

SCHEDULE OF CONDITION
OF
A Listed Tudor 16th/17th Public House
And Restaurant



FOR
Mr and Mrs H

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

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Address

Listed Public House and Restaurant

**Prospective
Tenant:**

Mr and Mrs H

**Repairing
Covenant:**

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

Orientation:

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

There follows a detailed appraisal of the property, starting with the External and then looking at each room. The Schedule of Condition offers a detailed description of the condition of the property.

We understand that the property is Listed and possibly has a Conservation Order on it; as such 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 Commercial Building Survey.

ELEVATIONS

FRONT ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Two brick and one stone	Below average	Re-point and new lead flashings
Roof: Tiles: Clay and Stone	Slightly below average	General overhaul and removal of moss and replacement of slipped and broken tiles
Gutters and Downpipes: Cast Iron and Plastic	Below average	Renew, repair and redecorate rusting cast iron and repair displaced plastic gutters.
Walls: Brickwork and Stonework	Poor	Re-point in an appropriate lime mortar and repair bricks and stonework.
External Joinery: Timber casement windows	Poor. Extensive wet rot.	Splice and cut-in new timber.

LEFT HAND SIDE ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>One brick chimney</p>	Below average	Re-point and renew with a lead flashing
<p>Roof:</p> <p>Slate roof. Clay tile roof Felt flat roof</p>	Average to poor	<p>Main Felt Roof: Renew and repair detailing End Flat Roof: Renew</p>
<p>Gutters and Downpipes:</p> <p>Cast Iron and Plastic</p>	Below average	Renew, repair and redecorate rusting cast iron and repair displaced plastic gutters.
<p>Walls:</p> <p>Brickwork, painted render and stonework</p>	Average to Poor	Re-point in a lime based mortar and repair stonework.
<p>External Joinery:</p> <p>Timber casement windows</p>	Poor to Average	Splice and cut-in new timbers and repair and replace windows.

RIGHT HAND SIDE ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Stone chimney	Average to below average. Some dampness internally	Check chimney; likely to need some re-pointing and work to the flashings
Roof: Stone slates with rear valley gutter	Average	General maintenance and cut back vegetation and check valley gutter
Gutters and Downpipes: Cast Iron and Plastic	Below average	Renew, repair and redecorate rusting cast iron and repair displaced plastic gutters. Cut back vegetation.
Walls: Stonework	Average to Poor. Note diagonal cracking to stonework	Re-point in a lime based mortar and repair stonework
External Joinery: Stone mullions and transoms.	Poor to Average	Repair

REAR ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Two brick chimneys</p>	Below average	Re-point and renew with a lead flashing
<p>Roof:</p> <p>Tiled clay roof</p> <p>Flat felt roof</p>	Average Below average	<p>Generally overhaul and remove moss, replace slipped and broken tiles.</p> <p>Replace felt detailing with lead detailing to flashings, upstands and around roof windows.</p>
<p>Gutters and Downpipes:</p> <p>Cast Iron and Plastic</p>	Below average	Renew, repair and redecorate rusting cast iron and repair displaced plastic gutters.

<p>Walls:</p> <p>Old brickwork, coursed and random stonework and cavity wall brickwork</p>	<p>Average to below average</p>	<p>Ad hoc re-pointing and repair to spalling brickwork</p>
<p>External Joinery:</p> <p>Timber casement windows</p>	<p>Average to poor</p>	<p>Redecorate and repair as necessary</p>

INTERNAL

GROUND FLOOR TRADING AREA – FRONT OF HOUSE

Bar Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Artex	Average	
Walls: Papered and panted Timber panelling at low level	Average Rising damp found	
Floors: Stone flagged	Ingrained dirt	Clean
Joinery: Timber casement windows	Wet rot found in external of windows	Repair and redecorate

Restaurant

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Spine beam	Average	
Walls: Papered and painted Wood panelling at low level	Average	
Floors: Stone slabs and parquet flooring	Ingrained dirt and marked	General clean

Restaurant – Conservatory Area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Artex style vaulted ceiling with imitation timber beams	Average	
Walls: Painted with timber beams and stonework. Dry lined.	Average Rising damp	
Floors: Stone slabs	Marked	Clean
Joinery: Timber windows	Average	

Internal Bar – Waiting Room



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	
Walls: Painted and stonework	Average	
Floors: Stone slabs	Ingrained dirt	Clean
Joinery: Georgian wire polish plated roof window / roof light	Newish paintwork over joinery that looks to require making good	Check, as we believe the roof window / roof light may be leaking

Toilet Facilities

There are no toilets for the less able/disabled.

