

SCHEDULE OF CONDITION

Public House Surrey



Marketing by:

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SCHEDULE OF CONDITION

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Introduction

The Schedule of Condition offers a detailed description of the condition of the property at the time of our inspection on XXXXXXXX.

We have not carried out any formal or informal investigations with any local authorities or other statutory bodies with regard to issues relating to this property. We can happily carry this out but you do need to instruct us in writing to do so.

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

Information Summary

Address:	Public House, Surrey
Prospective Tenant:	Mr XXXX
Covenants: Repairing Covenant, Redecorating Covenant, Reinstatement Covenant, Regulation Covenant, Yield Up Covenant:	We have not seen a copy of the lease and we have therefore assumed the property has a full repairing and insuring lease (FRI), 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 550 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.
Weather:	At the time of the survey the weather was The weather did not hamper our survey.

ELEVATIONS

All directions given as you face the property.

The property has been viewed from ground level.

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

Contents:

Front Elevation
Left Hand Elevation
Rear Elevation
Right Hand Elevation
Outbuilding
Outside Areas

Asbestos Warning:

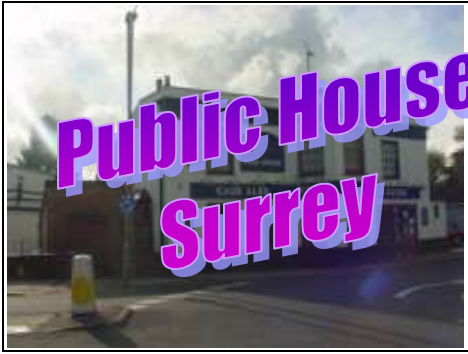
In this age of property it was very common to use asbestos. Most leases require an asbestos report. We have not carried out an asbestos test or report but we would recommend one is carried out. We are not asbestos surveyors.





Key







Dated Defined

When we use the term Dated, we do not believe the cyclical three/five year redecoration as per the Full Repairing and Insuring lease requirements has taken place.

FRONT EXTERNAL ELEVATION



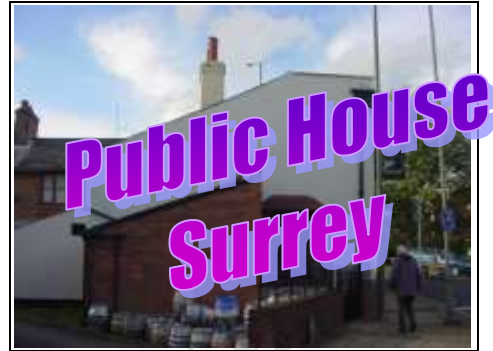
DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Two chimneys visible: Front left – render with one flue and one chimney pot</p> <p>Front middle – brick with two chimney pots and one flue</p>	 <p style="text-align: center;">Front left chimney</p>  <p style="text-align: center;">Dampness coming in through middle chimney</p>	<p>Resolve dampness and make watertight</p>
<p>Parapet wall:</p> <p>Parapet wall with asphalt box gutter</p>  <p style="text-align: center;">General view of parapet wall</p>	 <p style="text-align: center;">Dampness coming in through parapet wall</p>	<p>Resolve dampness and make watertight</p>



<p>Roofs:</p> <p>Pitched, clad with slate</p>  <p>Front roof not visible from ground level</p>  <p>Displaced slates</p>	 <p>Ridge of front roof</p>  <p>Turnerised/masticed repairs</p>	<p>Slate roof is in poor condition with deterioration and displaced slates. In need of a general overhaul and making watertight. Associated detailing such as the flashings need to be checked.</p> <p>There may also be some deterioration to the roof structure within the property. We can see some dampness from our view in the roof space.</p>
<p>Gutters and Downpipes:</p> <p>Hidden box gutter</p>	<p>Leaking water into the walls</p>	<p>Ensure the box gutter is watertight and falling towards the downpipes.</p>
<p>Walls:</p>  <p>Painted render Black plinth to base</p>	 <p>Deteriorating paintwork, paint flaking and dated.</p> <p>Higher ground level causing dampness within the property.</p>	<p>Repair, prepare and redecorate render.</p> <p>Lower and add French drain.</p>



