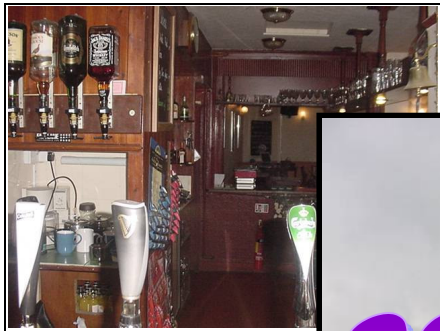
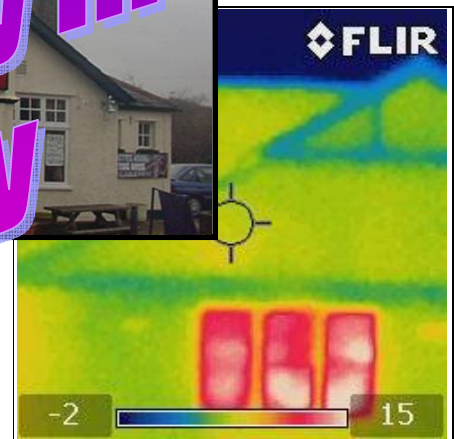


SCHEDULE OF CONDITION

A Public House
in Surrey



Commercial
Property in
Surrey



FOR
Mrs R

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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Address: Surrey

Prospective Tenant: Mrs R

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

We have not seen a copy of the lease and we have therefore assumed the property has a full repairing and insuring covenant – or will have under the proposed lease. We have assumed it is a standard lease with no unusual or onerous clauses. Your Legal Adviser should confirm this and advise us of any unusual or onerous clauses immediately.

Photographs:

We typically take approximately 100 photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report.

Orientation:

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

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

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

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

ELEVATIONS

All directions given as you face the property from the front.

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FRONT ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Three chimneys (left, right and middle)	Deteriorating. Moss sitting on flaunching of middle chimney and is in need of repointing	Repoint, repair and make watertight
Roofs: Natural slate pitched	Many areas of tingles	Repair and make watertight
Gutters and Downpipes: Predominantly cast iron gutters	Painted over and rust coming through	Repair, prepare and redecorate. Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.

<p>Walls:</p> <p>Painted pea shingle render</p>	<p>Vertical cracking noted adjacent to door; approx half a metre in length</p> <p>Newly decorated, no preparation work carried out as far as we can see. Areas of hollow render and poor detailing to base of render will allow rising damp</p>	<p>Repair, prepare and redecorate.</p>
<p>Windows:</p> <p>Casement windows</p>	<p>Newly painted, no preparation of repair work carried out.</p> <p>Rot noted</p>	<p>Repair, prepare and redecorate</p>

LEFT HAND SIDE ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Two chimneys: front, middle</p> <p>large brick chimney with four chimney pots and one flue to rear</p>	<p>Moss sitting on haunching of middle chimney and is in need of repointing</p> <p>In need of repointing</p>	<p>Repoint, repair and make watertight</p> <p>Repoint, repair and make watertight</p>
<p>Roofs:</p> <p>Natural slate roof</p> <p>Two flat roofs: Front lead covered flat roof Rear lead and bitumen flat roof</p> <p>Rear valley gutter</p>	<p>Lots of tingles (20 plus) Ridges need re-bedding</p> <p>Water sitting on roof</p> <p>Full of debris, grass and vegetation</p>	<p>Re-slate roof Re-bed ridges</p> <p>Repair and make watertight</p> <p>Clear debris, repair and make watertight</p>

<p>Gutters and Downpipes:</p> <p>Cast iron and painted plastic gutters</p> <p>Soil and Vent Pipe:</p> <p>Cast iron</p>	<p>Painted over and rust coming through</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p> <p>Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Walls:</p> <p>Painted pea shingle render</p> <p>Air Bricks:</p> <p>To cellar</p>	<p>Newly decorated, may be hiding latent defects</p> <p>Acting as gutters for rainwater protect and likely to be affecting the floor.</p>	<p>Repair, prepare and redecorate</p> <p>Protect and repair</p>
<p>Windows:</p> <p>Timber casement windows</p> <p>Metal casement windows (to toilet area)</p> <p>Casement windows to private living accommodation</p>	<p>Newly painted – hiding defects, wet rot etc</p> <p>Signs of rusting</p> <p>Newly painted</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>