Gentlemen's Toilets



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p> <p>Access hatch in the area</p>	<p>Marked and signs of water damage</p>	<p>Paint</p>
<p>Walls:</p> <p>Painted brickwork</p> <p>Tiling to the urinals</p> <p>False wall to the w.c.</p>	<p>Average, minor marks</p> <p>Average / dated</p> <p>Rising Damp</p>	
<p>Floors:</p> <p>Tiled</p>	<p>Average</p>	
<p>Sanitary Ware</p> <p>3 Urinals</p> <p>1 W.C.</p> <p>1 Wash hand basin</p>	<p>Average / dated</p> <p>Average / dated</p> <p>Average / dated</p>	
<p>Joinery:</p>	<p>Average</p>	

Ladies' Toilets



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted pink	Average	
Walls: Painted pink Black wall paper	Average, minor marks Average	
Floors: Hessian flooring Wood boarding to W.C.s	Average	
Sanitary Ware: Two W.C.s Two wash hand basins	Average / dated Average / dated	

GROUND FLOOR – BACK OF HOUSE

Temporary Catering Kitchen and Store



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings:	Average	
Walls:	Average	
Floors: Safety-style floor	Average	
Joinery:	Average	
Catering Equipment: We have assumed that the catering equipment meets Local Authority approval and is appropriate for use. The catering equipment has not been inspected, as we are not expert in this area.		Check to see if an EHO Notice has been issued

Catering Kitchen – Being Restored

Kitchen divided into two areas; there is a store that we could not gain access to.

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>	Newly decorated	
<p>Walls:</p> <p>Painted – all dry lined</p>	Newly decorated. We can only assume dampness is behind the dry lining	
<p>Floors:</p> <p>Safety altro-style flooring</p>	As new	
<p>Joinery:</p> <p>Metal and timber window frames</p>	Newly painted	
<p>Catering Equipment:</p> <p>We have assumed that the catering equipment meets Local Authority approval and is appropriate for use. The catering equipment has not been inspected, as we are not expert in this area.</p>		
<p>Services:</p> <p>Radiators being fitted at the time of our inspection.</p> <p>Electric Fuse board</p>		

Lobby Area to Garden

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	
Walls: Painted Dry lined	Slight marks Rising damp	
Floors: Carpeted	Marked and stained	Clean

Storeroom (off of Lobby Area)

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted – Stramit board (straw boarding)	Average	
Walls: Painted	Average	
Floors: Concrete	Ingrained dirt	

Bar Servery Area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Artex	Average	
Walls: Mirrors	Average	
Floors: Altro-style flooring	Average	
Joinery: Wooden shelving Timber bar	Some marks Marked	

Inner Lobby between Bar and Access Corridors

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Old fixing point for alight	Make good and redecorate
Walls: Painted	Average Rising damp found	
Floors: Stone	Ingrained dirt	Clean

Cellar Area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	
Walls: Painted	Average	
Floors: Painted	Rising damp	

FIRST FLOOR – LETTING ROOMS

Letting Room One



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Newly decorated	
Walls: Painted	Newly decorated	
Floors: Carpet	Being laid at the time of the survey	
Joinery: Timber windows	Below average	Redecorate
Services: Emergency lighting Fire alarm system	Work was being carried out at the time of our inspection	You need to ensure that the work meets appropriate standards

Letting Room One En Suite

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Newly decorated	
Walls: Painted	Newly decorated	
Floors: Carpet	Being laid at the time of the survey	
Sanitary Ware:	Average	
Joinery:	Average	

