

JOB REFERENCE: xxxxxxxxxxxxxxxxxxxxxxxxx

SCHEDULE OF CONDITION

xxxxxxxxxxxxxxxxxx,

xxxxxxxxxx,

Bedfordshire.

SG18 xxxxxx.

xxxxxxxxxx

FOR

xxxxxxxxxx

Prepared by:

xxxxxxxxxxxxxxxxxx

INDEPENDENT CHARTERED SURVEYORS



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Introduction and Instruction

We have been instructed to inspect and prepare a Schedule of Condition for The White Horse, xxxx, XXXXXXXXXXX, XXXXXXXX, XXXXXXXX.

We inspected the property on XXXXXXXX.

Information Summary

Address: XXXXXXXXXXXXXXXX.

Prospective Tenant: XXXXXXXXXXXXXXXX

Covenants: We have not seen a copy of the lease. 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 prior to signing of the lease or legal commitment to the lease.

Yield Up Covenant: As a general comment under the terms of most leases there is a Yield Up Covenant requiring repair, redecoration, reinstatement and statutory regulations on termination of the Lease.

From our inspection we can advise that work has not taken place and as such the building you are considering leasing is below the standard set out within most typical FRI leases.

Photographs: We typically take approximately 1000 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.

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REPORT FORMAT

To help you understand our report we utilise various terms such as:-

Key to terms used:

Description

This identifies the location of the item and the material/s it is made from.

Condition

This identifies the condition and anticipated future life.

Action Required

We have used an Action Required column throughout the report which identifies and clarifies repairs required and will sometimes give a performance specification i.e. requiring an area of roof to be water tight leaving the how part to the landlord/landlord's surveyor/landlord's builder. This section assumes that materials and workmanship will meet British Standards and Codes of Practice or their equivalent.

Dated defined

Where the term dated is used, we are advising that we do not believe that regular maintenance has been carried out or cyclical maintenance for example three/five year redecoration as per typical clauses within a Full Repairing and Insuring (FRI) lease has not been carried out.

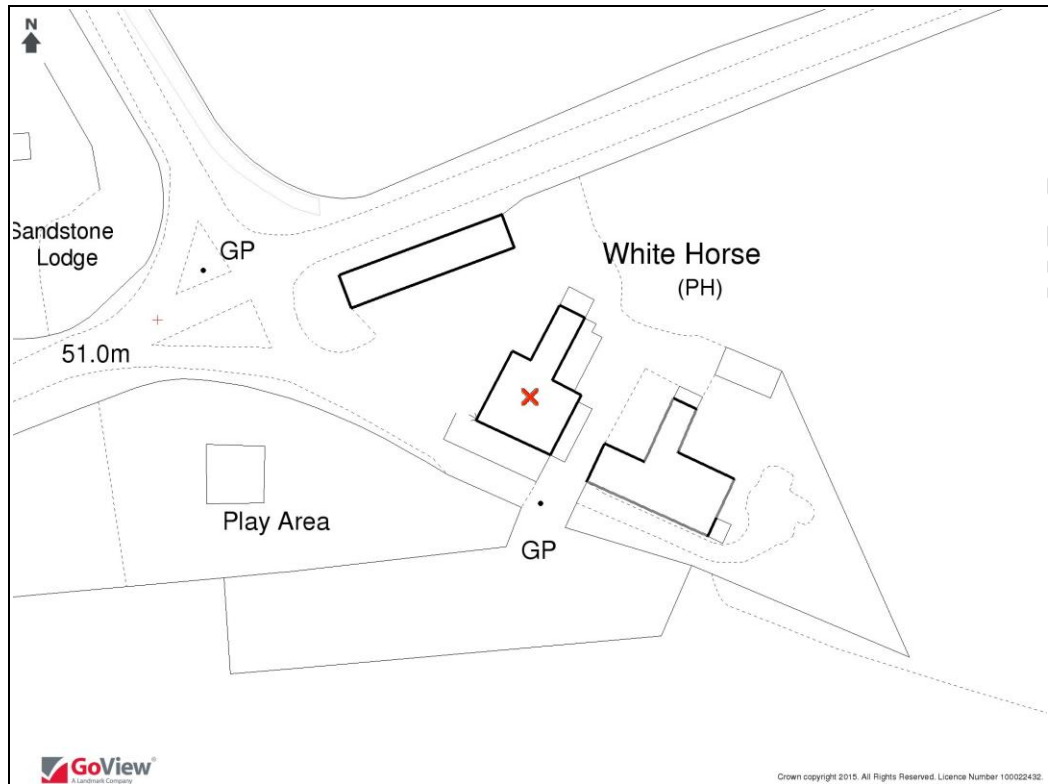
We recommend legal advice and input whenever a Schedule of Condition is appended to the lease

We recommend that a solicitor is employed to ensure the Schedule of Condition that we have prepared is legally attached to the lease and legally binding with the landlord.

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Location Plans



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EXTERNAL

All directions given as you face the property.

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Contents:

Front Elevation
Left Elevation
Rear Elevation
Right Elevation
Outside Areas
Function Room

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Front External Elevation



Front view from left side



Front Aerial View - 360 Photo



Front view

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Chimney: Brick build rendered chimney Paint finished</p>  	<p>Weathered and cracking to rear</p>  	<p>Repair and make watertight</p>



Roofs:

Left Roof:

Pitched clad with clay nibbed tiles

Right Roof:

Hidden by Flemish rendered gable with chimney

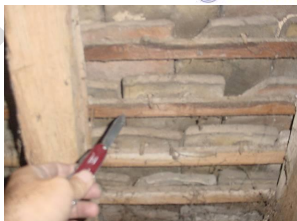
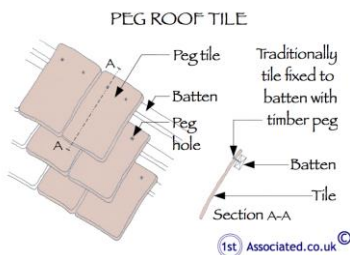
Double pitched roof with valley gutters clad with clay peg tiles



Peg tile used wrongly



Peg tile



Back of deteriorating peg tiles

Spalling to ridge and tiles



Weathered peg tiles



Weathered tiles



Disintegrating tiles



Broken and missing tiles

Overhaul of roof and general repair and replacement of spalling tiles.




Exclude from Lease and/or repair works to be carried out by property owners and/or joint high level inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.