<p>External Detailing:</p> <p>Windows: Four Georgian style sliding sash windows painted red Bay window with three sliding wash windows 6 x 6 panes, opaque glass to base</p> <p>Door: Timber</p> <p>Signage: Blue signs have spotlights One swing sign on left hand side</p>	<div data-bbox="730 264 983 454" data-label="Image"> </div> <p>Rot to windows and flaking paint, generally dated</p> <p>Dated</p> <p>Signage</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>
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LEFT HAND EXTERNAL ELEVATION







DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Two chimneys visible: Front left – render with one flue and one chimney pot (also on front elevation)</p> <p>Rear brick chimney</p>	<div style="text-align: center;">  Front left chimney </div> <div style="text-align: center;">  Rear brick chimney </div>	

<p>Roofs:</p> <p>Main Roof: Pitched, clad with slate</p> <p>Roof window:</p>  <p>Roof window</p> <p>Low level roofs: Two low level slate roofs</p>	<p>Poor.</p> <p>Poor.</p>	<p>Slate roof is in poor condition with deterioration and displaced slates. In need of a general overhaul and making watertight. Associated detailing such as the flashings need to be checked.</p>
<p>Gutters and Downpipes:</p> <p>Cast iron hopperhead and downpipe Cast iron and plastic gutters and downpipes</p>	<p>Leaking and need realigning</p>  <p>Paint flaking around hopperhead indicating dampness is coming through</p>	<p>Ensure all gutters are watertight and falling towards the downpipe.</p> <p>Repair and secure as necessary, ensure downpipes are clear.</p>

REAR ELEVATION





DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimneys:</p> <p>Rear view of left hand chimney with one flue and one chimney pot</p>	 <p>Rear view of middle chimney with two chimney pots and one flue</p>	
<p>Roofs:</p> <p>Main Roof: Pitched, clad with slates with holes from displaced slates</p>  <p>Displaced slates</p>	 <p>Slates completely displaced</p>	 <p>Roof in poor condition Slate roof is in poor condition with deterioration and displaced slates. In need of a general overhaul and making watertight. Associated detailing such as the flashings need to be checked.</p>



<p>Brick parapet wall</p> <p>Box gutter</p>  <p>Box gutter</p>  <p>Flashband repair to box gutter</p>	 <p>Flashband to box gutter</p>	 <p>Flashband repair</p>
<p>Gutters and Downpipes:</p> <p>Cast Iron / Plastic</p>		<p>Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Walls:</p> <p>Flemish bond brickwork repointed in cement mortar Painted render</p>	 <p>Cracking of plaster to rear</p>	<p>Repoint in line mortar and make good to spalling bricks</p>
<p>External Detailing:</p> <p>Fascias and soffits: Timber</p> <p>Windows:</p> 	 <p>Fascias and soffits not painted at all</p> <p>Dated</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>

RIGHT HAND EXTERNAL ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p> <p>Main roof:</p> <p>Pitched, clad with slate</p> <p>Parapet walls:</p> <p>Rendered</p> <p>Slate roof over kitchen:</p>	<div style="text-align: center;">  <p>Turnerised roof</p> </div> <div style="text-align: center;">  <p>Slate roof over kitchen</p> </div>	<p>Slate roof is in poor condition with deterioration and displaced slates. In need of a general overhaul and making watertight. Associated detailing such as the flashings need to be checked.</p>




<p>Flat roof:</p> <p>Small flat felt roof to the link section between original building and conservatory</p>  <p>Flat asphalt roof over toilets with flashband repairs</p>  <p>Conservatory roof: Polycarbonate</p> 	<p>Flat roof between original building and conservatory</p>  <p>Some polycarbonate panels out of place</p> 	<p>Repair with asphalt</p>  <p>Flat roof over toilets</p> <p>Fix displaced panels. Clear debris, moss and clean.</p>
<p>Gutters and Downpipes:</p> <p>Cast Iron / Plastic</p>		<p>Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>