Letting Room Two



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Hairline cracking	
Walls: Painted embossed	Average	
Floors: Carpet	Slightly marked	
Joinery: Timber windows	Below average	Redecorate
Services: Emergency lighting Fire alarm system	Work was being carried out at the time of our inspection	You need to ensure that the work meets appropriate standards

Letting Room Two En Suite



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	
Walls: Painted	Average	
Floors: Vinyl	Average	
Sanitary Ware: One shower One small wash hand basin One w.c.	Average Average Average	
Joinery:	Average	
Services: Extract fan	In need of cleaning	Requires cleaning

Letting Room Three



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted paper	Average	
Walls: Painted embossed paper with timber beams	Average	
Floors: Carpet	Average	
Joinery: Casement windows Old style fire door	Below average.	Redecorate
Services: Emergency light missing Smoke detector present Radiator under the window	Work was being carried out at the time of our inspection	You need to ensure that the work meets appropriate standards

Letting Room Three En Suite



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted embossed paper, partly sloping	Average	
Walls: Painted embossed	Average	
Floors: Vinyl	Average	
Sanitary Ware: One shower One small wash hand basin One w.c.	Average Average Average	
Joinery:	Average	
Services: Extract fan	In need of cleaning	

Letting Room Four



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted paper, part embossed	Average	
Walls: Painted embossed paper	Average	
Floors: Carpeted	Some minor marks	
Joinery: Casement windows	Below average.	Redecorate
Services: Fire alarm system and emergency light Internal radiator	Work was being carried out at the time of our inspection	You need to ensure that the work meets appropriate standards

Letting Room Four En Suite



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted paper, part embossed This area is sloping	Average	
Walls: Painted embossed paper	Average	
Floors: Vinyl	Average	
Sanitary Ware: One shower One small wash hand basin One w.c.	Slightly dated Slightly dated Slightly dated	
Joinery: Casement window	Below average.	Redecorate
Services: Extract fan	In need of cleaning	Requires cleaning

Access Corridor



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	
Walls: Painted embossed paper with some timber beams	Average	
Floors: Carpet	Some minor marks	
Joinery: Casement windows	Below average.	Redecorate
Services: Emergency lights Fire protector	Work was being carried out at the time of our inspection	You need to ensure that the work meets appropriate standards

FIRST FLOOR – PRIVATE LIVING ACCOMMODATION

Access Corridor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	
Walls: Embossed wallpaper	Average	
Floors: Vinyl	Some marks	
Joinery:	Average	

Private Living Accommodation

Kitchen



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted with timbers including original beam	Marks where old light fitting was	Some making good
Walls: Partly tiled and partly painted Chimney breast	Average. Some hairline cracking to external wall	
Floors: Vinyl	Average	
Joinery: Timber casement window	Below average.	Redecorate.
Catering Equipment:	Not Tested	

Bathroom



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted with timber (imitation) beams.</p>	Some marks	Redecorate
<p>Walls:</p> <p>Papered</p> <p>Tiled around bath, w.c. and wash hand basin</p>	<p>Some marks and some paper coming away</p> <p>Some mould</p>	<p>Redecorate</p> <p>Clean</p>
<p>Floors:</p> <p>Vinyl</p>	Average	
<p>Sanitary Ware:</p> <p>w.c. Wash hand basin bath / shower</p>	<p>Average / dated</p> <p>Average / dated</p> <p>Average / dated</p>	
<p>Joinery:</p> <p>Metal framed window</p>	Some flaking paintwork	
<p>Services:</p> <p>No extract fan</p> <p><u>Cupboard:</u> Hot water cylinder with jacket</p>	Handle missing to cupboard	

Study / Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	
Walls: Painted	Average	
Floors: Carpeted	Average	Clean
Joinery: Stone windows	Average	

Lounge



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	Redecorate
Walls: Painted	Some marks, for example an old border has been removed	Redecorate
Floors: Carpeted	Average	Clean
Joinery:	Average	