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	 <p>DIY quality repair has been carried out to drainage point</p>	
<p>Valley Gutters:</p> <p>There are two valley gutters</p> 	<p>Blockages to the outlets on the valley gutters. Lack of maintenance.</p> 	<p>Exclude from lease</p>
<p>Gutters and Downpipes:</p> <p><u>High Level Left Side:</u></p> <p>Mixture of cast iron (OGee style) and plastic</p> <p>Soil and Vent Pipe:</p> <p>Cast Iron</p>	<p>Crack</p>	<p>Joint high level inspection of the guttering with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent.</p> <p>Ensure all gutters are watertight and falling towards the downpipe and clear.</p> <p>Repair downpipes and secure as necessary, ensure downpipes are clean and clear.</p>



<p>Walls:</p> <p>Flemish bond brickwork generally with low level painted Flemish bond brickwork to left side</p> <p>Incorrectly repointed in cement mortar</p>  <p>Crack above door</p>  <p>Vegetation growth indicating dampness</p>  <p>Dampness to base of brickwork</p>	<p>Hollowing out of bricks Spalling Concaving of bricks</p>  <p>Wrongly repointed in cement</p>    <p>Moss impregnated into brick</p>	<p>Removal of all cement mortar, repointing in a lime mortar and repair to brickwork.</p> <p>Exclude from lease</p>
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Left External Elevation


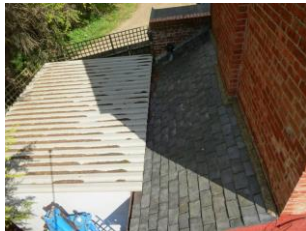

(limited view due to dog compound)



Left Side Aerial View - 360 Photo



Left Aerial View - 360 Photo

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Brick		See front elevation
Roofs: Low level slate roof	Slates displaced/slipped Build up of leaves 	Reposition slates and make watertight Remove leaves and other debris
Profile Metal roof		Remove debris Temporary building assumed to be removed by present occupiers.
Mineral felt flat roof Felt flashing	Flashing coming away in some areas 	General overhaul of felt flat roof



Rear of Left side Gable: Single Storey Flat roof: Brickwork Unable to see ground level	Average	
Walls: Flemish bond brickwork	Average	
Signage: Old Tankard Whitbread Sign Trees: Mature	Overgrown	Maintain

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Rear External Elevation



Rear Aerial View - 360 Photo

DESCRIPTION	CONDITION	ACTION REQUIRED
Chimneys: Right Side Chimney: Forms part of the rear Flemish Gable  Cracking  Dampness	Cracking and areas of dampness  Cracking  Dampness  Dampness at base	See front elevation Repair, repoint, re-render and redecorate and make watertight



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<p>Middle chimney</p> <p>Stand alone brick chimney</p> 	<p>Weathered</p> 	<p>Ad hoc repointing</p>
<p>Roofs:</p> <p>Flat Roof</p> <p>Flat, flat felt roof</p> <p>Safety rail</p>	<p>Full of rubbish, debris and moss indicating flat, flat roof</p>  <p>Railing missing</p>  <p>Carcass of a bed being used</p>	<p>Clear</p> <p>Supply and fit railing</p>
<p>Gutters and Downpipes:</p> <p>Cast Iron</p>	<p>Vegetation and rusting</p> 	<p>Repair, prepare and redecorate</p>
<p>Soil and Vent pipe:</p>		



Cast Iron	Finishes too short 	Needs extending at top
Walls: Flemish bond brickwork	Average	Repair, redecorate, prepare and
External Detailing: Windows: Timber casement Services: Calor Gas containers	Dated Partly re-painted DIY quality 	Repair, redecorate, prepare and Confirmation that these form part of the fixtures and fittings.






DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Pseudo pitched roof clay tile 	Spalling tiles 	Re-position and repair tiles and make watertight
Hidden felt flat roof	Full of debris	Clear debris General overhaul of flat roof
Gutters and Downpipes: Plastic	Painted	Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear.
Walls: Mock Flemish bond brickwork Dry lining internally Damp proof course at low level	Average	Repair, prepare and redecorate

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External Detailing: Windows: Double glazed, top hung Doors:	 Flaking paintwork Timber visible Average	 Repair, prepare and redecorate. Repair, prepare and redecorate.
Services: Extract Fan	 Dated and dripping grease 	 Clean and ensure working



Right External Elevation



Right elevation



Right Aerial View - 360 Photo

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Tiles	Missing, spalling and deteriorating	See front elevation General overhaul of roof Exclude from lease
Gutters and Downpipes: Cast iron and plastic		See front elevation Clear
Walls: Flemish bond brickwork	Wrongly repointed in cement mortar	See front elevation Remove all cement mortar and repoint in lime mortar Exclude from lease
External Detailing: Windows: Casement	Two top windows particularly badly painted over rotten timber	Splice in new timber. It may be more economical to replace the windows subject to Listed Buildings Consent Repair, prepare and redecorate Exclude from lease

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Doors: Timber Door Fire Exit Door glazed	Average	Repair, prepare and redecorate.
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Outside Areas



Mature trees to left side





Play area



Sitting out area right side

DESCRIPTION	CONDITION	ACTION REQUIRED
Car Park Tarmac 	Average No white lines	
Overflow Car Park 	Average	
Front Garden / Sitting Out area 	Average	



Rear Garden	Average	
Play Area 	Is it to RoSPA standards?	Check and confirm
Approach road Swing sign 		Repair, redecorate prepare and

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Rear Barn

(No internal access gained)



View of Barn



Barn

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Pantiles Slate at base Glazed section		
Gutters and Downpipes: Plastic	Electric wiring hanging off	Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear.

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Walls: Left Gable: Flemish bond brickwork Front: Shiplap boarding Right Gable: Shiplap boarding	Ivy Boarded over sign No entry sign Ivy	Remove vegetation Remove vegetation
External Detailing: Windows: Two timber windows Doors: Double timber doors	Average Average	Repair, prepare and redecorate. Repair, prepare and redecorate.