RIGHT HAND SIDE ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Three chimneys (front, middle, right)</p> <p>Fourth chimney: large brick chimney with four chimney pots and one flue to rear</p>	<p>Moss sitting on haunching of middle chimney and is in need of repointing</p> <p>In need of repointing</p>	<p>Repoint, repair and make watertight</p> <p>Repoint, repair and make watertight</p>
<p>Roofs:</p> <p>Natural slate roof</p> <p>Roof window</p> <p>Two valley gutters: Front valley gutter</p> <p>Rear valley gutter formed in lead</p>	<p>Some tingles and remains of Turnerising</p> <p>Tarred over</p> <p>Debris laying in it</p> <p>Water on roof</p>	<p>Repair and make watertight</p> <p>Repair and make watertight</p> <p>Clean, repair and make watertight</p> <p>Clean, repair, make watertight and add fall</p>

<p>Gutters and Downpipes:</p> <p>Predominantly cast iron gutters</p>	<p>Painted over and rust coming through</p>	<p>Repair, prepare and redecorate. Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Walls:</p> <p>Painted pea shingle render</p> <p>Painted Stretcher Bond brickwork to rear</p>	<p>Newly decorated, may be hiding latent defects</p>	<p>Repair, prepare and redecorate. Repair, prepare and redecorate.</p>
<p>Windows:</p> <p>Timber casement windows</p> <p>One high level window</p>	<p>Newly painted – hiding defects, wet rot etc</p>	<p>Repair, prepare and redecorate</p>

REAR ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Large brick chimney</p> <p>Flue from kitchen</p>	Needs repointing	<p>Repoint, repair and make watertight</p> <p>Repair and make watertight</p>
<p>Roofs:</p> <p>Natural slate roof</p> <p>Manmade slate roof</p>		Repair and make watertight
<p>Gutters and Downpipes:</p> <p>Predominantly cast iron gutters</p>	Painted over and rust coming through	<p>Repair, prepare and redecorate.</p> <p>Ensure all gutters are watertight and falling towards the downpipe.</p> <p>Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Walls:</p> <p>Painted smooth render to half</p> <p>Brickwork to half</p>	Newly decorated, may be hiding latent defects	<p>Repair, prepare and redecorate.</p> <p>Clean brickwork, ad hoc repointing, repair, prepare and redecorate.</p>

<p>Windows:</p> <p>Timber casement windows to lower section Metal casement windows to upper section Plastic windows to rendered section (kitchen area)</p>	<p>Newly painted – hiding defects, wet rot etc</p>	<p>Repair, prepare and redecorate</p>
<p>Fascias and Soffits:</p> <p>Painted timber</p>	<p>Likely to be some rot</p>	<p>Repair, prepare and redecorate</p>
<p>Air Cooler Units:</p>		<p>Establish ownership and maintenance liability</p>
<p>Garden for private living accommodation:</p> <p>Timber post and fence to left Concrete post and fence to right</p> <p>Tree</p>		

ROOFS

DESCRIPTION	CONDITION	ACTION REQUIRED
Main Pitched Roof: Slate	Number of tingles	Re-bed ridge tiles and check slates
Low Level Pitched Roofs:	Excessive number of tingles	Re-roof
Awkward Valley Gutters:		Clear of any debris and repair in like for like material
Flat Roofs: Several flat roofs	Water sitting on them	Take up and re-lay with a fall towards outlet, make watertight

CAR PARK



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Driveway: Gives access to garage</p> <p>Garage – pre-cast modular concrete long single garage with asbestos roof</p> <p>Timber fence</p>	<p>Driveway being used for bin storage, etc.</p> <p>Damaged garage door and leaking roof.</p> <p>At the time of our inspection the garage was full of stored items</p> <p>Part missing, both to entrance and in private living accommodation</p>	
<p>Signage:</p> <p>Area in front of it is concreted</p>		
<p>Car Park:</p> <p>Quarter concrete and three quarters tarmac</p>	<p>General surface wear and pot holes</p> <p>No drainage noted</p>	<p>Fill pot holes, re-surface and re-white line</p>

INTERNAL

GROUND FLOOR TRADING AREA

FRONT OF HOUSE

All directions given as you face the property.

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BAR AREAS:
**Divides into Games Area (pool room and darts),
 general bar and function room**

Pool Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed paper	Patchy paintwork/nicotine staining (painted without preparation)	Repair, prepare and redecorate
Walls: Embossed wallpaper and dado rail	Patchy paintwork /nicotine staining Damage to timber slates adjacent to raised area	Repair, prepare and redecorate
Floors: Vinyl	Ingrained dirt	Clean and/or replace
Joinery: Windows Doors		Considering conditions externally repair, prepare and redecorate. Repair, prepare and redecorate.

