the root system present is within influencing distance of the property. Examples of different types of trees and their influencing distances are given in the diagram below.



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.

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, to the base of the render is a thickening which has been painted black. Behind this is likely to be a slate DPC, although we cannot be certain without opening it up. At the time this property was originally built DPC's were starting to be used.



Air vent to left hand side

However please see our comments about finding dampness in the property. Unfortunately we can't see a DPC to the property because of the render. Your attention is drawn to the section of the report specifically dealing with dampness.

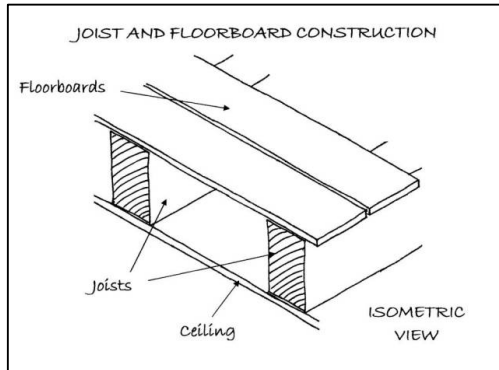
Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

AIRBRICKS



In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances of the property.

We noted air bricks at the side of the property. This we believe is for the joist and floorboard structure sitting over the cellar.

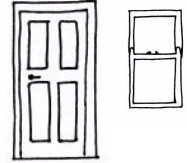


Air vent to left hand side

ACTION REQUIRED: You need to ensure that these air vents are clear to give air circulation into the cellar area. This will also help to dry any dampness that gets in the timbers. We would comment that the air bricks are quite low and may be acting as a gutter. Therefore we would recommend that they are protected from any rainwater ingress that can get in them.

Finally, we have made our best assumptions based upon our visual inspection of the outside of the property and our general knowledge of this age, type and style of construction. We have not opened up the floor, unless we have specifically stated so in this section.

FASCIAS AND SOFFITS AND WINDOWS AND DOORS



This section covers fascias, soffits and bargeboards and 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 timber fascias and soffits. They are hidden partly by the gutters, however as mentioned the guttering is not in the best of condition so we would expect some deterioration particularly to the fascia boards.

ACTION REQUIRED: Once the work of clearing the gutters and valleys has been carried out we would then recommend these are repaired and repainted.

Windows and Doors

The property has timber casement windows that are single glazed. These are generally in poor condition.

ACTION REQUIRED: Generally we would recommend the windows have new timber spliced into them and upgraded, however it may be more economical to replace them. Please see our comments in the Executive Summary.



Penknife going into window

There are a few double glazed windows to the rear kitchen area. 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.

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.

In this case the render has been decorated. Unfortunately, this in turn has hidden many of the defects that we would normally be able to see. As far as we can see, no preparation work has been carried out or repairs to the render. Please see our comments in this section.

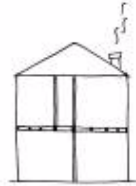
ACTILON REQUIRED: We recommend redecoration is carried out as soon as possible, along with associated repair. Whilst the redecoration is new we believe it to be hiding various defects and you therefore need to make a judgement as redecoration could also add to marketing of the property. From a property point of view the redecoration will last some years though defective areas will degrade more quickly.

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.

Ceilings

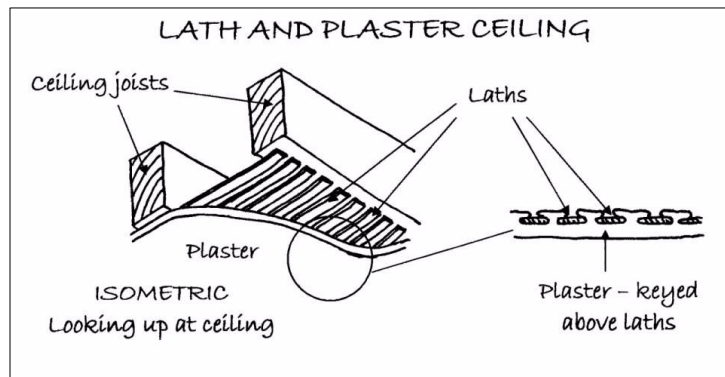
As should be expected with a building of this age, the ceilings have been finished in a variety of ways, from the original lath and plaster to more modern plasterboard. Many of them are newly redecorated. Unfortunately, due to the amount of nicotine that has been painted over this is now grinning through; please see our later comments about redecoration.