Function Room



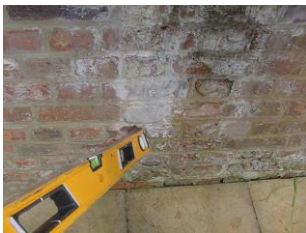

Rear roadside



Aerial 360 photo




Right side

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Pitched, clad with pantiles Glazed old style roof		
Gutters and Downpipes: Plastic		Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear.
Walls: Flemish bond brickwork  <p>Dampness front wall</p>	Cracking rear left corner Dampness 	Resolve dampness Repoint in lime mortar

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<p>Running Gulley</p>	<p>Blocked Rendered plinth added to try to stop dampness getting in</p> 	<p>Clear Resolve dampness</p>
<p>External Detailing:</p> <p>Windows: Timber</p> <p>Doors: Timber</p>	<p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>



INTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

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GROUND FLOOR

FRONT OF HOUSE

Contents:

Entrance Lobby
Main Bar
Ladies Toilets
Gents Toilets
Disabled/Less able toilets

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Entrance Lobby



External entrance to lobby



Lobby area to main bar
(we apologise for quality of photo)

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Part painted 	Repair, prepare and redecorate
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Carpet	Worn	Clean/replace.
Detailing: Entrance Door: Timber Single width	Marked and worn to base Missing vision panel	Sand, prepare, repair and restrain.or replace

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 <p>Internal Door: Glazed</p>	 <p>No safety Kitemark</p>	<p>Replace with British Standards safety glass</p>
<p>Services:</p>		<p>See Services Section</p>

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Main Bar – L-shaped

(Seating on left side threadbare)






Seating area










Main Bar



Right side

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted Mock beams supported with columns  Mixture of older timber	Part painted/DIY painted   Boxed over steel	Repair, prepare and redecorate.



<p>Walls:</p> <p>Painted Timber beams</p>	<p>DIY painting</p> 	<p>Repair, prepare and redecorate.</p>
		
	 <p>Vent covered over right side wall</p>	<p>Open up vent</p>
 <p>Fireplace on left side</p>	 <p>Fireplace rear right side</p>	<p>Check chimneys can be safely used</p>
<p>Seating</p>	<p>Threadbare – hiding dampness</p>  <p>Threadbare seating</p>	<p>Replace Resolve dampness</p>

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<p>Floors:</p> <p>Mixture of tile and carpet</p> 	<p>Undulating</p> 	<p>Deep clean tiles</p> <p>Clean/replace carpet</p>
<p>Detailing:</p> <p>Windows:</p> <p>Mixture single and double glazed casement windows</p> <p>Doors:</p> <p>Timber with vision panel – into kitchen</p>  <p>Door to cellar</p> <p>Door to private living accommodation</p>	<p>Note, wet rot, etc painted over externally</p>  <p>DIY painting</p> <p>Dated</p> 	<p>Repair, prepare and redecorate</p> <p>Sand, prepare and re-stain</p>



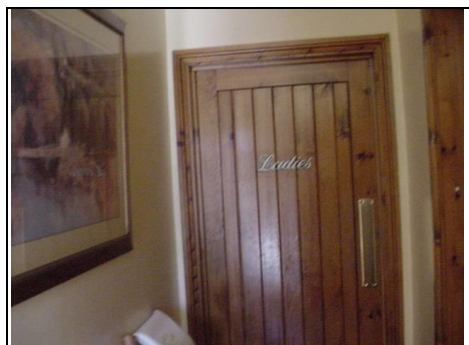
Services:	 Missing fire extinguishers	See Services Section Replace
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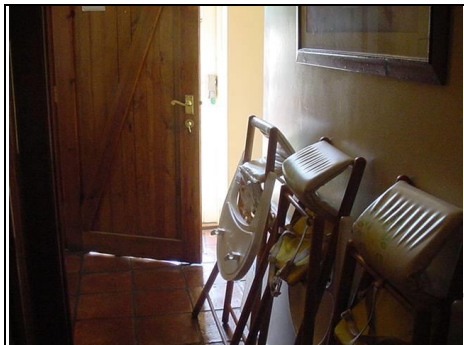
Toilet Facilities

There are toilets for the less able/disabled.

Entrance Lobby



Door to Ladies



Lobby area

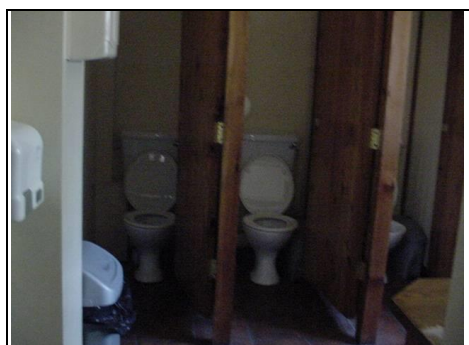


Lobby area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted	Dated	Repair, prepare and redecorate.
Floors: Tiles	Dated	Deep clean
Detailing: Doors: Entrance Door: Stained ledge and brace timber Door into Ladies Toilets: Stained ledge and brace timber	Dated Dated	Sand, prepare and redecorate Sand, prepare and redecorate



Ladies Toilets



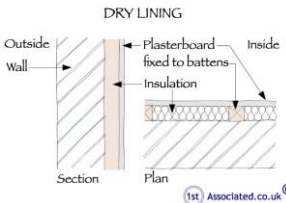
Ladies toilets





Ladies wash hand basins



Ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted Dry lining/False wall to Perimeter WC's divided by vertical boarding Splash back tiling around vanity units	Dated Hiding dampness  Dated Dated	Resolve dampness Repair, prepare and redecorate. Repair, prepare and redecorate. Deep clean
Floors: Tiles	Dated	Deep clean



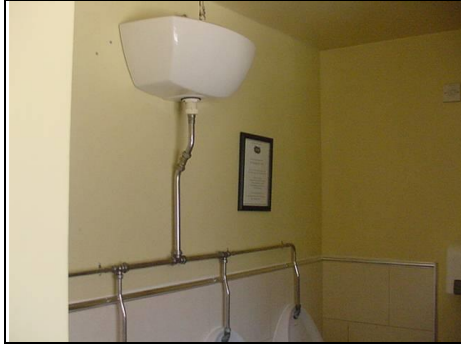
<p>Detailing:</p> <p>Windows:</p> <p>Two casement windows Top hung Double glazed frosted glass</p> <p>Doors: Timber with door closures</p>	<p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Sand, prepare and redecorate</p>
<p>Sanitary Ware:</p> <p>Four WC's</p> <p>Vanity unit with three wash hand basins</p>	<p>Black mould in mastic and service duct</p> <p>Worn top</p> 	<p>Replace mastic. Deep clean</p> <p>Replace</p>
<p>Services:</p> <p>Extract Fan</p> <p>Manhole cover</p>	<p>Dated</p> 	<p>See Services Section</p> <p>Clean and service</p>



Gents Toilets




Urinals




Gents Toilets



Gents

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	
Walls: Splash back tiling around urinal	Dated Old fixing points	Fill holes. Repair, prepare and redecorate.
Floors: Tiles	Worn 	Deep clean



<p>Detailing:</p> <p>Windows:</p> <p>Two casement windows Top hung Double glazed frosted glass</p> <p>Doors:</p> <p>Timber</p>	<p>Dated and worn cills</p>  <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Sand, prepare and redecorate</p>
<p>Sanitary Ware:</p> <p>WC</p> <p>Two Wash hand basins</p> <p>Four Urinals</p>	<p>Dated</p> <p>Tap tops missing Mould to mastic</p> <p>Dated</p>	<p>Deep clean</p> <p>Replace taps Remove mould and re-mastic Deep clean</p> <p>Deep clean</p>
<p>Services:</p>		<p>See Services Section</p>



Disabled/Less Able Toilets



Ceiling



Disabled/less able toilets



Supporting rails etc

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate.
Walls: Painted Perimeter wall: Dry lined Handles etc	Dated	Repair, prepare and redecorate.
Floors: Tiles	Dated	Deep clean
Detailing: Windows: Casement Door: Timber ledge and brace	Dated Dated	Sand, prepare and redecorate Sand, prepare and re-stain.