Raised Area of Bar

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed paper Extract fan	Damaged Marked	Repair, prepare and redecorate. Clean
Walls: Embossed wallpaper	Average	
Floors: Carpet	Worn	Clean and/or replace

Darts Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed painted	Patchy paint/nicotine staining (painted without preparation)	Repair, prepare and redecorate
Walls: Embossed wallpaper	General marks and damage above dartboard	Repair, prepare and redecorate
Floors: Carpet tiles	Marked	Clean and/or replace
Joinery: Windows Doors		Considering conditions externally repair, prepare and redecorate. Repair, prepare and redecorate.

Main Bar



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Embossed painted Vent</p>	Vents need cleaning	Clean vents, repair, prepare and redecorate.
<p>Walls:</p> <p>Painted</p>	Average	
<p>Floors:</p> <p>Carpet</p>	Worn	Replace
<p>Joinery:</p> <p>Windows</p> <p>Doors</p>		<p>Considering conditions externally repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate</p>

Function Room



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Patchy paint/nicotine staining (painted without preparation)	Repair, prepare and redecorate.
Walls: Painted	Patchy paint/nicotine staining (painted without preparation)	Repair, prepare and redecorate.
Floors: Carpet	Stained	Replace
Joinery: Windows Doors		Considering conditions externally repair, prepare and redecorate. Repair, prepare and redecorate.

Toilet Facilities
(Ladies and Gents Suite)

There are no toilets for the less able/disabled.

Lobby to Ladies and Gentlemen's Toilets

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed wallpaper	Average	
Walls: Embossed wallpaper and dado rail	Average	
Floors: Quarry tiles	Ingrained dirt	Deep clean
Joinery: One crittle window Entrance door	Marked Marked	Considering conditions externally repair, prepare and redecorate. Repair, prepare and redecorate.


Gentlemen's Toilets One



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	
Walls: Floor to ceiling tiles	Average, some old fixing holes	Repair old fixing holes, prepare and redecorate.
Floors: Tiles	Ingrained dirt	Deep clean
Sanitary Ware: Three slab urinals, one WC, one wash hand basin	Ingrained dirt	Deep clean, especially slab urinals
Joinery: Painted timber windows Entrance door	Condensation to one window Unpainted	Considering conditions externally repair, prepare and redecorate. Repair, prepare and redecorate.

Ladies' Toilets



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted embossed paper	Average	
Walls: Painted wallpaper and a small wall tile to approx one metre in height Skirtings	Average Marked	 Repair, prepare and redecorate
Floors: Quarry tiles	Ingrained dirt and floor paint missing	Deep clean
Sanitary Ware: Two WC's, wash hand basins	Damp to one WC  Damp wall	Deep clean
Joinery: Three metal windows Doors	Marked Marked	Considering conditions externally repair, prepare and redecorate. Repair, prepare and redecorate

Store
(off Ladies' Toilets)

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Embossed paper	Average	
Walls: Embossed wallpaper with dado rail	Average	
Floors: Quarry tiles	Ingrained dirt	Deep clean
Joinery: Entrance door	Marked	Repair, prepare and redecorate.

Gentlemen's Toilets Two

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Hairline cracking which is part filled	Repair, prepare and redecorate.
Walls: Floor to ceiling tiles	Average	
Floors: Quarry tiles	Ingrained dirt and damaged tiles	Deep clean and repair/replace tiles
Sanitary Ware: Two slab urinals, one WC, one wash hand basin	Ingrained dirt	Deep clean, especially slab urinals
Joinery: Two metal windows Entrance door	Rust visible and do not close Marked	Considering conditions externally repair, prepare and redecorate. Repair, prepare and redecorate.

GROUND FLOOR

BACK OF HOUSE

All directions given as you face the property.

Note: Smoking has taken place and the nicotine is grinning through in several of the rooms.

Main Catering Kitchen



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>	Patchy paint/nicotine staining (painted without preparation)	Repair, prepare and redecorate.
<p>Walls:</p> <p>Tiles</p>	Ingrained dirt	Deep clean
<p>Floors:</p> <p>Tiles</p> <p>Section of altro-style flooring going into function room</p>	Ingrained dirt	Deep clean
<p>Joinery:</p> <p>Plastic double glazed windows</p> <p>Double swing entrance door</p>	<p>Average</p> <p>Marked</p>	<p>Clean</p> <p>Repair, prepare and redecorate.</p>

<p>Catering Equipment:</p> <p>Catering quality kitchen with stainless steel units.</p> <p>The catering equipment has not been inspected, as we are not expert in this area, you should seek expert advice. We have assumed that the catering equipment meets Local Authority approval and is appropriate for use.</p>		
<p>Electrics:</p> <p>Open exposed electrics</p>	<p>Requires half hour fire resistance box</p>	<p>Needs boxing in</p>