<p>Walls:</p> <p>Painted render</p> <p>Flemish bond brickwork</p> <p>Stretcher bond brickwork</p>	 <p>Dampness to walls</p> <p>Dampness coming through to rear right hand bedroom due to box gutter</p>  <p>Running gulley allowing dampness to base of wall</p>	<p>Resolve dampness to walls Repair, prepare and redecorate.</p> <p>Resolve running gulley problems</p>
<p>External Detailing:</p> <p>Windows:</p> <p>Timber windows painted</p> <p>Metal windows painted,</p> <p>Plastic windows to conservatory</p>		<p>Repair, prepare and redecorate.</p>

OUTBUILDING - EXTERNAL




DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p> <p>Pitched roof clad in concrete tiles</p> <p>Hidden valley gutter to right hand side causing dampness into adjoining property</p>	 Valley gutter allowing dampness into property	<p>Make box gutter watertight.</p>
<p>Gutters and Downpipes:</p> <p>None</p>	 No gutters	<p>Add gutters and downpipes and soakaway.</p>

<p>Walls:</p> <p>Mixture of painted render and exposed blockwork</p>	 <p>Vertical crack on painted render to front left hand side</p>  <p>Crack</p>	 <p>Exposed blockwork needs to be rendered</p>
<p>External Detailing:</p> <p>Fascias and soffits: Untreated timber</p> <p>Windows:</p> <p>Doors: Timber</p>	<p>Some windows boarded</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>





OUTBUILDING – INTERNAL
Generally stored items – limited view and rear not accessed











DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Modern gypsum plaster		Repair, prepare and redecorate.
Walls: Modern gypsum plaster Dry lined wall to left hand side	 Dampness	Resolve dampness issues. Repair, prepare and redecorate.
Floors: Concrete		Carpet
Detailing: Windows:		Add windows
Services:	We are advised that no services have been installed.	
Stored Items: Full of stored items, owner advised were owned by third party.		Clear.

OUTSIDE AREAS



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Car Park</p> <p>Tarmac, no white lines</p>  <p>Car park</p>	<p>Car park generally drains towards the pub. Some ponding</p>  <p>Crossover</p>	<p>Drainage is required, ad hoc repairs and white lines.</p>
<p>Surface water drainage</p> <p>Water from car park discharges against the building causing dampness.</p>  <p>Running gulley to catch water from car park</p>	 <p>Water discharging against building and causing dampness</p>	<p>Improve running gulley, possibly replacing with a French Drain that drains into the main drains.</p>

<p>Entrance canopy access to beer garden</p> <p>Wood and brick structure with clay tiles</p>		<p>Ad hoc repairs to the roof and general staining and redecoration.</p>
<p>Beer garden</p> 	 <p>Retaining wall to right hand side</p>  <p>Tie bar to retaining wall</p>	<p>Ownership of retaining wall needs to be checked and confirmed and responsibility and liability agreed. If this is your wall, we would recommend it is excluded from the lease.</p>
<p>Builders materials/stored items</p>  <p>Builders material such as these blocks and unknown stored materials to the rear of the property need to be cleared</p>	 <p>Stored rubbish to rear needs to be cleared</p>	<p>General clearance to the external areas.</p>
<p>Smokers Area</p> 	 <p>Corrugated plastic roof over outside smokers area</p>	 <p>Extract flue from kitchen to rear going through smokers area</p>

<p>Trees</p> <p>A number of trees to the rear of the property are in need of maintenance.</p>  <p>Tree to right hand side</p>	 <p>Tree near entrance building to beer garden</p>	<p>General maintenance to trees.</p> <p>Check via your solicitors whether there are tree preservation orders on the trees known as TPOs.</p>
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INTERNAL

All directions given as you face the property.
The property has been viewed from ground level.

