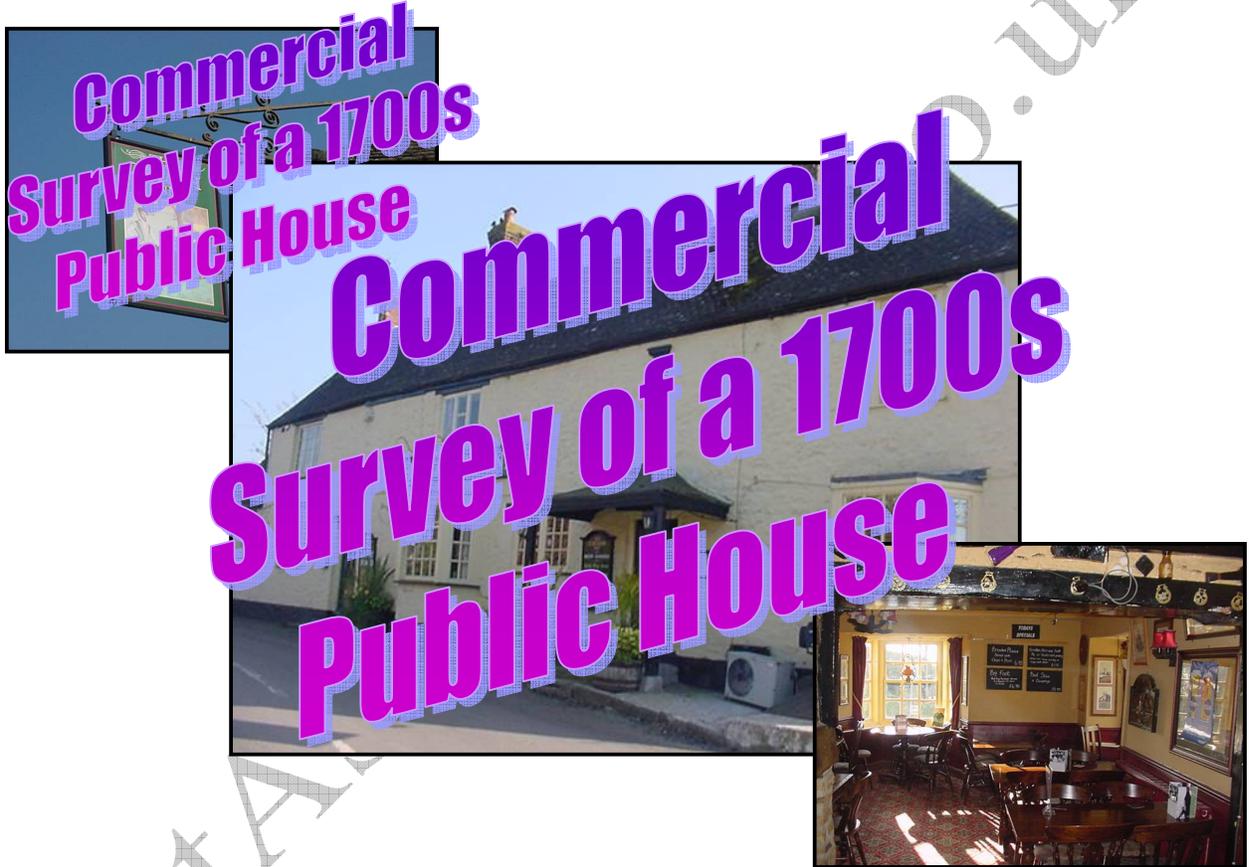


PROPERTY REPORT

A Public House In Somerset



FOR

Ms M

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

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INTRODUCTION

We have been asked to inspect and prepare a Report and Schedule of Condition for a public house in Somerset.

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

(All directions given as you face the property)

This is a detached public house that has been much extended and amended over the years and sits on the corner of a road junction.

To the left hand side is the car park access, with the car park sitting behind it. Adjacent to this is the skittle alley and to the right hand side is the beer garden. All of this sits on a sloping site towards the public house and the road.

We believe the property was built in the 1800's. 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 date plaque on the front that says 1796, or is it 1799?

SUMMARY OF CONSTRUCTION

External

Chimneys:	Three brick chimneys and one flue
Main Roof:	Pitched with concrete and clay tiles and slate roofs
Gutters and Downpipes:	Mixture of cast iron / plastic
Soil and Vent Pipe:	Internal
Walls:	Stone, brickwork and painted render
External Joinery:	Metal single glazed windows, timber double glazed windows, plastic double glazed windows and double glazed roof windows.

Internal

Ceilings:	Lath and plaster and plaster (assumed)
Walls	Mixture of solid and studwork (assumed)
Floors: Ground Floor:	Mixture of joist and floorboards (assumed over cellar area) and solid
First Floor:	Joist and floorboards with embedded timbers
And Top Floor:	(assumed)

Services

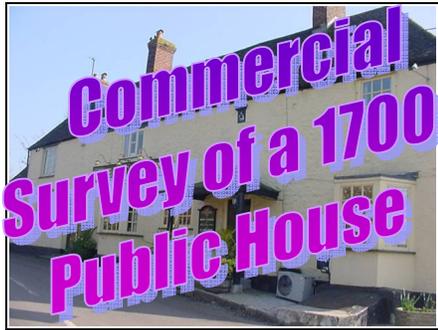
We believe that the property has a mains water supply, drainage, electricity and gas. The electric fuseboard is in the corridor area. The property has an oil fired boiler.

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.

From the age of this property it may be Listed or in a Conservation Area; you or your legal adviser needs to check and confirm this with the Local Authority.

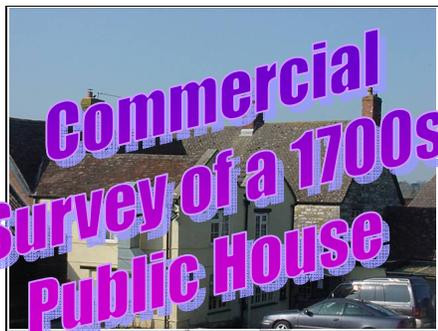
EXTERNAL PHOTOGRAPHS



Front View



Rear View



Left hand view



Right hand view

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ACCOMMODATION AND FACILITIES

(All directions given as you face the property)

Cellar

Located to the right hand side of the main bar consists of:

- One cold room

Ground Floor – Trading Area

Front of House

- Main central bar
- Games area to left hand side, with pool table and darts
- Seating area to right hand side
- Restaurant / function room area to rear
- Male and Female WC's on right hand side
- Direct access / stairway to guest rooms

Back of House

- Catering kitchen / preparation area
- Central bar servery

First Floor – Guest Accommodation

- Two guest rooms, with en-suite showers, WC and wash hand basins
- One guest room, with shower room and wash hand basin in room.

First Floor – Private Living Accommodation

- Large landing area that includes an office
- Kitchen
- Bathroom with bath, shower, WC, wash hand basin
- Separate WC
- Two bedrooms
- Lounge

Top Floor – Private Living Accommodation

- Landing area
- Two rooms in the roof being used for storage and the long room set out with beds in it, although we were advised was not being used.