Bar Servery Area



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Embossed paper</p>	<p>Patchy paintwork/nicotine staining (painted without preparation)</p>	<p>Repair, prepare and redecorate.</p>
<p>Walls:</p> <p>Back bar with mirror</p>	<p>Average</p>	<p>Sand bar</p>
<p>Floors:</p> <p>Altro style flooring</p>	<p>Ingrained dirt</p>	<p>Deep clean</p>

Store
(containing freezer and work tools)



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Gloss painted	Average	
Walls: Gloss painted	Dampness coming in Nicotine staining grinning through	Repair, prepare and redecorate.
Floors: Altro style flooring	Ingrained dirt	Deep clean
Joinery: Doors		Repair, prepare and redecorate.

Laundry Room



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Patchy paintwork/nicotine staining (prepared without decoration)	Repair, prepare and redecorate.
Walls: Painted brickwork	Patchy paintwork/nicotine staining (prepared without decoration)	Repair, prepare and redecorate.
Floors: Altro style flooring	Ingrained dirt	Deep clean
Joinery: Doors		Repair, prepare and redecorate.

Cellar

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:		
Painted concrete	Average	
Walls:		
Painted brickwork	Some marks from the barrels	Repair, prepare and redecorate.
Floors:		
Concrete	Some marks and cracks	Repair, prepare and redecorate
Door:		
Entrance door	Marked	Repair, prepare and redecorate.
Concrete steps	Marked	Repair, prepare and redecorate.
Curtain to stop heating leaving		
Sump Pump:		
		Check in working order
Services:		
1970s Fuseboard	Dated	Obtain test and report

PRIVATE LIVING ACCOMMODATION

All directions given as you face the property.

Note: Smoking has taken place and the nicotine is grinning through in several of the rooms.

Domestic Kitchen



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Gloss Light	Average No luminaire fitting	Repair, prepare and redecorate.
Walls: Gloss paint above tiles Tiles	Average Ingrained dirt	Deep clean
Floors: Altro style flooring	Paint marks No skirting detail	Deep clean
Joinery: Windows Door	Marked	Repair, prepare and redecorate. Repair, prepare and redecorate.
Catering Equipment: Units	Domestic quality	Deep clean

Lounge
(Next to office)



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted woodchip paper</p>	<p>Patchy paintwork/ nicotine stained (painted without preparation)</p>	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Painted woodchip paper</p> <p>Fireplace</p> <p>Single panel radiator under window</p>	<p>Patchy paintwork/nicotine staining (painted without preparation)</p> <p>Blocked up</p>	<p>Repair, prepare and redecorate</p> <p>Unblock</p>
<p>Floors:</p> <p>Exposed timber</p>		<p>Sand and clean</p>
<p>Joinery:</p> <p>Painted panel windows</p> <p>Painted panel door</p>		<p>Considering conditions externally repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>

Office



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Woodchip paper</p>	Nicotine stained/patchy paint (painted without preparation)	Repair, prepare and redecorate.
<p>Walls:</p> <p>Woodchip paper</p> <p>Single panel radiator under window</p>		Repair, prepare and redecorate.
<p>Floors:</p> <p>Altro style flooring</p>	Ingrained dirt	Deep clean
<p>Joinery:</p> <p>Casement windows</p> <p>Staircase door</p>		Considering conditions externally repair, prepare and redecorate. Repair, prepare and redecorate.

Staircase

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted woodchip paper	Nicotine staining/patchy paint (painted without preparation)	Repair, prepare and redecorate.
Walls: Painted woodchip paper	Sections missing	Repair, prepare and redecorate.
Handrail:		Repair, prepare and redecorate.
Floors: Carpet	Ingrained dirt	Deep clean

FIRST FLOOR

PRIVATE LIVING ACCOMMODATION

All directions given as you face the property.

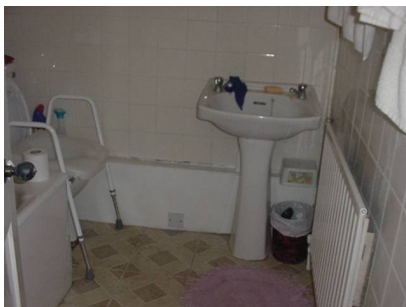
Note: Smoking has taken place and the nicotine is grinning through in several of the rooms.