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

Contents -

Ground Floor – Trading Area

Front of House

- 1) L shaped bar
- 2) Ladies and gents toilets right hand side
- 3) Conservatory rear right hand side

Back of House

- 4) Bar Servery
- 5) Prep area behind bar
- 6) Python room
- 7) Kitchen cooking area
- 8) Lobby area between kitchen and conservatory
- 9) Store (hot water cylinder)
- 10) Laundry room
- 11) Beer cellar

Private Living Accommodation

First Floor (accessed from central staircase in preparation area)

- 1) Lounge
- 2) Bedroom front left
- 3) Bedroom rear left
- 4) Bedroom rear right
- 5) Bedroom rear middle
- 6) Bathroom rear right
- 7) Access corridor (used for ironing)
- 8) Stairs with landing area
- 9) Large cupboard at top of stairs with roof access (no access to rear roof)


Ground Floor


Front of House

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Left hand side of L shaped bar





DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Timber feature beams, painted panels between</p>	 Dated.	<p>Repair, prepare and redecorate.</p>
<p>Walls:</p> <p>Exposed brickwork Painted render</p>	<p>Dated. Dampness found.</p>	<p>Resolve dampness. Repair, prepare and redecorate.</p>
<p>Floors:</p> <p>Carpet Wood block section to far left hand corner</p>	<p>Worn</p>	<p>Clean and/or replace. Sand and re-stain</p>

<p>Detailing:</p> <p>Windows: Four Georgian style sliding sash windows Bay window with three sliding wash windows 6 x 6 panes, opaque glass to base</p> <p>Fireplace:</p>	<p>Dated.</p>  <p>Fireplace</p>	<p>Repair, prepare and redecorate</p> <p>Clean brick surround.</p>
<p>Services:</p> <p>Two single panel radiators under sliding sash windows</p>		<p>Clean/redecorate.</p>


Bay section of bar (central)




	CONDITION	ACTION REQUIRED
Ceilings: Timber feature beams, painted panels between	 Dated.	Repair, prepare and redecorate
Walls: Painted render	Dated. Dampness found.  Rising damp	Repair, prepare and redecorate
Floors: Carpet	Worn	Clean or replace.
Detailing: Windows: Bay window with three sliding wash windows 6 x 6 panes, opaque glass to base Doors:	Dated	Repair, prepare and redecorate

Bar right hand side near toilets




DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Timber feature beams, painted panels between</p>	 Dated.	Repair, prepare and redecorate
<p>Walls:</p> <p>Painted render</p>	Dated. Dampness found.	Resolve dampness. Repair, prepare and redecorate
<p>Floors:</p> <p>Carpet</p>	Worn	Clean or replace.

<p>Detailing:</p> <p>Windows: Casement window</p> <p>Fireplace:</p> <p>Fixed bench seating limited our view of these areas:</p>	<p>Dated</p>  <p>Fireplace</p>	<p>Repair, prepare and redecorate</p> <p>Clean</p>
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Conservatory



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings: Polycarbonate (right hand side)</p>	 Polycarbonate roof	Clean
<p>Walls: Exposed brickwork Our inspection was limited by bench seating</p>		Resolve dampness.
<p>Floors: Carpet</p>	Worn	Clean or replace.
<p>Joinery: Windows Plastic double glazed</p> <p>Doors: Plastic double glazed</p>		Clean Clean
<p>Services: See Services section</p>		

Toilet Facilities

There are no toilets for the less able/disabled



Lobby to Gents Toilets





DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated. Hairline cracking following plasterboard lines.	Repair, prepare and redecorate.
Walls: Floor to ceiling tiles	Fixing holes. Dampness to walls	Re-grout. Fix holes.
Floors: Red quarry tiles		Deep clean.
Detailing: Entrance door: Glazed panels, locked.	Dated.	Repair, prepare and redecorate. Glazed panels should be amended for security
Door to pub:	Dated.	Repair, prepare and redecorate.