Lath and plaster ceiling

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

These are predominantly solid, although there is some studwork and numerous walls that have been removed on the ground floor to give the open plan effect of the pub.

ACTION REQUIRED: Your legal adviser to check and confirm that Building Regulations have been obtained for all the internal alterations.

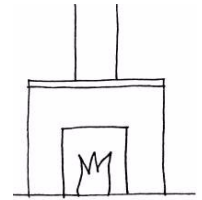
Perimeter Walls

These are relatively smooth, considering the age of the property and we believe a render has been used or a gypsum plaster, although originally it would have had a lime plaster.

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 on the front left and right hand side (all directions given as you face the front of the property). There are feature fireplaces within the pub, as discussed we feel that these can be a good attraction, especially with the health and safety issues with a fire in a public place.



Feature fireplace

At the time of the survey no chimneys were in use. 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



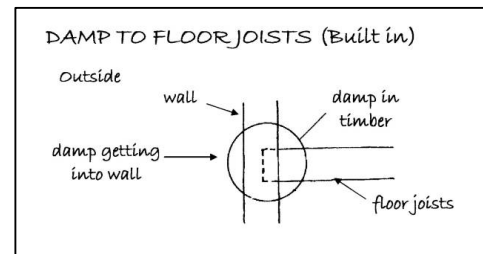
Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Ground Floor

The floors felt solid underfoot so we have assumed they are formed in concrete, however, we have not opened up the floors or lifted carpets/vinyl style flooring.

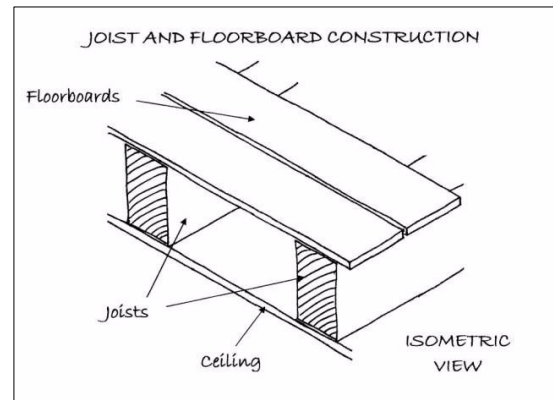
First Floor

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



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 carpets and flooring 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.

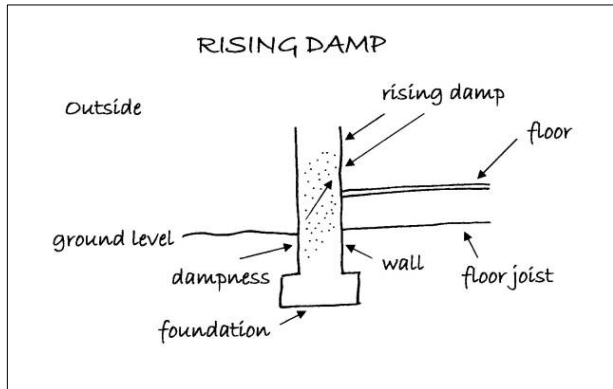
DAMPNESS



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.

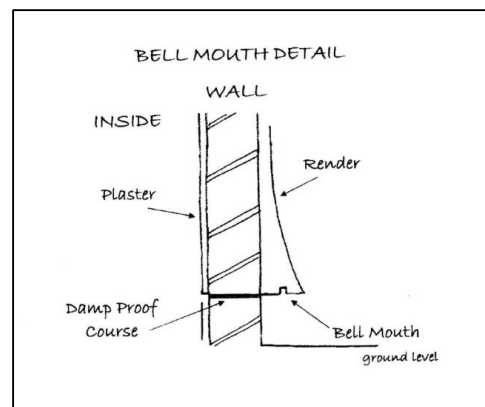


We carried out tests with an electronic damp meter and found dampness, which possibly could be condensation.