Outside Areas

All on a sloping site

- Car park to left hand side
- Skittle alley in a detached building adjacent to car park
- Beer garden to right hand side

There are no toilets for disabled persons.

There are facilities adjacent to the toilets for a covered outside smoking area (temporary cover in the form of a parasol).

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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 not ideal 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 your 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 250 plus 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 average to slightly below average condition.

The main focus of this report has been on the main public house. However we do comment upon the skittle alley in the external outbuilding section of the report.

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!

The public house is well presented compared with what we typically see to both the front of house, the back of house and the private living accommodation.

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

The Bad

Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1) Roof Coverings, Roof Structure Problems and Detailing

There is a mixture of different tiles and slates used on the property, which we can see have been repaired and amended over the years. This has been put onto a roof structural frame and that in turn has also been amended and altered over the years.



Deteriorating tiles and a valley gutter that is full of vegetation

The combination of these two, particularly with the woodworm that is visible in the roof structure, and the general twisting and contortion of the frame, leads us to the opinion that re-roofing work and additional support work will be required to the roof within the term of your lease.

Particularly bad areas of roofing areas are:

1. Rear tiled roof, where we can see many repairs have been carried and there is woodworm visible in the structure.
2. Slated area to the rear has had lots of repairs.



Woodworm in rear roof

Woodworm

Whilst we would be the first to admit that it takes a lot of woodworm to affect a property, and in this case you have also had additional timbers added to support the roof (although we have only had a very limited view of it), we do feel that some work will be needed to be carried out within the term of your lease.



Side of the rear roof where there is a mixture of old and new timbers

ACTION REQUIRED: You need to budget for repair work, both in the form of tile and slate repairs and ultimately we feel there will be a lot of tile repairs and there will be some strengthening of the timber frame required, from the limited view we had.

We would also add that we were unable to gain access to the structure to the front right hand side and the rear left hand side of the roof and would recommend this is opened up. We are more than happy to come back and have a look and advise.

ANTICIPATED COST: Build up a repair budget for the roofs to allow emergency work to be carried out in the region of £4,000 to £5,000. We would also build up a supply of slate and tiles actually at the property and have a long ladder to give access to the roofs..

Request for Information

Your legal adviser needs to check and confirm whether the Landlord has details as to what condition the roof structure is in as we can see some roof work has taken place.

Rear Slate Roof

As you can see from the photo, there is a mix of slates, old and manmade and they look unsettled on the roof. In our experience, where we have seen this type of roof previously, the wind can get underneath it and lift the slates.



Rear slate roof

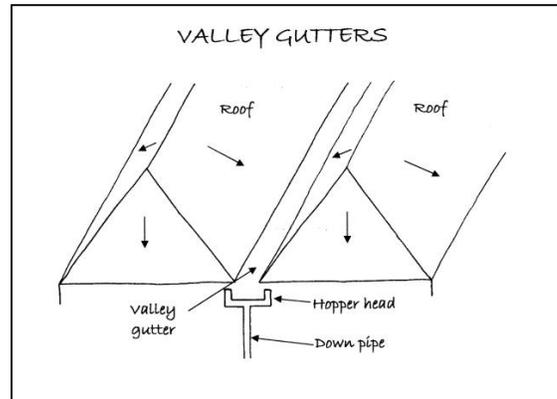
ACTION REQUIRED: Have the roof checked. Please see our comments in the Executive Summary.

ANTICIPATED COST: We would set aside the sum of £500 to £1,000 to have this roof checked; please obtain quotes.

2) Leaking Valley Gutters

As with most properties that have been extended and amended over the years you have an awkward roof layout and with this occurs valley gutters.

We noted that the valley gutter that runs adjacent to the ladies toilets is leaking into the ladies toilets. We also noted (as is pictured previously) that other valley gutters were full of vegetation, etc.



ACTION REQUIRED: You will need a roofer for approximately one day to clear the valley gutters and to carry out some specific work on the valley gutter over the ladies toilets, where it needs to be stripped back and the lead checked and check the adjacent tiles for leaks.

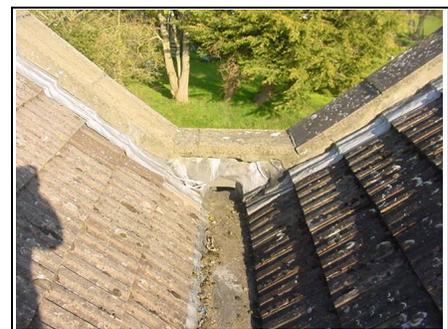
The roofer could also clear some of the moss from the roofs as well, meaning the gutters will not block up so soon.

ANTICIPATED COST: To have a roofer for the day plus whatever work is ultimately found in the valley gutters, plus materials, we would expect costs in the region of £500 to £1,500, assuming scaffold access is not required. Please obtain quotations.

Please see the Roof Section of this Report.



Valley gutter over ladies toilets



Valley gutter to front of property

3) Rot to External Joinery

We were able to check and test the windows, particularly to the ground floor area, and we noted approximately 30% had some form of deterioration and/or wet rot. This is especially evident in the front right windows and also in the windows to the toilets and in the door entrance canopy area to the front of the property, all of which we could literally push a penknife into, or a pen in some instances as shown in the photo.



Pen going into the front window

ACTION REQUIRED: Whilst we feel all windows are saveable it may not be the most economical decision to repair this quality of window. Some of the windows are relatively modern softwood windows that have rotted, which we often find to be the case and we would recommend that a good joiner is asked to look at each window in turn to quote for cutting out the rotten timber and splicing in new timber.

Note: we would note use filler on these windows, we would cut and splice in new timber.

ANTICIPATED COST: This work can be very labour intensive, and you do need to check that you could not get a new window for the cost of the work, we would expect costs in the hundreds to a few hundred pounds per window; please obtain quotes.

Please see the Windows and Doors Section of this Report.

4) Smothered by cement render and cement pointing

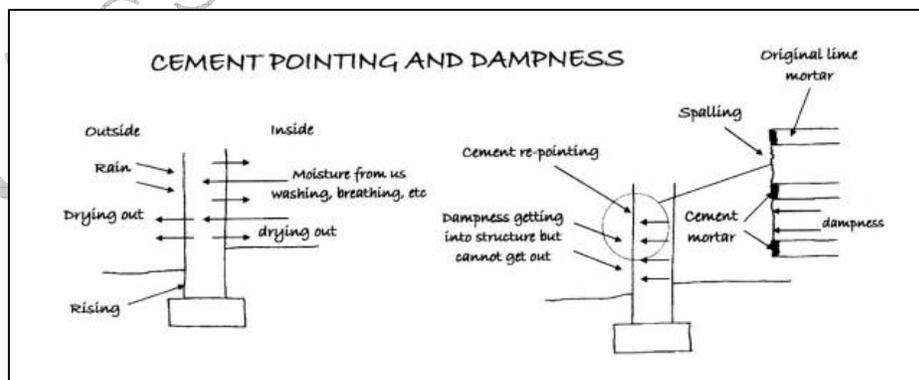
Stonework

This type of older property would originally have been built using lime mortar and that is what we think should be used on it today as it allows the property to breathe. Unfortunately, the property has been repointed in the majority of places with a hard cement mortar (this is something we often come across), just as the render that has been used is a hard cement based render in other parts of the property. Whilst you find this in the majority of properties we look at, we feel that over the course of the lease this will cause a lot of deterioration. It is, however, hard to appreciate the effects of spalling stonework.