Gentlemen's Toilets




DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling:</p> <p>Painted</p>	<p>Pattern staining from flat roof above</p>	<p>Repair, prepare and redecorate.</p>
<p>Walls:</p> <p>Floor to ceiling tiles</p>	 <p>Dampness found within walls.</p> <p>Tiles missing and blown tiles due to dampness to walls</p>	<p>Resolve dampness.</p> <p>Replace missing tiles, clean and re-grout. General deep clean.</p>
<p>Floors:</p> <p>Red quarry tiles</p>	 <p>Red quarry tiles</p>	<p>Deep clean</p>

<p>Sanitary Ware:</p> <p>Slab urinal One wash hand basin One W.C. with plastic high level cistern,</p>	<p>Worn to base</p>  <p>Painted pipe to high level cistern</p>	<p>Deep clean and regrout.</p>
<p>Detailing:</p> <p>Windows: Window to urinal and W.C.'s</p> <p>Door:</p>	 <p>Windowsill over slab urinal window has been replaced but not treated or painted</p> <p>Dated.</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>
<p>Services:</p> <p>See Services Section.</p>		



Lobby to ladies' Toilets



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated.	Repair, prepare and redecorate
Walls: Tiled	 Tiles missing due to dampness to walls	Replace tiles. Clean grout.
Floors: Carpet	Worn	Clean or replace
Sanitary Ware: Wash hand basin Hand dryer		Deep clean.
Detailing: Small windows Vent	Dated	Repair, prepare and redecorate.
Services: Dimplex water heater		

Ladies Toilets



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated.	Repair, prepare and redecorate
Walls: Floor to ceiling tiles	Dampness to walls. Old fixing holes	Resolve damp problems and then re-tile.
Floors: Vinyl	 Average and dated.	Deep clean
Sanitary Ware: One ceramic W.C. with plastic high level cistern	Average  Paint flaking to soil and vent pipe	Deep clean Repair, prepare and redecorate.
Vent		

	 <p>Vent</p>	
<p>Detailing:</p> <p>Small windows</p>	 <p>Door</p>	<p>Redecorate.</p>
<p>Services:</p> <p>Single panel radiator with microbore pipes</p>  <p>Single panel radiator</p>	 <p>Microbore pipes to radiator</p>	

GROUND FLOOR

BACK OF HOUSE

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

Bar Servery Area



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling:</p> <p>Old sign with embossed paper behind</p>		Clean sign and redecorate ceiling.
<p>Walls:</p> <p>Painted</p>	Dated	Repair, prepare and redecorate.
<p>Floors:</p> <p>Altro style flooring</p>	 Worn	Replace or repair.
<p>Detailing:</p> <p>Formica bar worn to right hand side</p>	 Shelving to bar worn	Replace shelving
<p>Services:</p> <p>See Services Section.</p>		

Preparation area behind bar (accessed from bar area)




DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plaster	Dated.	Repair, prepare and redecorate
Walls: Painted	Dated.	Repair, prepare and redecorate
Floors: Altro style flooring	Worn in areas.	Repair and deep clean. Replace as necessary.
Joinery: Windows Doors: Two veneer doors Painted door leading to python store		Repair, prepare and redecorate Repair, prepare and redecorate
Kitchen Equipment: Wash hand basin Stainless steel sink with notice 'Designated for washing up' The catering equipment has not been inspected, you should seek expert advice. We have assumed that the catering equipment meets Local Authority approval and is appropriate for use. We would recommend a meeting with the Local Authority prior to taking over the lease.		

Services: See Services section

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Python room





DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Low level ceiling painted over old distemper/lime wash</p>	 Flaking paint to ceiling	Resolve any dampness from roof above. Repair, prepare and redecorate
<p>Walls:</p> <p>Painted Close boarding to approx 1.2m</p>	Dated	Repair, prepare and redecorate
<p>Floors:</p> <p>Altro style flooring</p>	Average	Clean and/or replace
<p>Joinery:</p> <p>Doors Painted panel door</p>	Dated.	Repair, prepare and redecorate
<p>Services: See Services section</p> <p>Dated fuse boards.</p>		