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Sanitary Ware:		
WC	Dated	Deep clean
Wash hand basin	Dated	Deep clean
Services:		See Services Section

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GROUND FLOOR

BACK OF HOUSE

Contents:

Bar servery area
Catering Kitchen
Associated Toilets

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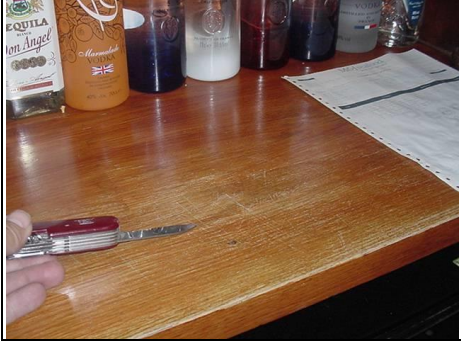
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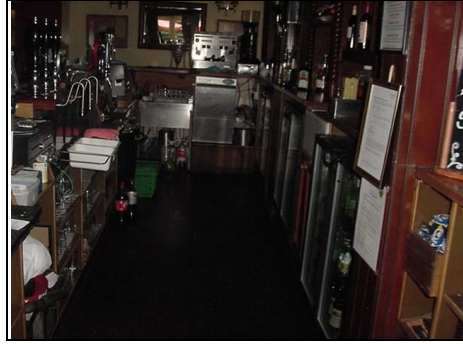
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Bar Servery Area




Bar top



Bar Servery



Front panelling

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate
Walls: Wooden back bar	Average Worn worktop	Clean, repair, prepare and re-vanish.
Floors: Vinyl style flooring	Dated	Clean/replace
Detailing: Timber bar top to front of bar	Worn 	Sand, prepare and re-stain
Services:		See services section



Catering Kitchen



Kitchen prep area



Cooking area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated Joints proud	Rub back joints. Repair, prepare and redecorate.
Walls: Stainless steel	Dated	Clean
Floors: Vinyl style flooring	Joints splitting Marks where old style skirting Some areas need replacing	Replace
Detailing: Doors: Entrance door from main bar Door to function room and outside left side	Marked Marked	Repair, prepare and redecorate Repair, prepare and redecorate



Kitchen units: Stainless steel sink and drainer Kitchen units:	The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.	
Services:		See Services Section

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Freezer End - front left




Looking from freezer units into the kitchen



Freezer section

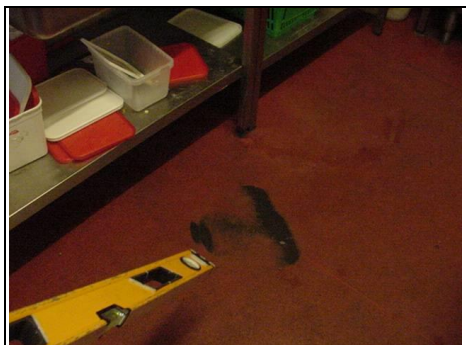


Freezer units

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Partly vaulted	Heavily stained underneath single pitched right side roof 	Resolve dampness, repair, prepare and redecorate.
Walls: Painted	Heavily stained	Resolve dampness, repair, prepare and redecorate.
Floors: Vinyl style flooring	Slippery at the time of the inspection Marked	Deep clean and/or replace
Detailing: Door: Flush Fire door	Broken door closure Not applying with Fire Regulations	Replace
Services: Electrics		See Services Section



Wash Up Area



Burn marks to floor



Wash Up Area on right side

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Undulating	Deep clean, repair, prepare and redecorate.
Walls: Large tiles	Dated Old fixing points	Deep clean, repair, prepare and redecorate
Floors: Vinyl style flooring	Burn marks	Deep clean, repair and/or replace
Equipment: Stainless steel sink and drainer Kitchen units:	The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.	
Services:		See Services Section

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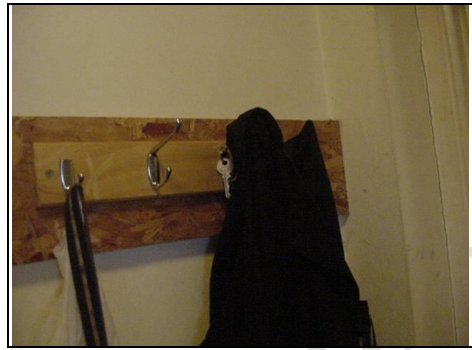
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WC and wash hand basin lobby area



Lobby



Lobby area (door width) with sterling board used for hangers

DESCRIPTION	CONDITION	ACTION REQUIRED
WC:		
Ceiling: Vaulted Painted	Dated	Repair, prepare and redecorate.
Walls: Dry lined/false wall 	Dry lining has rotted away Dampness Hairline cracking between floor and ceiling Stirling board used for a coat hook 	Resolve dampness. Re-line. Repair, prepare and redecorate.
Floors: Vinyl	Marked	Deep clean and/or replace



Detailing: Windows: Timber window in lobby area Doors: Painted door Internal door	 Dated Dated Flaking painted	Repair, prepare and redecorate Repair, prepare and redecorate
Sanitary Ware: Wash hand basin in lobby area WC	Coming away from wall Dated	Re-secure and deep clean Deep clean
Internal Door:	Flaking paint	Repair, prepare and redecorate.
Services:		See Services Section



BASEMENT

Contents:

Vaulted cellar

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Cellar





Vaulted ceiling



Cellar




Cellar area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings and Walls: Vaulted Painted	Dampness and mould 	Resolve dampness Repair, prepare and redecorate. Meeting with Environmental Health Officer recommended
Floors: Concrete Rubber mat covering large proportion of floor	Dampness Uneven Areas broken up at the bottom of the cellar drop 	Repair floor
Detailing: Doors: Timber panelled door	Average	Repair, prepare and redecorate.