ACTION REQUIRED: Ideally there should be a bell mouth to the render externally to limit dampness from getting in, but we would only do this once we have opened up the thickening of the render at the base to check if there is a slate damp proof course or not.



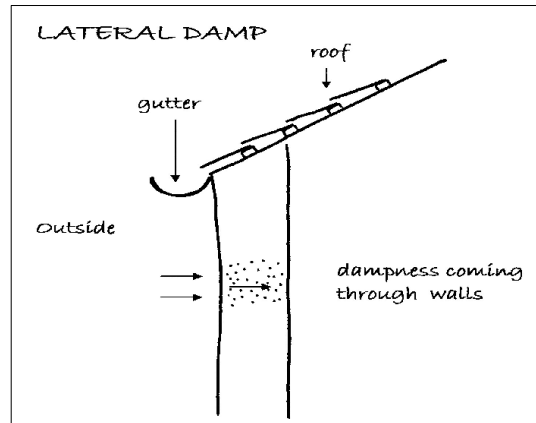
Checking for rising damp



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 found some lateral dampness. This was around areas such as the middle bedroom where the valley gutter is adjacent to the window and around the chimneys.



ACTION REQUIRED: Repair the chimneys and the valley gutters, as explained elsewhere within this report and the dampness should be reduced. However, in a property of this age there will still be an element of dampness, as there should.



Checking for lateral dampness

Condensation

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

We could 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.

Doors

The property has painted panel doors and flush doors which have been redecorated. Unfortunately, in many cases the nicotine and old paintwork is grinning through and will need to be prepared, repaired and redecorated.



Painted panel door

Staircase

We were unable to gain access onto the staircase. It should be lined as in a worst case scenario of a fire it does give you a bit longer to get down the stairs.

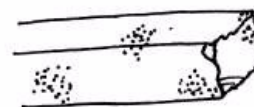
Kitchens

The property has both domestic and commercial kitchens. You may need to amend the kitchen depending upon your commercial requirements. We have not tested any of the kitchen appliances.

ACTION REQUIRED: We would always recommend your legal adviser requests latest environmental health reports

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 overview 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.*

In the areas visually inspected no evidence was found of any significant dry rot. Please note we have not opened up the floors and have had limited access to the roofs.

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 wet rot, with the exception of to the windows. Please note we have not opened up the floors and have had limited access to the roofs. Please see our comments in the executive summary.



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.

The roof is the main area that we look for woodworm (we have had limited access to the roofs; please see our comments in this section). Within the roof we found no obvious visual signs of significant woodworm activity or, indeed, signs of past woodworm activity that has caused what we would term 'structurally significant' damage.

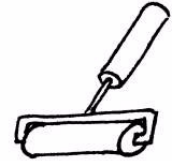
In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, and roof configuration, as it is restricted throughout the property by general fixtures and fittings.

ACTION REQUIRED: If you wish to be 100 percent certain get the property checked when it is empty of fixtures, fittings and furniture, etc.

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.

We have mentioned in the Schedule of Condition that most of the rooms have been redecorated, which we were pleased to see. However, there does not seem to have been any preparation prior to the redecoration; literally painting over what is there.

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

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.

CELLARS AND VAULTS



Cellars and vaults tend to be found in older properties and offer a useful space, although usually they are damp, unless some treatment has taken place such as the tanking of the walls, which is a lining process, or an external damp proofing membrane of some type has been added, or if internally the walls have been lined, therefore hiding the damp. Cellars are often susceptible to flooding from excessive rain, rising water table levels or even blocked drains.