Catering kitchen cooking area



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Textured paint</p>	 <p>Part of ceiling paintwork coming down</p>	<p>Repair, prepare and redecorate</p>
<p>Walls:</p> <p>Floor to ceiling tiling Painted to left hand wall</p>  <p style="text-align: center;">Dampness</p>  <p style="text-align: center;">Ingrained dirt and grease</p>	<p>Signs of movement noted and investigated by landlord.</p>  <p style="text-align: center;">Dampness coming through, generally greased and stained</p>  <p style="text-align: center;">Raking hairline crack to inner door</p>	<p>Resolve damp issues.</p> <p>Deep clean, clean grout and re-grout.</p> <p>Repair, prepare and redecorate.</p>


Floors: Altro style flooring		Deep clean
Joinery: Windows: Metal windows		Repair, prepare and redecorate
Kitchen Equipment: Stainless steel sink and drainer The catering equipment has not been inspected, you should seek expert advice. We have assumed that the catering equipment meets Local Authority approval and is appropriate for use.		
Services: See Services section <div style="display: flex; justify-content: space-around;"> <div data-bbox="153 745 405 936">  </div> <div data-bbox="820 745 1072 936">  </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div data-bbox="153 936 464 969"> <p>Old gas meter cupboard</p> </div> <div data-bbox="724 936 1294 969"> <p>Floor mounted boiler – Potterton (assumed)</p> </div> </div>		

Lobby area between kitchen and conservatory

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>  <p style="text-align: center;">Pipes to ceiling</p>	Greased	Clean, repair, prepare and redecorate.
<p>Walls:</p>  <p>Dampness to walls</p>	<p>Dampness to walls. Greased.</p>  <p>Crack to top of wall</p>	Clean, repair, prepare and redecorate
<p>Floors:</p> <p>Altro style flooring</p> 	 <p>Damaged</p>	Repair or replace.
<p>Joinery:</p> <p>Doors: Veneer door to back kitchen, Painted panel door to front kitchen</p>		Repair, prepare and redecorate.
<p>Services: See Services section</p>		

Food Store – fridges and hot water cylinder



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Exposed light	Stained, hairline cracking	Repair, prepare and redecorate
Walls: Painted Could not access	Dampness Hairline cracking	Resolve dampness. Repair, prepare and redecorate
Floors: Altro style flooring	Ingrained dirt	Clean and/or replace
Joinery: Windows: One metal window Doors		Repair, prepare and redecorate Repair, prepare and redecorate
Kitchen Equipment: Belfast sink		
Services: See Services section  Hot water cylinder - Obtain Service Records		



Laundry Room in lean-to



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate
Walls: One brick thickness Boarded walls to left, rear and front Painted brickwork to right hand side	Dampness Flaking	Resolve dampness. Repair, prepare and redecorate
Floors: Altro style flooring Tiled	Dated and damaged	Clean and/or replace Clean
Joinery: Windows: One timber window with Georgian wire polish plate glass Doors: Timber panel door		Repair, prepare and redecorate Repair, prepare and redecorate
Services: See Services section		

Cellar



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted fibreboard</p>	 Dated, stained, dirty	Repair, prepare and redecorate.
<p>Walls:</p> <p>Painted</p>	 Damp	Resolve dampness. Repair, prepare and redecorate.

<p>Floors:</p> <p>Concrete</p>  <p>Damaged floor</p>	 <p>Cracked and undulated Advised there is high water table level which does flood cellar</p>	<p>Level and screed, paint floor</p>
<p>Joinery:</p> <p>Doors</p>	 <p>Painted door to cellar</p>	<p>Repair, prepare and redecorate.</p>
<p>Services: See Services section</p>  <p>Electric fuse board – IEE test and report required.</p>  <p>Sump pump This has not been tested. We are aware from discussions that the property does flood.</p>  <p>Belfast sink</p>		


FIRST FLOOR

PRIVATE LIVING ACCOMMODATION

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

Lounge area



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Timber feature beams, painted panels between	Dated.	Repair, prepare and redecorate.
Walls: Chipboard embossed paper	Dampness coming in via side of brick chimney	Repair, prepare and redecorate.
Floors: Carpet	Worn	Clean or replace.
Detailing: Windows: Bay window Doors:	Dated	Repair, prepare and redecorate.
Services: Brick exposed fireplace	 Fireplace	