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Belfast sink:	Average	Deep clean
Steps to Cellar: Ceiling Painted Walls: Painted Steps:  Steep concrete steps One handrail	Average Average Splattered with paint 	Repair, prepare and redecorate. Repair, prepare and redecorate. Repair, prepare and redecorate. Add second handrail
Services: Sump pump Electric fuseboard	We cannot confirm if the sump pump is working	See Services Section



FIRST FLOOR

PRIVATE LIVING ACCOMMODATION

Contents

Front of house:

Access Stairs to Function Room and Corridor
Function Room

Back of house:

Stairs/Corridor
Manager's Office/Bedroom
Domestic Kitchen
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

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FRONT OF HOUSE

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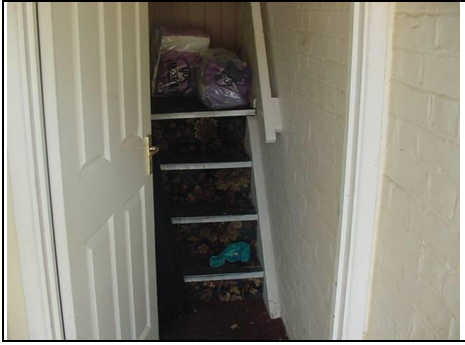
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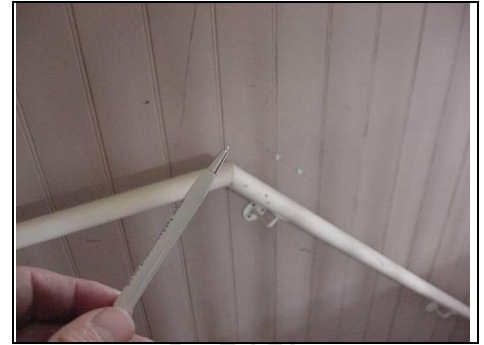
Access Stairs to Function Room and Corridor



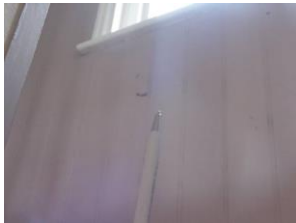
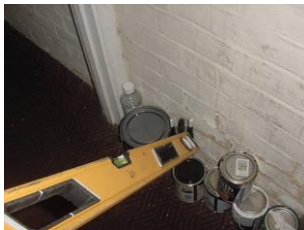
Bottom of the stairs
to function room



Stairs



Timber Boarding

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate
Walls: Painted brickwork Painted plasterboard Painted timber boarding	Dated damp to base Dated Dated  Marks on wall  Damp to base	Repair, prepare and redecorate. Repair, prepare and redecorate. Repair, prepare and redecorate.



<p>General wear</p> <p>Painted timber door:</p> <p>Painted timber door</p>	<p>General wear</p>  <p>Dated</p> 	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p>		<p>See Services Section</p>

<p>General wear</p> <p>Painted timber door:</p> <p>Painted timber door</p>	<p>General wear</p>  <p>Dated</p> 	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p>		<p>See Services Section</p>

<p>General wear</p> <p>Painted timber door:</p> <p>Painted timber door</p>	<p>General wear</p>  <p>Dated</p> 	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p>		<p>See Services Section</p>

<p>General wear</p> <p>Painted timber door:</p> <p>Painted timber door</p>	<p>General wear</p>  <p>Dated</p> 	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p>		<p>See Services Section</p>



Function Room – front left




Ceiling



Function room



Fireplace

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Vaulted Modern Queen Post Roof visible No access to roof 	Dated	Repair, prepare and redecorate.
Walls: Embossed wallpaper Dado rail Timber boarding approx. 1.5m Fireplace – left Fireplace - right	Dated Heavily marked Blocked and vented Vented	Repair, prepare and redecorate. Sand, prepare and redecorate.
Floors: Carpet	Worn	Clean/replace



Detailing: Windows: Casement Doors: Flush timber door Access to Private living accommodation	Rot externally Dated	Repair, prepare and redecorate Repair, prepare and redecorate
Staircase: Rear left side		
Services:		See Services Section



BACK OF HOUSE

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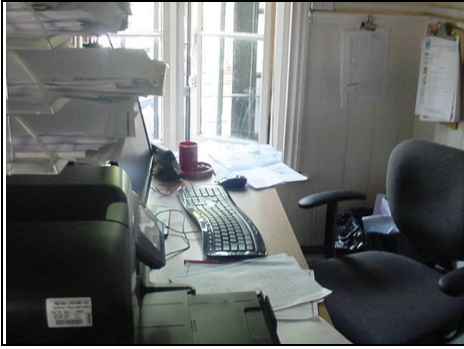
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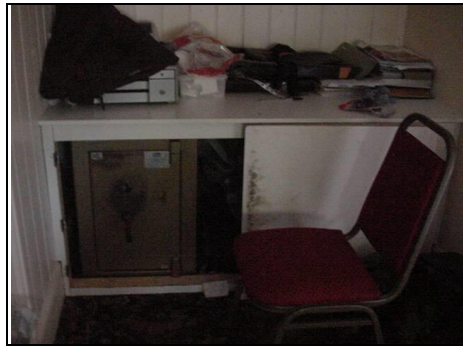
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Office to Middle



Office



Office cupboards



Vaulted ceiling

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Vaulted No access to roof	Hairline cracking	Repair, prepare and redecorate
Walls: Embossed wallpaper Dado rail Painted boarding approx. 1.5m	Movement cracking	Repair, prepare and redecorate
Floors: Carpet	Worn	Clean/replace
Detailing: Windows: Casement Doors: Vision panel door	Dated Boarded over	Repair, prepare and redecorate Repair, prepare and redecorate



Cupboard: With safe	Dated	Repair, prepare and redecorate
Services:		See Services Section

Large quantity of files etc limited our view and inspection of this area

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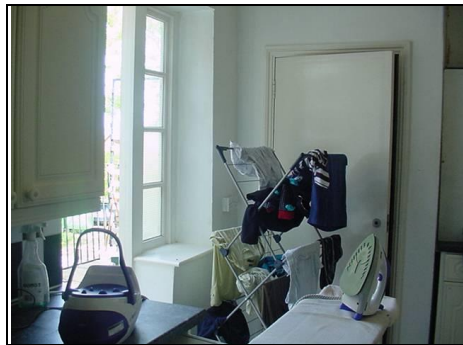
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Domestic Kitchen to Middle



Kitchen



Kitchen window



Kitchen ceiling



DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated	Repair, prepare and redecorate
Walls: Painted Wall mounted unit	Dated	Secure around boiler Repair, prepare and redecorate.
Floors: Vinyl Floor mounted unit Step	Dated Nosing damaged 	Deep clean – we recommend changing to a safety floor Replace nosing and deep clean