Close up of front of stone spalling

ACTION REQUIRED: We recommend that you find a builder experienced in lime mortar and ask them to return on sunny days with a soft brush to gradually remove the cement mortar and the repoint in a lime mortar; this is a major task.



Render

There is a lot of cement render on this property, which is not ideal. Unfortunately it will cause deterioration to the timber lintels, as effectively you have sealed the building and the structure cannot breathe.



Render

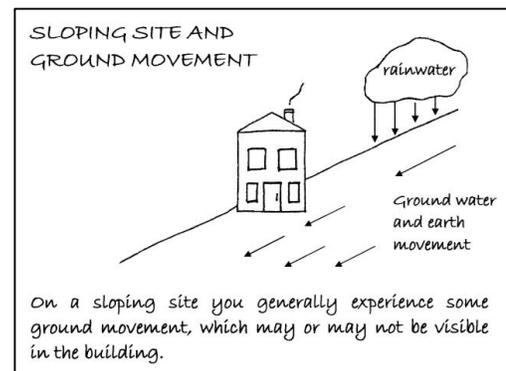
ACTION REQUIRED: We recommend that you fill in any hairline cracks to the render immediately with a flexible mastic and also check around the timber lintel where deterioration can occur.

ANTICIPATED COST: A few thousand pounds over many years as you gradually remove the cement mortar. We would also discuss this with the building owner as we feel there is a fundamental lack of understanding of how the building works if they have allowed this type of cement repointing and rendering to be put on to an older property.

Please see the Walls Section of this Report.

5) Sloping Site

The property sits on a sloping site and as such water needs to move from the top of the slope to the bottom. Currently the water runs from the car park area, past the skittle alley and the pub and then discharges on the road.





General sloping of property towards road from left to right



Drainage run to left hand side of property could be improved

ACTION REQUIRED: Ideally we would recommend a French gully is placed around the property to give the rainwater a path to follow and to minimise the rainwater getting onto the road, which you have a liability for if there are any accidents.

ANTICIPATED COST: In the region of £5,000 to £8,000. Please obtain quotations.

Please see the Appendices of this Report.

6) Cracks

We want to re-emphasise that the external cracks in the property are due to the use of a hard cement render that has been used on a property of different types of construction that needs to move.

Internally there is some cracking and movement that has been caused by the alterations and amendments to the pub over many years and the pub is under a lot of different stresses and strains from when it was originally built. You need to expect some movement in a property of this age and there will also be some movement with the seasons.

ACTION REQUIRED: You will need to fill any internal cracks with a pliable mastic and it is likely they will open up from time to time. Fill with a mastic during the course of redecoration.

ANTICIPATED COST: See redecoration costs.

Please see the Redecoration Section of this Report.

7) Dampness Internally

Internally we found dampness to the perimeter walls and interior walls. We believe that the dampness to the perimeter walls relates to the sloping site discharging water against the building and feel that a French drain should reduce this.



We feel the central wall in the restaurant / function room area is due to rising damp that can be best reduced by having a water based paint finish that allows the area to breathe.

Checking for and finding dampness in restaurant area

ACTION REQUIRED: Please see earlier comments about a French gully and internally as this age of property needs to breathe we would suggest that a breathable paint is applied, such as a water based paint.

ANTICIPATED COST: See earlier comments and general redecoration costs internally.

Please see the Dampness Section of this Report.

8) Movement Internally

We can see from the general doorway arches that movement has occurred in the property (for example the door to the right hand bedroom does not fit by quite a long way). You do need to consider this as part of the character of the property and you need to be happy to live with this.

ACTION REQUIRED: To be on the safe side we recommend that the timber floor joists adjacent to the walls are lifted so you can see the condition of the rafter feet, which are normally embedded into the wall in this age of property and they may need some additional supports.

ANTICIPATED COST: A few hundred pounds, please obtain quotations.

Please see the Walls and Floors Sections of this Report.

9) Services

Electrics

Many of the rooms have extending cables or adaptor plugs.

ACTION REQUIRED: We therefore feel that additional power sockets to the rooms would be of benefit and as the property is changing occupancy the Institute of Electrical Engineers (IEE) recommend an NICEIC registered and approved electrical contractor carry out an inspection, test and report.

ANTICIPATED COST: A test certificate on the property should be handed over by the existing occupiers. This should identify any areas of concern and areas where work is required. If this is not the case (and it is in most leases) then you should have a report carried out yourself, which we would expect costs in the region of £200 to £400; please obtain quotes.

Please see the Services Section of this Report.

10) Asbestos

We noted asbestos to the skittle alley roof. We are advised you have an Asbestos Register and you need to consult this before you commit to purchase the property to see if there is any work that will be required immediately or within the term of your lease.

As a general comment we feel that asbestos is becoming less and less acceptable and should be removed if at all possible. We were surprised that the skittle alley has been updated yet the asbestos roof has not been removed.



Asbestos to skittle alley roof

ACTION REQUIRED: You need to speak directly with the property owner about this.

Please see the External Areas Section of this Report.

The Ugly

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

There is nothing which we feel falls within this category.

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Other Items

Moving on to more general information.

Maintenance

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

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecoration of the interior. We have detailed these and other issues within the Schedule of Condition.

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:

Whilst the property presents itself very well compared with what we typically see, there seems to have been a lack of understanding and knowledge of how old properties are constructed when work has been carried out to it, which has resulted in the problems that you can now see. You need to bring this to the attention of the property owner to negotiate an appropriate reduction in the rent to allow you to carry out the work, or alternatively that they carry out the work before you commit to the lease.

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.

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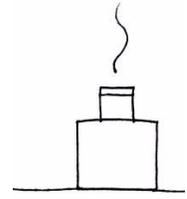
THE DETAILED PART OF THE REPORT FOLLOWS, WORKING FROM THE TOP OF THE PROPERTY DOWNWARDS

Given the age of the property it may be Listed or fall within a Conservation Area (your legal adviser should check and confirm this and advise). If it does then 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. As you are aware, presently we do not believe many of the materials used are appropriate.



EXTERNAL

CHIMNEY STACKS, FLUES AND ROOF WINDOWS



Chimney Stacks

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

There are four chimneys to this property they are located one to the left hand side, one to the middle, one to the right hand side and one to the rear (all directions given as you face the property.)

Chimney One, located to the left hand side

This chimney is brick finished with two chimney pots and a lead flashing. We can see some cement repairs of old on the chimney which is not ideal. We cannot see the top of the chimney known as the flaunchings therefore we are unable to comment.



Left hand chimney

ACTION REQUIRED: You need to a close up inspection of this chimney, along with the others, in the summer of 2011 and possibly require some repointing work.

Chimney Two, located to the middle

We would comment in a similar manner to the previous chimney, although this has more moss at the top and more weathered joints.