Bedroom front left

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Marketing by: —————

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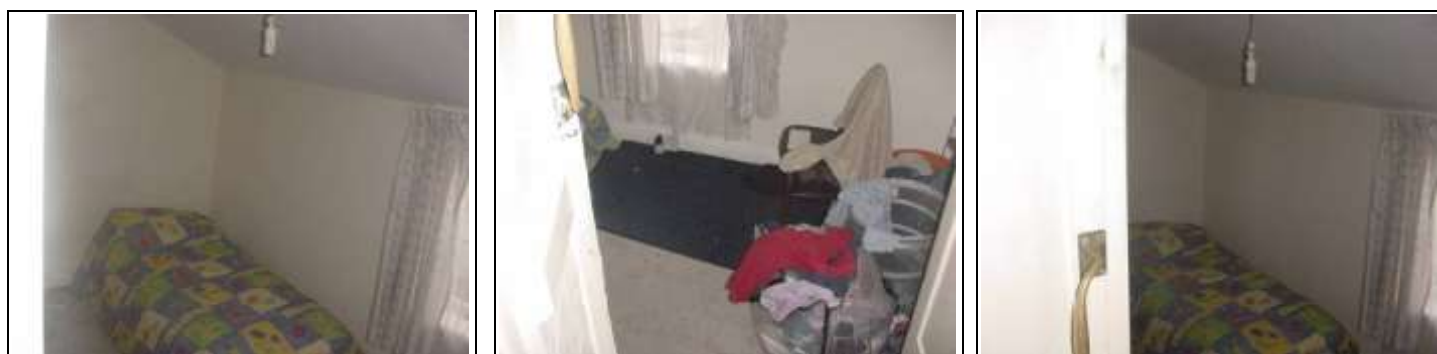
0800 298 5424


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DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Papered cathedral ceiling	Average	
Walls: Papered	Average Crack around rear window approximately at flashing line, so assume flashing is leaking	Repair, prepare and redecorate.
Floors: Carpet	Areas of exposed floor boards which indicate joists go from front to back of property in this section	Clean or replace.
Detailing: Windows: Doors: Painted panel doors	One glass pane cracked Mould to window Dated.	Replace broken pane, repair, prepare and redecorate. Repair, prepare and redecorate and replace ironmongery
Services: Internal radiator with microbore pipes		

Bedroom rear left

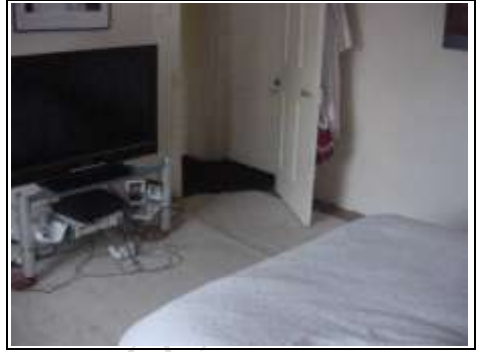




DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Wood chip paper	Paper coming off	Make roof watertight. Repair, prepare and redecorate.
Walls: Painted paper	 Damp to chimney	Repair, prepare and redecorate.
Floors: Carpet over carpet	Dated and paint stained	Replace
Detailing: Windows: Sliding sash single glazed 6 x 6 windows Doors: Painted panel entrance door Two painted panel doors to cupboards	Dated. Dated.	Repair, prepare and redecorate. Repair, prepare and redecorate.