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<p>Detailing:</p> <p>Windows:</p> <p>Casement</p> <p>Doors:</p> <p>Vision panelled door</p>	<p>Dated</p> <p>Dated</p> 	<p>Repair, prepare and redecorate</p> <p>Repair, redecorate, prepare and</p>
<p>Appliances:</p> <p>Stainless steel sink and drainer</p> <p>Kitchen units:</p>	<p>The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.</p>  <p>Worktop damaged</p>	



<p>Services:</p> <p>Cupboard with Adams Water Heater</p> <p>Wall mounted boiler - hidden</p>   <p>Boiler cupboard</p> <p>Balcony:</p> <p>Glazed door leading to balcony</p> <p>Paving</p> <p>Metal handrail</p> 	<p>Unvented</p> <p>Unvented</p>  <p>Washing machine leaking down onto main bar below</p> <p>Stored items on it</p> <p>Bed carcass acting as a security railing</p> 	<p>See Services Section</p> <p>Gas safety check</p> <p>Stored items to be removed</p> <p>Add security railing</p>
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Landing for private living accommodation



Landing



Landing

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted Access to roof	Dated	Repair, prepare and redecorate.
Walls: Embossed wallpaper	Dated	Repair, prepare and redecorate.
Floors: Carpet	Dated	Clean/replace

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Bedroom One / Lounge – rear right corner





Bedroom one externally



Bedroom One / Lounge



Area used as Bedroom


DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plasterboard	Undulating ceiling Leak Hole 	Resolve dampness Resolve leak to peg tile roof. Repair, prepare and redecorate.
Walls: Wallpapered Chimney breast	Dampness Vented 	Resolve dampness Resolve leak to peg tile roof Repair, prepare and redecorate.
Floors: Carpet	Average	Clean/replace

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<p>Detailing:</p> <p>Windows:</p> <p>Casement</p> <p>Doors:</p> <p>Painted panel door</p>	<p>Black mould Painted over rot externally</p> <p>One hinge loose</p> 	<p>Remove mould. Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p>		<p>See Services Section</p>

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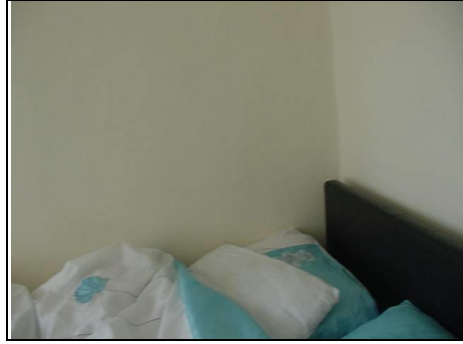
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Bedroom Two – middle right





Bedroom Two externally



Bedroom Two



Window

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Wallpapered	Dated Undulating ceiling Damp staining to ceiling/wall 	Resolve dampness Resolve leak to peg tile roof Repair, prepare and redecorate.
Walls: Wallpapered	Dated Damp staining 	Resolve dampness Resolve leak to peg tile roof Repair, prepare and redecorate.
Floors: Carpet	Average	Clean/replace



<p>Detailing:</p> <p>Windows:</p> <p>Casement</p> <p>Doors:</p> <p>Painted panel door Rising hinges</p>	<p>Black mould Rot noted externally</p> <p>Dated</p>	<p>Remove mould. Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Single panelled radiator</p>		<p>See Services Section</p>

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Bedroom Three – front right



Bedroom three externally



Bedroom Three



Ceiling undulations

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Woodchip wallpaper	Dated Undulating ceiling Dampness	Resolve dampness Resolve leak to peg tile roof Repair, prepare and redecorate.
Walls: Red painted Chimney breast	Dated Dampness Blocked Unvented	Resolve dampness Resolve leak to peg tile roof Repair, prepare and redecorate.
Floors: Carpet	Worn	Clean/replace
Detailing: Windows: Casement Doors: Locked door	Black mould Rot noted externally Dated	Remove mould. Repair, prepare and redecorate Repair, prepare and redecorate

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Services: Double panelled radiator underneath window		See Services Section
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Second Stairs leading down to Pub




Compartmentised staircase



Stairs



Closed lobby within landing area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate
Walls: Painted	Dated	Repair, prepare and redecorate
Floors: Carpet	Worn	Clean or replace
Detailing: Doors: Vision panel door Stairs: Carpet Handrail: Timber	Boarded over Timber damage to frame  Worn Dated	Replace with Fire Door Clean or replace Repair, prepare and redecorate

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Closed Lobby Area		
Meant to be a fire enclosure but please note there are no fire falls within roof space.	Undulated	Repair, prepare and redecorate
	Dated	Repair prepare and redecorate
Painted ceiling	Worn	Clean or replace
Painted walls	Damaged	Repair prepare or redecorate or replace
Carpet		
Glazed timber door		
Services:		See Services Section

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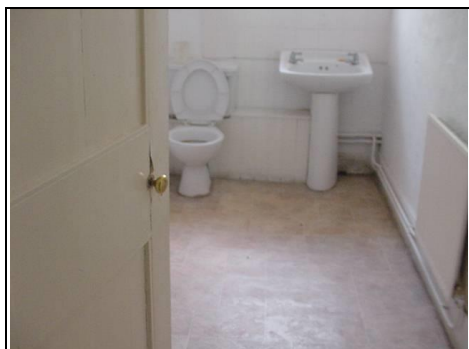
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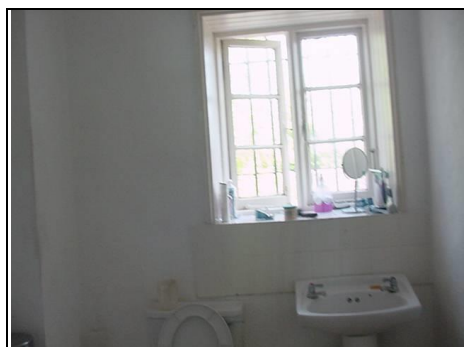


Bathroom – rear right corner

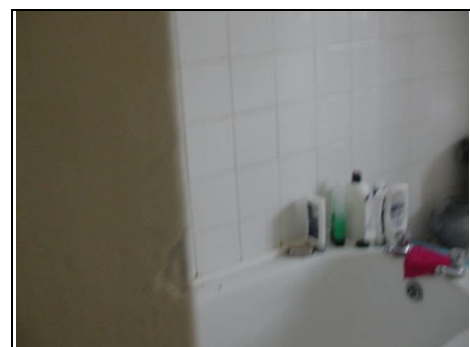
(adjacent to flat roof, under peg tile roof)