SECOND FLOOR – PRIVATE LIVING ACCOMMODATION

Walk-through Bedroom / Landing



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>	<p>Average</p> <p>Signs of flaking paint to ceiling around chimney, indicating dampness</p>	<p>Redecorate</p>
<p>Walls:</p> <p>Painted at an angle with beams</p> <p>Chimney breast</p>	<p>Some marks and dust</p> <p>Dampness coming in and also to the end wall.</p>	<p>Redecorate</p>
<p>Floors:</p> <p>Carpeted</p>	<p>Average</p>	<p>Clean</p>
<p>Joinery:</p>	<p>Average</p>	

Box Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Average	
Walls: Painted with timbers at an angle	Average, with some marks	
Floors: Carpeted	Marked	Clean
Joinery: Two Internal windows from master bedroom Sky light (covered at the time of the survey)		Check that permission has been obtained to fit a sky light
Services: Internal radiator Box – we could not identify what was within this.		

Master Bedroom



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted paper and vaulted ceiling Beams</p>	<p>Average Average – some paint marks</p>	<p>Redecorate</p>
<p>Walls:</p> <p>At an angle and part of the vaulted ceiling. Painted paper and beams</p>	<p>Minor dampness coming through Average</p>	<p>Redecorate</p>
<p>Floors:</p> <p>Carpeted</p>	<p>Slight marks</p>	<p>Clean</p>
<p>Joinery:</p> <p>Timber framed with lead in glass</p> <p>Internal timber window</p> <p>Painted ledge and brace door</p>	<p>Old and slightly deteriorating paint</p> <p>Average</p> <p>Average</p>	<p>Redecorate</p>

Top Floor Access Corridor



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted paper	Average	
Walls: Painted paper with beams at an angle	Average	
Floors: Carpeted	Average	Clean
Joinery:	Average	

SERVICES

This Schedule of Condition does not include any specialist reports on the electricity supply and circuits, heating or drainage as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the Schedule of Condition.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors.

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

ELECTRICITY

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

ACTION REQUIRED: As the property is changing occupancy an IEE inspection, test and report should be carried out by a NICEIC registered and approved electrical contractor. You will also be required to carry out a Portable Appliance Test (PAT) on all portable appliances.

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

OIL

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

ACTION REQUIRED: All appliances, pipework and flues should be subject to an annual service by a competent OFTEC registered engineer. 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.

PLUMBING AND HEATING

Tests have not been carried out.

ACTION REQUIRED: We recommend that tests are carried out. If you wish us to organise these we can. Please advise immediately.

MAIN DRAINS

We do not carry out drainage tests as part of a Schedule of Condition.

ACTION REQUIRED: A close circuit TV camera report to be carried out on the drainage runs.

OTHER MATTERS

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

FIRE REGULATIONS

No tests have been carried out; we recommend that they are.

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.

We noted smoke/fire/heat detectors. The current Building Regulations require that they be wired into the main power supply and, in this case, it looks to have been carried out. However, we can only confirm this if we open up the property. A building regulation certificate should be available.

ACTION REQUIRED: You should have a suitable Fire Certificate for the property. Your Solicitor should ask specifically whether the fire certificate is available

Since 1st October 2006 Fire Regulations have been on a Self Assessment basis, professional advice is recommended.

DISABILITY DISCRIMINATION ACT

Appropriate documentation should be provided.

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. In this case we did not note any of the usual indicators that there was something in place with regard to the disabled / less able. The property does not have specific facilities as far as we could see and there were no notices or signs asking you to contact staff if you had any difficulty, which we are seeing more and more of.

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 or if a policy is in place.

ASBESTOS REGISTER

Generally it is a Lease requirement that an asbestos register is in place and that an asbestos survey has been carried out.

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

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

LIMITATIONS

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

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

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

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

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

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

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

Signature Document in Relation to

Schedule of Condition

This signature document represents page 44 and 45 of a 45 page Schedule of Condition relating to:

Public House and Restaurant

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:

Public House and Restaurant

Signed: Dated:

Lessee

Mr and Mrs Herdman 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:

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.