Middle chimney

ACTION REQUIRED: As previously described.

Chimney Three, located to the right hand side

This chimney is brick built with one chimney pot. Again there looks to be a lot of moss to the top of this chimney. We would also comment that there is an aerial on it which is fixed using wire. This can cut into the brickwork and this needs to be checked.



Right hand chimney



Step at base of chimney

ACTION REQUIRED : As previously described. When you look at this chimney you also need to check the step to the base and the brickwork on the chimney because it looks like some work has been carried out to it.

Chimney Four, located left hand side on the rear

This chimney sits in the valley gutter to the left hand side of the property and is the most accessible chimney, via the top floor window. It looks to be in average condition, although there is damp getting in, which we believe to be at the base of the chimney where it sits in the valley gutter.



Rear left hand side chimney



The very base of the chimney to the valley gutter

ACTION REQUIRED: As previously described; this needs a close inspection in the summer of 2011.

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.

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Roof Windows

We found five roof windows to this property, located one to the left hand side top floor, one to the rear of the main property, one to the staircase area and two over the toilet area.

It is always difficult to view roof windows. In this case they are all metal externally with timber internally and purpose made. They look to be relatively modern, i.e. in the past twenty years. Our main concern is the roof window over the stairs area, as it is a relatively shallow pitch and this is the one we think is most likely to leak, although having said that we can see the glass in the ladies toilet is misting over and therefore may have been affected in some way (we often find where misting over of a window occurs it is due to dampness getting into the roof light or movement in the structure causing some movement in the roof window).

We have checked the roof windows as best we can from ground level and also from within. It is difficult to be 100% certain with roof lights as much is hidden. We believe they are in average condition.



Roof window to left hand side
top floor



Rear roof window, adding light into
the main roof



Roof window to staircase area



Roof window to ladies toilets – misting over indicating seals have gone



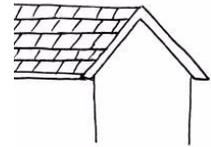
Two roof window to toilet area

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

Finally, we have made our best assumptions on the overall condition of the chimney stacks, flues 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 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 two areas, the main high level roofs and the low level single storey roofs.

Main Front Roof

The main roof is finished in a small tile, we believe it to be concrete that has been added after the war years. The front looks very different to the rear, with the rear having a smooth finish and the front having an undulating finish, indicating there may be deterioration to the roof structure beneath.

Unfortunately we were not able to see the underside of the tiles or the roof structure as there is no access in this area.



Main roof

ACTION REQUIRED: Open up the roof access to the timbers in the summer of 2011. There may well be wet rot and woodworm in the roof structure to the front of the property. Before taking on the lease your legal adviser needs to ask the landlord specifically what repair work they have carried out to the roof coverings and roof structure.

Rear High Level Roofs

The rear roofs are pitched and consist of a mixture of different materials, from a small concrete tile to a larger concrete tile.

We were able to gain access to the left hand roof from the roof window and walk along the hidden valley on the left hand side. We would comment that the roof is in average condition, although we would expect work during the course of the lease, particularly to the valley gutter area.



Right hand side rear roofs



Left hand side rear roofs

ACTION REQUIRED: Please see our comments in the Executive Summary about roofs and the awkward valley gutters.

Rear Slate Roof

The rear roof has a mix of slates, old and manmade and they look unsettled on the roof. In our experience, where we have seen this type of roof previously, the wind can get underneath it and lift the slates.

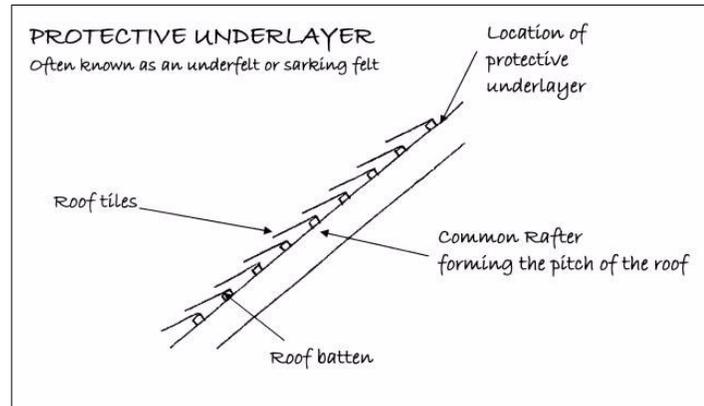
ACTION REQUIRED: Please see our comments in the Executive Summary.



Rear slate 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.



In this instance we found a Hessian based felt. However, our access to the roof was very limited and we were only able to see the roofing felt in the rear section and in the toilet areas. Hessian based bitumen has been used since the 1960s. We generally found it to be in average condition, it is damaged in a few more places than we normally find.

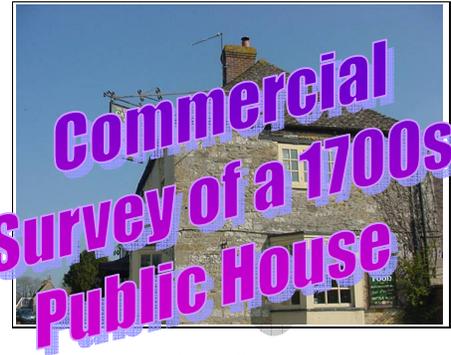


This photo shows the common rafters (the ones that form the pitch of the roof) and the dark area between is the underlayer.

Single Storey Roofs

Front Bay Roofs

There are two small front bay roofs to the front and one to the right hand side. There is also a canopy roof to the front over what was the main entrance. The bay window roofs are particularly flat and we feel it is only a matter of time before rain gets in them.



ACTION REQUIRED: We recommend that they are re-covered with a definite fall from the back to the front.

Bay roof

Polycarbonate Roof

Polycarbonate is sheet plastic that has been used on the store but also to the entrance to the upstairs guest room accommodation. As this is the exit as well we would recommend it is replaced as we believe it to be a fire hazard if people tried to escape through this exit.



Polycarbonate roofs

Toilet Roof

There is a pitched single storey roof to the toilet area that has been clad in a concrete tile. It looks in reasonable condition with the exception of the very awkward valley gutter.

ACTION REQUIRED: Please see our comments in the valley gutter section of the Executive Summary.



Roof over toilet area

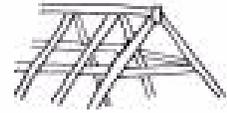
Finally, all the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera.

Unfortunately we were only able to see approximately eighty 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.

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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.

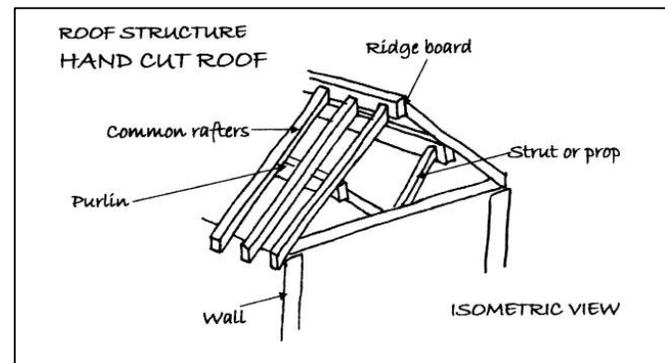
We will consider the roof space in three areas; the main roof, where we were able to see the side of the rear roof (approximately 10% to 20% of the whole roof area), secondly within the gents toilets, where we could see the top part of the single storey roof and thirdly to the rear of the property from the landing between the guest rooms, where we were able to see the rear left hand side roof.