Bathroom




Bathroom window



Bathroom tiles

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Leak from roof Undulating 	Resolve dampness Repair peg tile roof Repair, prepare and redecorate.
Walls: Textured paint	Dampness 	Resolve dampness Repair, prepare and redecorate.
Floors: Vinyl	Worn	Deep clean or replace



<p>Detailing:</p> <p>Windows:</p> <p>Casement</p> <p>Doors:</p> <p>Painted Timber</p>	<p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Sanitary Ware:</p> <p>Bath</p> <p>Wash hand basin</p> <p>WC</p>	<p>Black mould</p> 	<p>Deep clean</p> <p>Replace mastic where mould is</p>
<p>Services:</p>		<p>See Services Section</p>



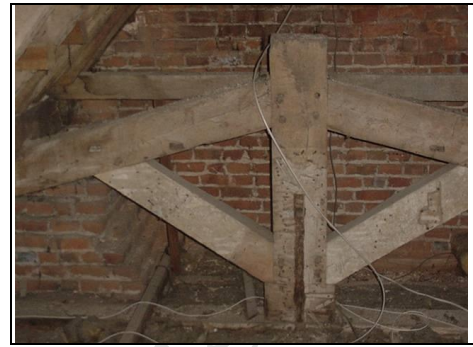
Internal Roof






Underside of peg tiles right side roof






Under valley gutter



King post truss roof

DESCRIPTION	CONDITION	ACTION REQUIRED
Roof Access: Via hatch from landing in private living accommodation No lights, ladder or secured floorboards		Add ladder, lights and secured floorboards
Roof Structure: King post truss roof  New water tank added	 Right side roof timbers	Make watertight and clean
Roof Timbers:	Woodworm Damp staining to timbers  Woodworm	Resolve woodworm Make peg tile roof watertight



<p>Protective Underlayer:</p> <p>Lead lining visible to base in some areas</p>	 <p>Back of lead lining on valley gutters damaged in some areas DIY repair</p>	
 <p>Wasp nest</p>	 <p>Gable end dampness</p>	
<p>Insulation:</p> <p>Varied from nothing to a few hundred millimetres</p>		



FUNCTION ROOM



Aerial 360 photo

Contents

Function Room with stage and bar area
Preparation/kitchenette
Lobby corridor
Ladies Toilets
Gents Toilets

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Function Room





Looking towards stage







Looking towards bar




Seating area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Embossed wallpaper Queen Post exposed rather roof	Dated 	Repair, prepare and redecorate.
Walls: Wallpaper Timber covers over the joints to the walls Shiplap boarding <u>Low Level</u> Painted brickwork	Dated Dampness/condensation to bar area	Resolve dampness Repair, prepare and redecorate.
Floors: Carpet Vinyl	Dated 	Clean/Replace



<p>Detailing:</p> <p>Windows:</p> <p>Painted timber</p> <p>Doors:</p> <p>Painted black timber ledge and brace door</p> <p>Fire Exit door (middle)</p>	<p>Dated</p> <p>Dated</p> <p>Dated</p>  <p>Fire exit door</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Stage:</p>	<p>Impact damage and marked</p> <p>Stored items behind stage</p>  <p>Stored items behind stage</p>	<p>Repair, prepare and redecorate</p> <p>Remove stored items</p>
<p>Bar:</p> <p>Brick built</p> <p>Timber top</p>  <p>Ceiling:</p> <p>Woodchip wallpaper</p> <p>Sink:</p> <p>Brown</p>	 <p>Dated</p> <p>Broken</p>	<p>Repair, prepare and redecorate</p> <p>Replace</p>



Floor: Vinyl style flooring	 Worn	Deep clean or replace
Services:		See Services Section



Preparation area/Kitchenette



Prep area/kitchenette

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted	Dated Dampness/condensation	Resolve dampness Repair, prepare and redecorate
Walls: Part painted Tiles to approximately 1.75m	Dated Dampness/condensation Ingrained dirt	Resolve dampness Repair, prepare and redecorate. Deep clean
Floors: Vinyl style flooring	Dated	Deep clean or replace
Detailing: Doors: Flush painted timber Timber ledge and brace door	Dated Dated	Repair, prepare and redecorate Repair, prepare and redecorate

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Appliances: Stainless steel sink and drainer Kitchen units:	The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.	
Services: 1970s electric panel		See Services Section

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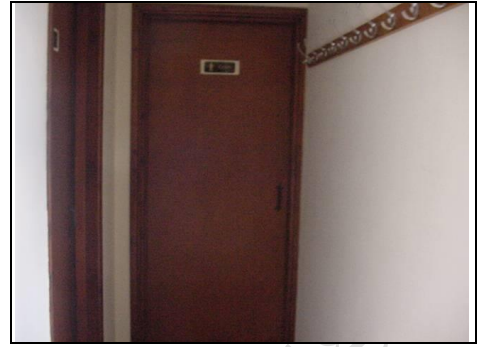
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Lobby Corridor



Lobby corridor



Lobby corridor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Textured paint	Dated	Repair, prepare and redecorate.
Walls: Painted	Cracks	Repair, prepare and redecorate.
Floors: Vinyl style flooring	Dated	Deep clean

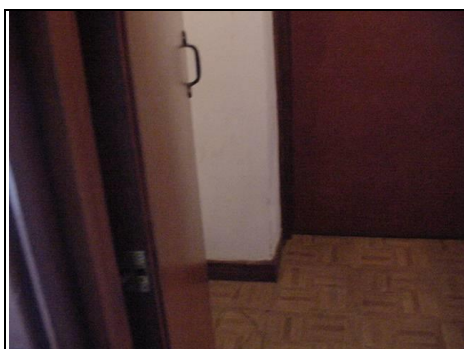
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Ladies WC Lobby Area



Ladies WC Lobby

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Textured paint	Average	Repair, prepare and redecorate.
Walls: Painted	Dampness	Resolve dampness Repair, prepare and redecorate.
Floors: Vinyl	Dated	Replace
Door:	Impact damage	Replace