Rear Right Hand Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted woodchip paper	Average	Repair, prepare and redecorate
Walls: Painted woodchip paper Fireplace	Patchy paintwork/nicotine staining Blocked up	Repair, prepare and redecorate Needs venting
Floors: Carpet	Dirty	Deep clean
Joinery: Metal windows Painted panel door	Newly painted, some rusting. Unable to close window Newly painted. Patchy paint/nicotine staining (painted without preparation)	Considering conditions externally repair, prepare and redecorate. Repair, prepare and redecorate.

Rear Right Hand Bathroom



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>	Hairline cracking visible	Repair, prepare and redecorate.
<p>Walls:</p> <p>Tiled to about one and a half metres and painted above that</p>	Ingrained dirt and messy grouting	Re-grout, repair, prepare and redecorate.
<p>Floors:</p> <p>Tiles</p>	Ingrained dirt	Replace
<p>Joinery:</p> <p>Windows</p> <p>Door</p>		<p>Considering conditions externally repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>
<p>Sanitary Ware:</p> <p>Bath, WC and wash hand basin</p>	Worn and no proper seal to bath	New bath seal and clean sanitary ware

Access Corridor



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Woodchip paper</p> <p>Access panel adjacent to bathroom</p>	<p>Average</p> <p>Patchy paintwork/nicotine stained (painted without preparation)</p>	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Woodchip paper</p> <p>Gloss paint</p>	<p>Average</p> <p>Marked</p>	<p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Carpet</p>	<p>Worn</p>	<p>Replace</p>
<p>Joinery:</p> <p>Doors</p>		<p>Repair, prepare and redecorate.</p>

Front Middle Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:		
Painted woodchip paper	Water damage adjacent to chimney	Repair chimney
Walls:		
Painted woodchip paper	Dampness coming in through awkward valley gutter adjacent to window	Repair, prepare and redecorate
Painted brickwork	Marked	Repair, prepare and redecorate
Fireplace	Blocked up	Needs venting
Radiator adjacent to door	Not under window – can promote condensation	
Floors:		
Carpet	Dirty	Clean or replace
Joinery:		
Painted timber windows	Being painted at time of inspection	Considering conditions externally repair, prepare and redecorate.
Painted panel door	Patchy paintwork/nicotine stained (painted without preparation)	Repair, prepare and redecorate.

Front Master Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Woodchip paper	Marked	Repair, prepare and redecorate
Walls: Woodchip paper Built in wardrobes either side of fireplace Fireplace Radiator under window	Marked Dated and nicotine stained Blocked up	Repair, prepare and redecorate Replace Needs venting
Floors: Carpet	Worn	Replace
Joinery: Windows Door	Marked Marked	Considering conditions externally repair, prepare and redecorate. Repair, prepare and redecorate.

OTHER MATTERS

SERVICES

Electrics

All electrics need to be tested by an NICEIC approved electrician or equivalent to Institute of Electrical Engineers (IEE) standard. Note our comments with regards to the lights and the extract system. The fuseboards are located in the cellar and kitchen. They need a half our fire resistance box.

Fuel – Gas/Oil

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

FIRE REGULATIONS

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

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

DISABILITY DISCRIMINATION ACT

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. It is a condition of all the leases that we have seen to meet this requirement.

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

ASBESTOS REGISTER

In a property of this age there may well be some asbestos. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

ACTION REQUIRED: An Asbestos Register should be provided by the outgoing tenant/landlord.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

We are not asbestos surveyors.

LIMITATIONS

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

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise.

We have not carried out or arranged for specialists to undertake any reports, for example an environmental report or an audit report upon the property. We are therefore unable to advise whether any contaminated or other adverse environmental issues affect the site.

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

Signature Document in Relation to A Public House in Surrey

Schedule of Condition

This signature document represents page 47 and 48 of a 48 page Schedule of Condition relating to:

A Public House in Surrey

as prepared by

Chartered Surveyors

You should ensure your Legal Advisor gets this document signed by the relevant parties and agreed prior to legal commitment to purchase. Delete/amend as you require.

Lessees Representative

We verify that this is a true and accurate record of the condition of:

A Public House in Surrey

As inspected

By

Chartered Surveyors

Signed: Dated:

For and on Behalf of Chartered Surveyors

Lessee

Dawn Ryans has seen and forwarded this document on by recorded delivery on to the owners/landlords or their legal representatives in relation to the proposed Lease.

Signed: Dated:
Dawn Ryans

Landlords Representative (delete as applicable)

Print Name: for and on behalf of has inspected and read the Schedule of Condition for an on behalf of and accepts that it is a true and accurate record.

Signed: Dated:

For and on Behalf of:

I have the authority to sign this document on behalf of the aforementioned company.