Main Roof Access

The middle of the main roof was viewed via a side panel and the toilet roof and rear roof in the guest room area were accessed via loft hatches. Due to different circumstances we did not enter the roofs as we normally would. The roof spaces have been viewed via torchlight and our view has been limited in this. All roofs have been a head and shoulder inspection only.

Main Roof Structure

The type of roofs that this age of property is likely to have had is a cut timber roof. We have had very limited viewing of the roofs due to the rooms formed within them and therefore would take an educated guess that originally it looked something like the adjacent hand cut roof sketch. This main roof structure has been amended an altered over the years to allow the rooms to be formed within it.



Toilet Roof Structure

The roof to the toilet areas is a much newer roof and is the type of roof structure that we see and is common post war, i.e. from the 1950's/1960's.

Rear Roof Structure

With the rear most roof, accessible from the guest room, there is again an older style roof, in the form of a hand cut timber roof mentioned earlier.

Roof Timbers

We found the roof timbers generally in average to below average condition considering their age, with some dampness and some woodworm found.

We have inspected the roof structure for:

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



General view of roof

Our examination is limited by the general configuration of the roof, the insulation and stored items, The roof structure is in below average condition in some areas due to us finding woodworm. We believe also there is dampness coming in from the valley gutters in some areas and if you also look at the general view of the roof above you can see dampness is getting in to the roof with staining to the roof timbers. Alternatively, some of this could be caused by condensation in the roof due to over insulation.

ACTION REQUIRED: We would recommend ventilation is added to the roof to help reduce any condensation and then the roof needs to be re-inspected. A drier roof will also make the environment less inviting for woodworm

If the woodworm is still active then work will need to be carried out.

Water Tanks

There is a water tank in the rear roof. This was insulated and does look relatively new.

We would always recommend that water tanks be drained down and cleared of any debris etc. (we have seen dead birds and other unmentionable things in these tanks). As you are cleaning your teeth with this water it is best that it is as clean as possible!



Water tank

Ventilation

Please see our earlier comments about our concerns about the staining that can be seen to the timber; whether this is due to the dampness getting in the roof or condensation.

ACTION REQUIRED: We would recommend that ventilation is added.

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 the more modern plastic gutters and down pipes to the main roof in average condition. The cast iron we found was in below average condition, all things considered, and we can see areas where the gutters/downpipes are rusting and damaged.



ACTION REQUIRED: Next time it rains hard you need to watch the gutters and down pipes for leaks make a note and repair them this process will need to be repeated many times.

You may wish to consider replacing all in one material. Cast iron is initially the more expensive to replace, plastic being the cheapest cast iron does last longer. Aluminium is a good alternative offering strength and resisting corrosion.

Leaking plastic guttering



Rusting cast iron guttering

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.

You may need Local Authority Approval before carrying out any work.

Soil and Vent Pipes

The soil and vent pipes are internal.

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.

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WALLS

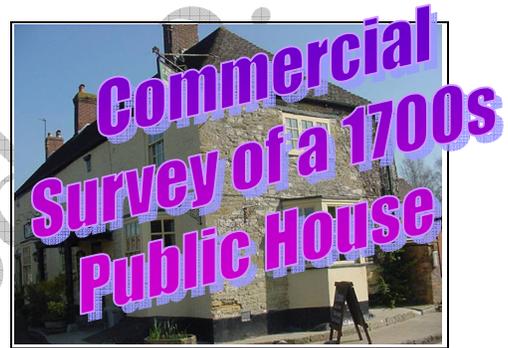


External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

The majority of the walls are built in stone with some in render and some in brickwork.

Stonework

The front of the property is formed in a coursed stonework with what originally would have been a lime mortar bedding which has now been repointed in cement mortar.



ACTION REQUIRED: Please see our comments in the Executive Summary about the quality of the cement mortar pointing.

Stonework

STONE GENERAL INFORMATION

Stone has been used for many years, particularly where it's a local material. However the preparation is relatively expensive when compared with other building materials and, as such, was used initially for the most prestigious buildings. The use of stone in domestic structures became more general from the 15th Century and increased towards the end of the 16th century as timber became scarce but brick had not yet become established. By the end of the 17th century stone was very much the accepted building material, especially where it was a natural resource.

Render

Part of the property has a painted cement render covering it. There is a timber structure beneath, which there may well be in the kitchen area. This is not ideal as it smothers the timber and accelerates the rot in it.

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



Render

Brickwork

This is predominantly around the toilet area and has been built in what is known as Flemish bond brickwork, although in this case we believe it is a mock Flemish Bond by the size of the bricks. The brickwork is generally in reasonable condition.



Flemish Bond brickwork

Timber Lintels

There are numerous timber lintels to this property.

ACTION REQUIRED: When the repointing work and removal of cement is being carried out the timber lintels need to be checked.



Flemish Bond brickwork

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by stonework / 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 stonework / painted render / brickwork / plaster has been finished. We have made various assumptions based upon what we could see and how we think the stonework / painted render / brickwork / plaster would be if it were opened up for this age, style and type of construction. We are however aware that all is not always 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.

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FOUNDATIONS



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

Foundations

In a property such as this it is likely to have a mixture of foundations, due to the property being extended and/or altered over the years. We would expect this to include shallow foundations to the older part of the property and concrete foundations to newer part.

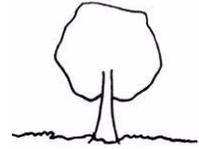
Building Insurance Policy

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

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

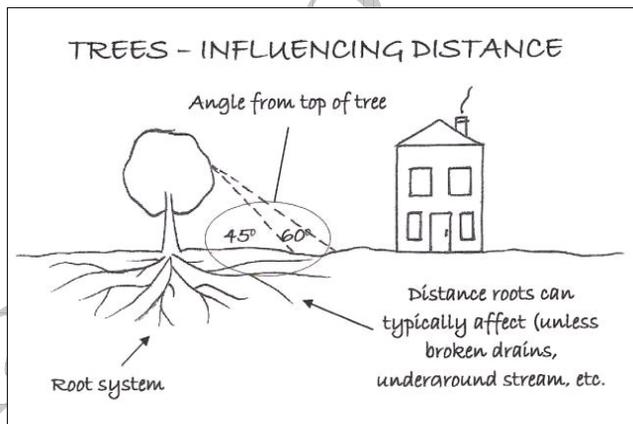
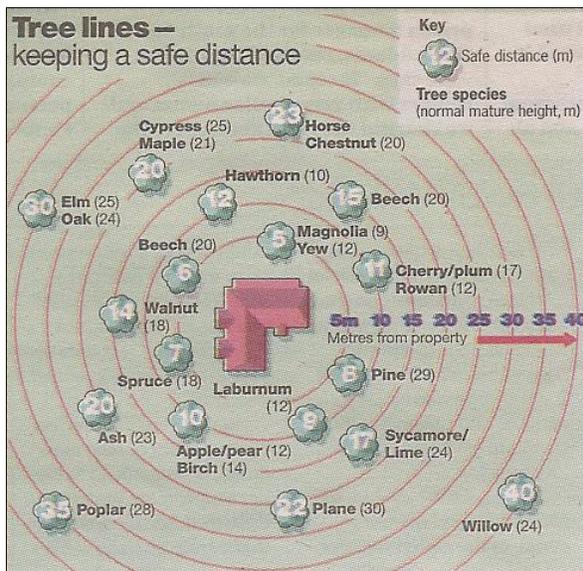
As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

TREES



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

There are no trees within your garden that are within influencing distance of the main public house. There is a tree in the garden that would benefit from being maintained.