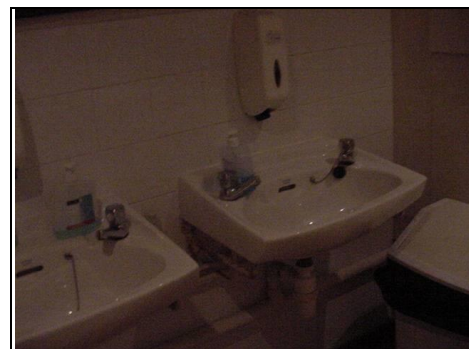
Ladies Toilets



Ladies toilets



WC





Wash hand basins

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Textured painted	Dated	Repair, prepare and redecorate
Walls: Painted Tiles to approximately 1.2m Formica partitioning	Dampness Old fixing points	Resolve dampness. Repair, prepare and redecorate. Fill holes/replace tiles and re-grout
Floors: Vinyl Tiles	Dated Dated	Replace Deep clean
Detailing: Doors: Flush painted panel doors	Impact damage	Replace
Sanitary Ware: Two WC's Two Wash hand basins	Dated Dated, rusting brackets	Deep clean Deep clean

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	 <p>Rusting to brackets on wash hand basins</p>	
Services: Valiant Boiler boxed in		See Services Section

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Lobby to Gents

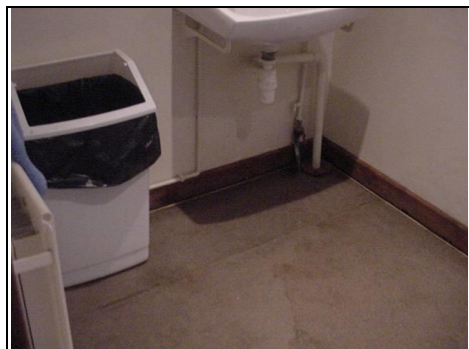


Dampness to gents lobby

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Textured paint	Average	Repair, prepare and redecorate.
Walls: Painted	Dampness	Resolve dampness. Repair, prepare and redecorate.
Floors: Vinyl	Dated	Replace



Gents Toilets




Gents toilets



WC



Urinals

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted Access hatch into roof	Dated	Repair, prepare and redecorate
Walls: Painted Tiles Timber boarded partition for WC	Dampness Old fixing points	Resolve dampness. Repair, prepare and redecorate. Replace tiles and re-grout
Floors: Vinyl	Running water and dampness around urinals 	Resolve leak
Detailing: Doors: Timber panelled	Dated	Repair, prepare and redecorate



Sanitary Ware:		
WC	Dated	Deep clean
Wash hand basin	Dated	Deep clean
Three Urinals	Dated	Deep clean
Services:		See Services Section

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OTHER MATTERS

SERVICES

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

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The Landlord/Tenant should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

Electrics

The electrics were located in the kitchen area and cellar and also separately in the function room.

ACTION REQUIRED: Institution of Engineering and Technology standards (IET) test and report and all recommendations to be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Lighting

The current lighting is poor in some areas, for example the kitchen and cellar areas. You need a specialist to check and confirm the lighting is appropriate for how you intend to use the building.

ACTION REQUIRED: The lighting should be appropriate for the use and upgraded as necessary.

Space heating

The property has a wall mounted boiler located in the private living accommodation kitchen, located behind a partition.

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Fire Safety/Fire Alarms/Emergency Lighting

ACTION REQUIRED: Specialist advice should be sought.

Security Alarm

It was noted there was an alarm system within the property.

ACTION REQUIRED: You need to check with your legal advisor as to the ownership of the alarm system. The important thing with a security alarm is to make sure whether it is a landlord fixture and fitting or a past tenant's fixture and fitting and whether it is working and if so whether it is fully maintained and is acceptable to your insurer.

Equalities Act 2010

The Equality Act 2010 legally protects people from discrimination, combining several pieces of earlier legislation, including the Disabilities Discrimination Act 1995 (DDA). The Act requires providers of services and employers to make reasonable provisions for those with disabilities.

It should be appreciated that the definition of disability is all encompassing, hence includes those who are partially sighted, hard of hearing, as well as ambulant disabled persons – not just those confined to wheelchairs as many people tend to think.

In many cases physical changes to the buildings may be required, such as creating level/ramped approaches, the provision of accessible WCs, adjustments to the height of door entry systems for wheelchair users, and the use of higher contrast internal colour schemes to aid those with visual impairments. However, physical changes may not always be necessary; in some instances it may be acceptable to implement a staff training and management policy to deal with disabled visitors.

In this case we would comment that there is a disabled toilet in the main pub.

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ACTION REQUIRED: You should enquire as to the availability of an Access Audit for the property, a report prepared by a specialist examining the various aspects of the building. Whether works are reasonable or otherwise depends on the age and type of the building, and to some extent the nature of your business and the likely visitors. We recommend you commission an Access Audit if one is not available.

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 1990s, 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.

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

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Certificates required to be obtained from landlord/outgoing lessee

Test certificates to be provided on:-

- 1) Asbestos - Up to date asbestos report with samples.
- 2) Chimneys - Certificates confirming chimneys have been swept.
- 3) Drainage – closed circuit TV camera report. / Septic tank report
- 4) Electrics – An Institution of Engineering and Technology (IET) standards test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
- 5) Environmental Health certificates and latest reports - we recommend you meet with the Environmental Health Officer before you legally commit to purchase.
- 6) Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase.
- 7) Gas Safe inspection and test report (you need to see heating in working order)
- 8) Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
- 9) Security System test
- 10) Any other specialist testing.
- 11) Anything specific to this particular unit that you have discovered whilst occupying the property.
- 12) Any proposed planned maintenance that the property owner will be carrying out before the Full Repairing and Insuring lease takes place on the basis of the property condition and Schedule of Condition.

Tests and reports are standard requirements of a Full Repairing and Insuring lease as is redecoration before the end of the lease. We have not been instructed to carry out independent separate services tests.

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LIMITATIONS

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

This is not a structural survey or a building survey.

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.

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 has been prepared by GEM Associates Limited following a visit on 28th May 2015. This report does not constitute a Structural Survey (now known as a Building Survey).

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Signature Document in Relation to
xxxxxxxxxxxxxx, xxxxxxxxxxxx, Bedfordshire. SG18 xxxxxx.

Schedule of Condition

This signature document represents page 96 and 97 of a 97 page Schedule of Condition relating to:

xxxxxxxxxxxxxx, xxxxxxxxxxxx, Bedfordshire. SG18 xxxxxx.

as prepared by

xxxxxxxxxxxxxx , Chartered Surveyors

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

Lessees Representative

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

xxxxxxxxxxxxxx, xxxxxxxxxxxx, Bedfordshire. SG18 xxxxxx.

As inspected on xxxxxxxx

By

xxxxxxxxxxxxxxxxxxxxxx , Chartered Surveyors

Signed: Dated: xxxxxxxx

For and on Behalf of xxxxxxxxxxxxxxxxx , Chartered Surveyors

——— Marketing by: ———

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Lessee

xxxxxxxxxx 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:
xxxxxxxxxxxxxx

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.

———— Marketing by: ————
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