The property has a below ground level cellar. It has been generally damaged from use and also has signs of dampness getting into it, as you will expect. You need to ensure the cellar has a sump pump and that this is working. We have recently seen a cellar where literally the sump pump was the only difference between the cellar being flooded or not.

ACTION REQUIRED: Check the cellar has a sump pump and that this is working.

Finally, we have made a visual inspection of the cellar/vault only and have no way of knowing what the construction is without opening up the structure.

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 insulated 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

We found no insulation. Current Building Regulation requirements of 270mm.

Walls

The walls have a render finish we assume the render is applied to solid walls. This means they 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 predominantly single glazed, with the exception of the kitchen are, and therefore have poor thermal properties.

Services

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

Summary

Assuming the above is correct, this property is below average compared with what we typically see. We would recommend that you make improvements by adding insulation and considering double glazing.

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

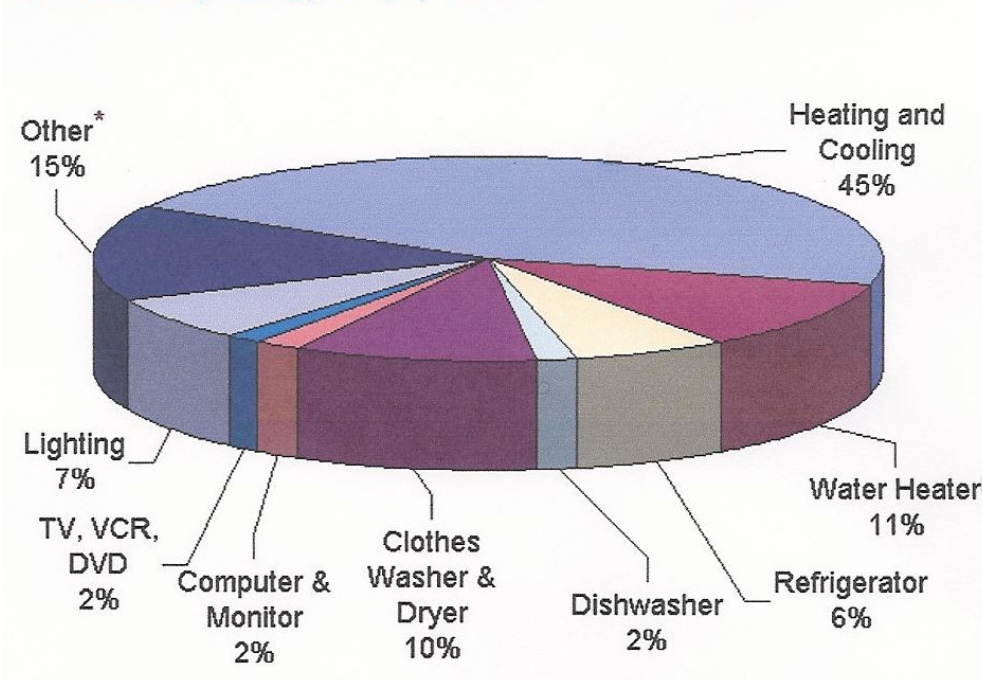
HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.

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.

What does my energy bill pay for?



*"Other" represents an array of household products, including stoves, ovens, microwaves, and small appliances. Individually, these products account for no more than about 2% of a household's energy bills.

OTHER MATTERS



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

Security

A security system has been installed. A good alarm system should not only help reduce break-ins but also your insurance. We are not experts in this field and therefore cannot comment further. Further information should be obtained from the vendor and the installer at a later date.

Smoke Alarms

Some smoke detectors were noted. These were dated and we would recommend complete replacement. The current Building Regulations require that they be wired into the main power supply. Obviously in a property of this age this is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

ACTION REQUIRED: We would recommend, for your own safety, that new smoke detectors be installed.

We have seen recently a smoke detector that fits within a light fitting (although we have not used these personally), which is charged when the light is switched on, providing it is switched on a certain number of times a year. We feel this is an excellent idea as it alleviates the problems of batteries running out. We would also advise that if you wish to have any general advice the local Fire Authority are usually happy to help.