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.

The original part of this property was built before damp proof courses were commonly in use. However, we can see a render plinth running along the base of the property which may have a damp course added to it at a later date.



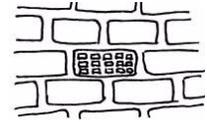
Render plinth

Generally the property is a reasonable public house, however we did find dampness within some parts of the structure.

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

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AIRBRICKS

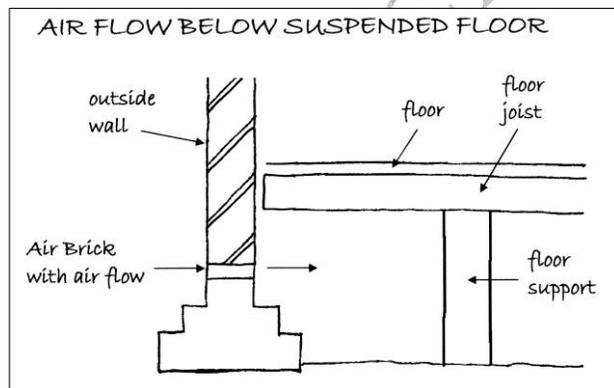


In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances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

There are air bricks to the front of the property. To the cellar area we would expect a joist and floorboard construction, to other parts of the property we think originally there would have been a suspended timber floor. This may or may not have been filled in. Air bricks give ventilation under the wood floor and reduce the likelihood of rot.

We cannot see any air bricks to the rear of the property. This usually means that dampness can be present where the suspended timber floor or joists and floorboards meets the main floor, for example where the cellar meets the main building, corridor and toilet areas.

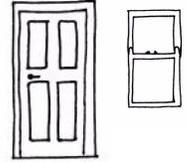
ACTION REQUIRED: Open up the floor and check for ventilation.



Air brick

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 and Bargeboards

The end of the roof is finished in a variety of ways There are bargeboards at the gable end and we can see that some of these have flaking paint on them and need redecoration. The same could be true of the fascias and soffit boards.



Bargeboard

The bargeboard to the gable end also looks to have asbestos forming the seal to the verge.

ACTION REQUIRED: This needs to be checked on your Asbestos Register.

Parapet Walls

There is a small parapet wall to the left hand side of the property near the hidden valley gutter area. We suggest the lead is checked around this area to make sure the parapet wall is watertight.



Parapet wall

Windows and Doors

The property has a mixture of timber, plastic and metal windows from many different years. As mentioned elsewhere within this report, it also has a number of timber lintels.



Timber casement window



Double glazed plastic window

ACTION REQUIRED: Please see our comments in the Executive Summary about the wet rot to the timber windows.

Double Glazing

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.

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.

We would comment that the stonework is painted to the front of the property and the render is painted to the sides and rear. When redecoration is required it will be either fairly expensive or take up several of your weekends and you should not underestimate re-decorating render and scaffold maybe required on at least tower scaffold suitably secured).

As we have mentioned elsewhere in this report, in most leases there is a redecoration clause at the end of the lease. This does not appear to have happened in this case.

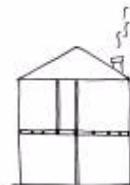
ACTION REQUIRED: Please speak to your legal adviser about the redecoration covenant.

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

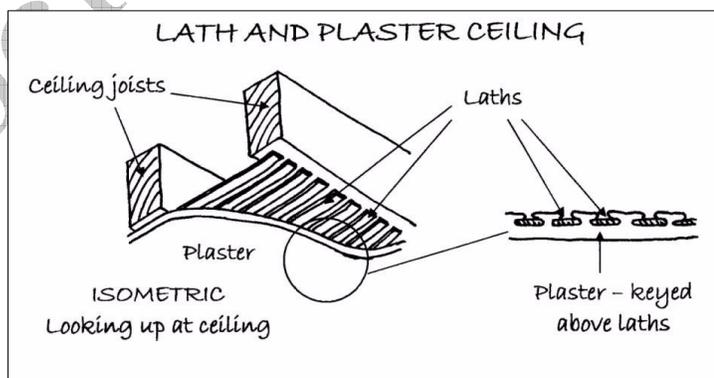
As should be expected with a building of this age, the ceilings have been finished in a variety of ways, from the original lath and plaster to more modern plasterboard.

The property has several bowed ceiling which we believe have a lath and plaster finish. It is not possible to be certain without opening up the ceiling. This sort of bowing normally comes about where there is a leak from the roof or the timbers are being affected by wet rot or woodworm.

ACTION REQUIRED: Open up the 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 a mixture of solid and studwork. As you are aware, there is some cracking and gaps in some of the walls. To some extent this is part of the character of an older property and you need to be happy to live with these. They will change and move from season to season.

Perimeter Walls

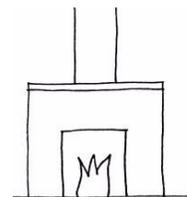
The older part of the property has a lime based plaster. There are also areas of modern plasterboard and, as mentioned in the dampness section of the report, there are also areas of damp plaster!

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.

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CHIMNEY BREASTS, FLUES AND FIREPLACES



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

The chimney breasts are located to the sides and centre of the public house (all directions given as you face the front of the property).

We took meter readings on the chimneys with our electronic damp meters and found minor dampness is coming through.

ACTION REQUIRED: Please see our comments in the executive summary about the chimneys needing a close up inspection.

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.

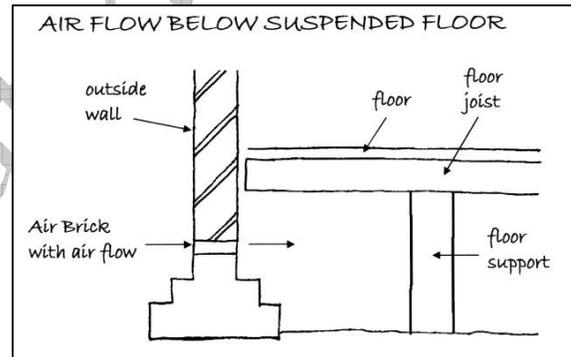
Ground Floor

We believe that the ground floor construction is a mixture of solid and a suspended timber floor. The later timber floor needs air circulation under it to reduce deterioration from wet rot and dry rot; please see our comments in these sections.