<p>Services: Baxi Brazilia 80003 gas fire</p> <p>Internal radiator with microbore pipes</p>	 <p>Does not appear to be working</p>	<p>Clean and redecorate.</p>
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Bedroom rear right hand side (pink)




DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>	 <p>Dampness visible front right hand corner</p>	<p>Make roof watertight. Resolve dampness, repair, prepare and redecorate.</p>
<p>Walls:</p> <p>Painted</p>	<p>Dampness</p>  <p>Front corners obtaining readings over 100, should typically be 30-60</p>	<p>Resolve dampness. Repair, prepare and redecorate.</p>
<p>Floors:</p> <p>Carpet</p>	<p>Worn</p>	<p>Replace</p>


<p>Detailing:</p> <p>Windows: Georgian sliding sash 6 x 6 window</p> <p>Doors:</p>	 <p>Signs of mould due to dampness</p>	<p>Repair, prepare and redecorate.</p>
<p>Services:</p> <p>Fireplace</p> <p>Radiator with microbore pipes</p>	<p>Unvented</p>	<p>Add vent if not being used.</p> <p>Clean and redecorate.</p>

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Bedroom rear middle




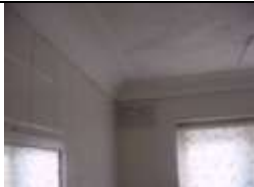
DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	 Ceiling where there will be cold bridging Hairline cracks	Possible cold bridging issues
Walls: Woodchip paper	Dated	Repair, prepare and redecorate.
Floors: Carpet	Worn	Clean or replace.
Detailing: Windows: Doors:	Dated	Repair, prepare and redecorate

<p>Services:</p> <p>Chimney to back</p> <p>Internal radiator</p> <p>Old style gas heater</p>	 <p>Chimney possibly removed</p> <p>Advised heater does work but not used</p>	
<p>Stored Items:</p>	<p>Stored items limited our inspection.</p>	

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Bathroom rear right hand corner



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Textured paint 1970's style	 Repaired hole	Make roof watertight. Repair, prepare and redecorate
Walls: Floor to ceiling tiles painted	Dated	Clean and re-grout.
Floors: Vinyl	Worn	Clean or replace.
Detailing: Windows:	Dated.	Repair, prepare and redecorate.
Doors: Painted timber	Dated.	Repair, prepare and redecorate.
Sanitary Ware: Bath W.C. Wash hand basin	Old style	Deep clean and/or replace.
Services: Vent, no extract fan	 No extract	Add humidity controlled extract fan

Ironing area






DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Cathedral ceiling	Dated.	Repair, prepare and redecorate
Walls: Painted	Dated.	Repair, prepare and redecorate
Floors: Carpet	Worn	Clean or replace.
Detailing: Doors: Painted panel door	Dated	Repair, prepare and redecorate.
Services: See Services Section.		

Stairs



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Roof window at top	Dated Average	Repair, prepare and redecorate
Walls: Wood chip wallpaper	Dated.	Repair, prepare and redecorate
Floors: Carpet	Worn	Clean or replace

<p>Detailing:</p> <p>Stairs: Curving staircase, half landing, three more steps</p> <p>Banisters and Balustrades:</p>	<p>Dated</p> <p>Dated</p>  <p>Paint missing</p>	<p>Repair, prepare and redecorate</p>
<p>Cupboard with access to roof Full of stored items</p> 		
<p>Services:</p> <p>See Services Section.</p>		

OTHER MATTERS

SERVICES

Electrics

The electrics were located in the cellar.

ACTION REQUIRED: All electrics need to be tested by an NICEIC approved electrician or equivalent to Institute of Electrical Engineers (IEE) standard.

Energy Efficiency

Older properties such as this will not be as energy efficient as modern properties. We feel that energy efficiency will become very important in years to come and may well affect re-saleability of a property.

Heating

The property has a dated Potterton floor mounted boiler located in the kitchen. We believe it is beyond its normal useful life.

ACTION REQUIRED: Ask for service records and check in working order prior to taking on the property.

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. In this case there are no disabled toilets.

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

Asbestos Register

In a property of this age there may well be some asbestos. 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.

This is not a structural survey or a building survey.

LIMITATIONS

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

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

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

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

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

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

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

**Signature Document in Relation to
Public House, Surrey**

Schedule of Condition

This signature document represents page 68 and 69 of a 69 page Schedule of Condition relating to:

Public House, Surrey

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, Surrey
As inspected on XXXXXX

By

Chartered Surveyors

Signed: Dated: .

Lessee

Mr XXXX 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:
XXXXXX

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.