Insurance

Normally insurance will be carried out by your landlord (the land and building owner) and then re-charged to you. You need to check and ensure they have adequate insurance on the property.

Asbestos

In a property of this age there may well be some asbestos; we believe there is likely to be some in the garage and outbuildings. 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. We are not asbestos surveyors.

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

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.

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by 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. All electrical installation works undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.

Fuse Board

The electric fuses and consumer units were located in the cellar and in the kitchen. We would recommend a half hour fire resistance box around the ones in the kitchen. We would date the fuseboard as being from the 1980s and, whilst not the best now available, it is reasonable.

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.

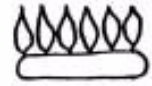
ACTION REQUIRED: If there is no record of an electrical test having been undertaken within the last five years, it is recommended that the installation be tested by a competent electrician (NICEIC registered) and all recommendations implemented. Thereafter, the installation should be re-tested every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



Earth test

Also note that Building Regulations require certain electrical work to be certified by an approved contractor. Please see the appendices at the end of this survey for further details.

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 Gas Safe registered plumber.

The landlord advises that the gas meter is located in the cellar and the laundry room. All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of Gas Safe; 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 repaired or replaced, as necessary, by a Gas Safe registered contractor. There after 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 by the landlord that the controlling stopcock is located in the ladies toilets, and the external stopcock is located by the boundary on the pavement. 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 were run to carry out the drainage test we checked the pressure literally by putting a finger over the tap and this seemed average. 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.

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.

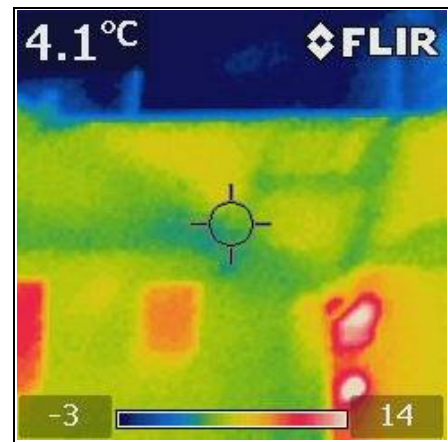
Heating

The property has two boilers; a Mexico II located in the laundry room and a Profile boiler for heating only located behind the AWP (one armed bandit) in the bar area.

Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects but we would nevertheless 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.

Ten Minute Heating Test

The heating was on at the time of the survey and the property was warm, although please see our thermal imaging photo which shows the heating being lost from the windows, and on the right hand side from the vent in the boiler behind the AWP (amusement with prizes) in the bar.

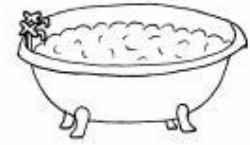


Thermal imaging photo

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 property has a dated bathroom suite. You may wish to replace this in due course.

ACTION REQUIRED: Replace in due course.

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 is assumed that the foul drains from the property discharge into a public sewer; this should be confirmed by your Legal Advisor prior to exchange of contracts, who should also provide information in respect of any common or shared drains including liability for the maintenance and upkeep of the same.

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.

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 assume that the property has the benefit of mains drainage, although this should be confirmed by your legal advisor's enquiries.

ACTION REQUIRED: You need to ensure there is a grease trap installed if you wish to do a large amount of catering cooking.

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. In this age of property it is likely to be into shared drains.

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

GARAGES/OUTBUILDINGS/ PARKING



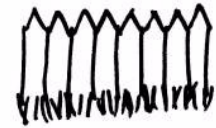
There is a concrete panel built garage with an asbestos roof. This, we are advised, is within the Asbestos Report.

ACTION REQUIRED: Your legal adviser needs to check and confirm this.



Garage

EXTERNAL AREAS



Garden

There is a large private garden. You spoke about using this as a beer garden. You do need to check that it will be used before you spend any money. You can encourage this by having barbecues, or even a child's' play area if you wish to go down that route.



Garden

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.

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 us.

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.

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**.