Most of the floor is solid under foot, which in this age of property could be anything from a tile on an earth bed to concrete.

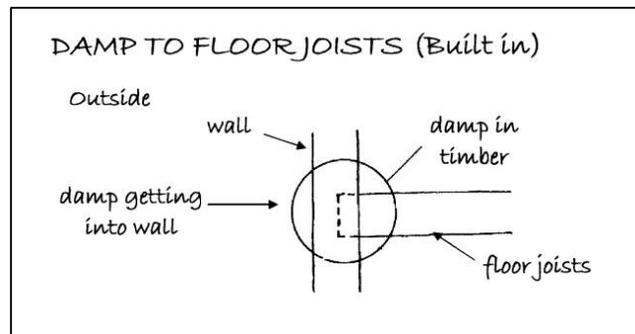
Suspended Timber Floor Construction Defined

A suspended timber floor usually consists of timbers spanning the ground floor, supported on piers (usually brickwork) and vented via air bricks within the walls.



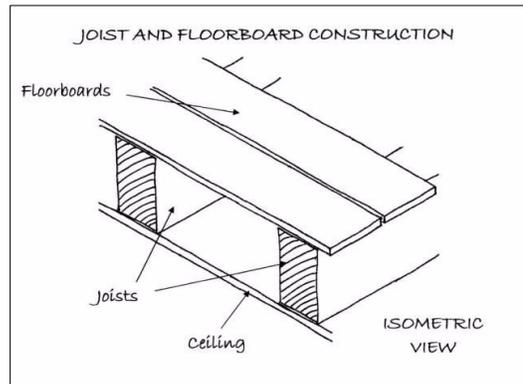
First Floor

We have assumed that the first floor construction is joist and floorboards with floorboard sheets and in this age of property it is likely to have embedded timbers.



Joist and Floorboard Construction Defined

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



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

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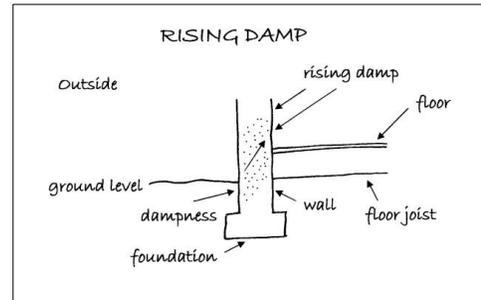
DAMPNESS



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

Rising Damp

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

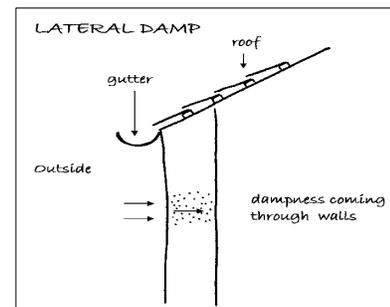


The readings we obtained indicated that there is dampness in the property, and there is some more likely to be hidden behind the dry lining also known as false walls. To some extent in a property of this age that is a public house, we always find dampness. Work to the outside walls, removing the cement mortar and adding a lime mortar will help the wall breathe and the dampness dissipate.

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

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.



Tests were taken with a moisture meter at points to internal walls, floors and other surfaces. We did not get high readings, but we did note the plaster is coming away from the wall more than we would expect. This generally is a sign dampness is coming through.

ACTION REQUIRED: We would refer you to our earlier comments in the Rising Damp section. There may be a need for some re-plastering when you redecorate.

Condensation

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

There are various en-suite shower rooms, together with a shower in one room. These do tend to promote condensation and there is misting over of the window in the ladies toilets.

We could see no obvious signs of condensation, however, presently the private living accommodation is occupied by one person, as far as we can ascertain, and it does depend upon how many people are in the building and how it is utilised. 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.

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INTERNAL JOINERY



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

Fire Doors

We would raise concern here that you do not have a suitable number of fire doors.

ACTION REQUIRED: We would recommend that you ask the local Fire Authority to inspect the premises prior to you purchasing it and for your legal adviser to request the present occupiers to produce a suitable Fire Certificate.

It is very difficult to give specific advice without going through the plans in detail and understanding how you run your business. As a general rule a fire door has a door closer and a intumescent strip to help reduce the spread of fire and smoke.

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

Staircases

Please see our comments above with regard to protection being given to the staircase.

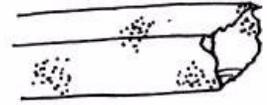
Kitchen

The property has both domestic and commercial kitchens, you may need to amend the kitchen depending upon your commercial requirements and the domestic kitchen is not ideal.

From our cursory visual inspection the kitchen looked to be in basic condition. We have not tested any of the kitchen appliances.

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 our roof inspection was very limited and we could only see a small section of the roof timbers.

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.*

There is extensive wet rot to the windows. We also believe there is likely to be some to the first floor joist ends, particularly where there are embedded timbers, and given the undulation in the ceilings, for example to the right hand side room, we would expect some wet rot to be in these timbers as well.

ACTION REQUIRED: You need to open up the structure to examine these areas, i.e. the first floor and the roof. 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 had a very restricted view but we have found some woodworm. What we have seen we would not term as structurally significant, however where we think the main woodworm activity is we have seen less than 10% of the roof.



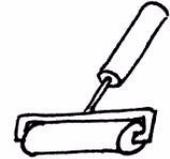
Finding woodworm

ACTION REQUIRED: You need to open up the roof structure to the main front roof, both front and back, and the rear left hand side roof. We will be more than happy to re-visit and comment further.

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.

The decoration is in average condition, with fair wear and tear in some areas.

ACTION REQUIRED: Please see our Schedule of Condition.

You may wish to redecorate to your own personal taste. It is very difficult to advise on how frequently redecoration should take place, as it very much depends upon the use and abuse.

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.

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PRIVATE LIVING ACCOMMODATION 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 four piece bathroom suite, which has seen some wear and tear and looks slightly dated.

ACTION REQUIRED: We would recommend that ultimately this is replaced.

En-suite Shower Rooms

Two of the guest rooms have en-suite shower rooms and one has a shower in the room. Please see our comments with regard to condensation. We believe that they all have macerators and these will need regular maintenance, as if these go wrong it is not a pleasant experience.

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.

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.

Roofs

In the roofs we saw next to no insulation so there is an opportunity to add insulation.

ACTION REQUIRED: If you do have insulation you will also need to ensure the roof is ventilated to minimise condensation.



No insulation in the main roof

Walls

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

Windows

The windows are a mixture of single glazed and double glazed. The thermal properties will therefore vary.

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.

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

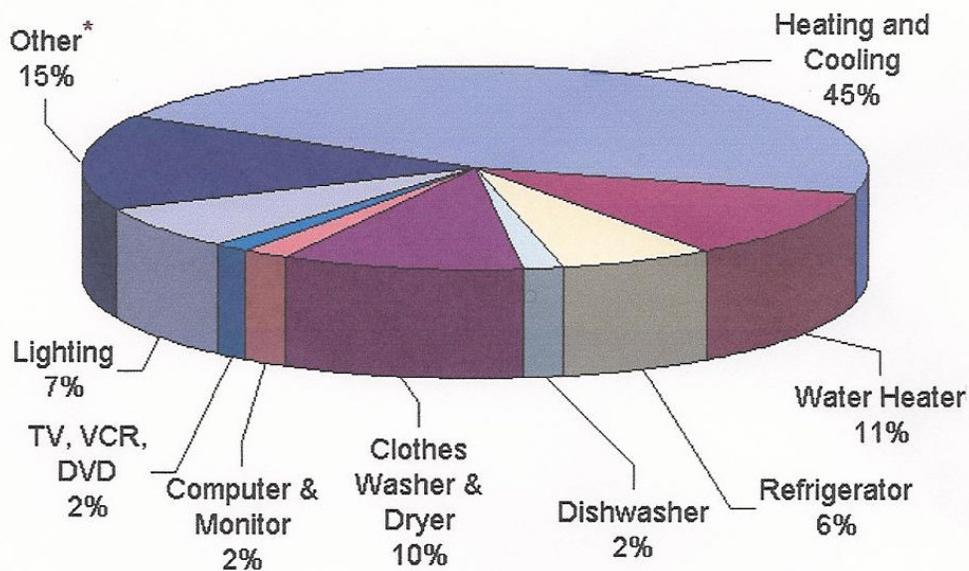
HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.

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

No security system was noted. It is a personal decision as to whether you feel one is necessary. We are not experts in this field and therefore cannot comment further. We suggest you contact a member of NACOSS (National Approval Council for Security Services), obtainable through directory enquiries, or your local Police Force for advice on a security system.

Fire / Smoke Alarms

We recommend that a fire alarm system is wired into the main power supply. Admittedly in a property of this age it is quite difficult, however we do feel that where you have guest rooms it is essential.

Insurance

The insurance is normally carried out by the property owner and then re-charged onto you. You do, however, need to ensure that the insurance is suitable for what ever you are carrying out in the property.

Asbestos

Asbestos has been seen to the skittle alley roof and also, we believe, to the verge of the main roof. Asbestos 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.

The bargeboard to the gable end also looks to have asbestos forming the seal to the verge. This needs to be checked on your Asbestos Register.

OTHER MATTERS

SERVICES

Electrics

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

Fuel – Oil

We do not have extensive knowledge of oil boilers, however we are aware that this is a very large building and we are surprised there is only one boiler to it. Typically we would recommend splitting it to two boilers; one being for the trading area and one being for the living accommodation, and in this case the guest rooms as well.

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: We believe there will be an element of cost and expenditure with regard to fire regulations. We are not experts in this area but we would nevertheless put aside £2,000 to £3,000.

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

You should have an Asbestos Register. We have seen asbestos in the property. Asbestos was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

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

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

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

We are not asbestos surveyors.

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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.

ACTION REQUIRED: We recommend a closed circuit TV camera report is carried out.

Grease Traps

We are advised there is a grease trap.

ACTION REQUIRED: You do need to check this is suitable for your requirements.

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 or directly into the ground.

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.

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OUTSIDE AREAS

Skittle Alley

We carried out an external inspection of the skittle alley. It has a pitched asbestos roof with timber cladding.

ACTION REQUIRED: We have had a brief superficial inspection and would advise that:

1. There is an asbestos roof, that should form part of an Asbestos Register and regular checks.
2. It was not possible to view the structure.
3. Some of the timber would benefit from being re-positioned and general making good.
4. Redecoration will have to be carried out within the next few years, which will either take you a long time or cost you a fair amount of money.

ANTICIPATED COST: In the region of £1,000 to £1,500 to redecorate, depending upon the amount of repair work required.

Beer Garden

You need to ensure the play equipment is regularly inspected.

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.



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**.

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LIMITATIONS

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

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

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

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

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

APPENDICES

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French Drain

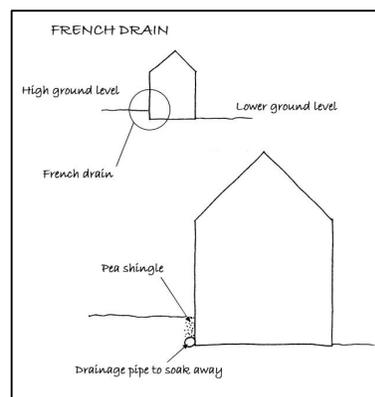
Using a French drain to resolve a dampness problem

We are finding where we are asked to look at damp walls and damp floors or damp problems in general that commonly it is because the external ground level is higher than the internal ground level, or airbricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio area. This then discharges any rainwater against the building. Quite often the solution is to add a French drain.

Whilst French drains are quite simple and are basically nothing more than trenches filled with gravel, although there is a bit more to them, as we will explain, they are almost a D.I.Y. job for most people and they are relatively easy to install and are low cost. However, you do need some care and attention, otherwise you can install what we have heard referred to, as the French pond.

What use is a French drain?

A French drain is a trench, the width of approximately six inches or 300 millimetres wide, or the width of your spade, and is approximately twice the depth, i.e. 12 inches or 300 millimetres. In most cases this will suffice, however, where there is a great deal of ground water you may wish to make the trench wider and deeper.



The French drain acts as an area where water soaks away quickly. We often recommend them close to building, but not next to the building, as this helps reduce the ground level and/or take any water that is directed at that area away. For example, where a patio has been put in place which aims any rainwater at part of the wall. As mentioned, whilst a French drain is a D.I.Y. job, it does need some understanding of how it works.

French drains must be on a slope

The piping that goes at the base of a French drain should be perforated or, as we did years ago for land drains, there should be gaps between each pipe. It should be set onto a bed of firm ground and the pipes should be on a fall to the drain. Whilst you should be able to ensure there is enough fall by sight, we also like the idea of rolling a marble from one end to the other.

You will then need to put the pipes down, fill the trench with half an inch, to an inch, of good sized gravel. You can leave it at that, or in addition you can cover with sand and then turf over. This is how a basic French drain is carried out.

The French drain system that we would recommend

This would be as described, although we would add to the base an inch or two of gravel on to which the perforated drainage pipe will rest. It will then wrap around that drainage pipe filter fabric. This is to stop the holes in the perforated pipe from blocking up. By the way, the drainage pipe should be four to six inches/100 millimetres to 250 millimetres. We would then fill with gravel. In addition to this, we would add a silt trap and this is added in the run of the pipe and is very similar to a road gully (not that's of much use if you don't understand how a road gully works). The silt trap is a rectangular box with a pipe opening at each end. The drained water passes onto this and any particles sink to the bottom of the box and then the water travels on to the other side of the box, enabling you to feed into a drain.

These are usually made of glass reinforced polyester and have been available in this form since the mid-1980's. They are normally reinforced with a steel frame for additional strength and re-bedded in concrete.

The French pond!

French drains will, over time, clog up, which is why we recommend using a filter fabric. However, even with this they will eventually clog up. Unfortunately, there is no dino-rod equivalent, as it is normally fine sand, organic matter or clay that has clogged up the French drain. So, it is a case of digging it up and cleaning the pipework (or it may be quicker to just replace it), adding a filter fabric and re-filling the gravel.