

Schedule of Condition



Property Address:

Fox
29 High Street
Steventon
OX13 6RZ

Outlet Number:

200008101

**Document
Reference:**

N/A

Rev.
Year 0

Document Date:

28th November 2019

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A. Document Control Sheet.

This document was initially prepared by Romans Surveyors and Valuers on behalf of Star Pubs & Bars and, subsequent to the release of the initial document, revisions are made at regular intervals to reflect the requirements of Star Pubs & Bars property inspection programme.

This section of the report provides details of the document status and details of whom and which company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.

Revision	Revision Date	Revision Details	Reviewers Company	Report Authors Name
Year 0	28th November 2019	Initial Issue	Romans Professional Services Ltd	Natalie Sams

B. Background Information.

Important note:

Romans Surveyors and Valuers undertake a non-destructive visual inspection, this means we do not take up carpets, floor coverings or floorboards, move furniture or, remove the contents of cupboards. Additionally, we do not remove secured panels or undo electrical fittings etc.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars, close examination may reveal defects not visible from a ground level vantage point.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.

B1. Condition Rating Definitions

Condition Rating	Definition
New Condition	Reported element is new or very recently incorporated.
Good Condition	Reported elements had no apparent defects, being, clean and well maintained, element is likely to offer a long serviceable life.
Satisfactory Condition	Reported element presented in a serviceable condition with signs of wear and tear or minor damage but not requiring immediate attention.
Poor Condition	Reported element in a deteriorated condition or with disrepair evident, likely to require substantial repair or replacement.

B. Background Information.

B2. Circumstances of Inspection

In accordance with instructions received from Star Pubs & Bars, Romans Surveyors and Valuers have carried out an inspection of the subject premises to report on the condition of the premises in connection with the proposed leasehold interest.

Our site visit was made on Thursday 28th November 2019 and, at the time of inspection the weather was dry and partly overcast and the premises were open for business at the time of inspection.

Whilst a schedule of photographs is provided to compliment the report, it should be noted that any defects may not be restricted to those identified within the photographs.

It was not possible to inspect those parts of the property which were covered or unexposed at the time of the inspection and therefore, we are unable to guarantee that some parts are free from defect.

No access was possible to first floor private office at tenant's request.

No tests were carried out to any of the service installations, plant or beneath ground drainage neither was an asbestos survey / management plan carried out as part of this instruction.

As it was not raining at the time of the inspection it is not possible to confirm that the rainwater installation is free from blockage, leakage etc., or that it is coping with long periods of heavy rainfall. Gutters and any gullies should be cleaned out and checked for defects and monitored during inclement weather.

Any reference to left or right is taken from our observation from the road side and facing the front elevation adjacent to 29 High Street. Our inspection was limited to those parts, which could be seen from ground level within the boundaries of the property and from the public highway or rights of way.

The property was fully furnished at the time of our inspection and no removal of furniture or floor coverings was undertaken. In particular floor coverings were not removed or lifted at the edges and no inspection of any sub-floor voids was undertaken. We therefore cannot confirm the condition of underlying floor timbers.

This survey does not constitute an asbestos survey and therefore enquiries should be made with to ascertain the existence and extent of

B. Background Information.

previous asbestos surveys and associated findings thereof, e.g. Asbestos management survey or, Asbestos refurbishment and demolition survey or, the asbestos survey predecessors including Type 2 or type 3 asbestos survey.

Neither the whole nor any part of the Report or any reference thereto may be included in any published document, circular or statement, or published in any way without written approval from Romans Professional Services of the form and context in which it may appear.



Fox, 29 High Street, Steventon, OX13 6RZ



B. Background Information.

B3. Summary of Construction

This property is an end of terrace, two storey property built using traditional construction techniques including a pitched roof and wooden sash windows. The ground floor has had a single storey extension to the rear of the property during the 1990's to increase the size of the commercial kitchen and to provide additional seating within the restaurant area.

The first floor contains a one bedroom self-contained flat, plus a further six guest bedrooms all with en-suite facilities.

Behind the property is a large enclosed beer garden with an area suitable for all weathers to the immediate rear and grass beyond. Alongside the right hand side of the property is the car park which is tarmac hard standing with marked vehicle bays.

B4. Accommodation

Ground Floor -

Bar and entrance lobbies to front and right aspects, dining room, gents, ladies and accessible toilets, chilled beer store, commercial kitchen, external stores.

First Floor -

En-suite bedrooms 1-6, landing, stairs and store cupboards, private Manager's accommodation.

C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1	External							
1.1	Front Elevation		Photographs [2-6]					
1.1.1	Rainwater Goods	Painted plastic gutters and downpipes with no surface water gullies.	Satisfactory Condition - broken bracket.					
1.1.2	Roof	Pitched roof with natural slate covering, clay ridge tiles, lead covered hip detail and lead flashings.	Satisfactory Condition - gaps between ridge tiles. Minor lifting to slate.					
1.1.3	Walls	Solid masonry wall with brick facing and painted decoration.	Good Condition -					
1.1.4	Joinery	Single glazed timber sash windows, pair of timber double doors with timber canopy and painted decoration.	Satisfactory Condition - some deterioration of paint finishes to sills.					
1.1.5	Miscellaneous	CCTV camera, mixed external lighting, illuminated pub signage , illuminated handing pub signage and non illuminated pub signage.	Satisfactory condition although no formal test of these items have been undertaken by us.					
1.2	Right Elevation		Photographs [7-12]					
1.2.1	Rainwater Goods	Part painted plastic and metal gutters and downpipes, metal hopperhead with drainage gully.	Satisfactory Condition					
1.2.2	Roof	Multiple pitched roofs with, natural slate covering, clay tile covering, clay ridge tiles, clay ridge tiles, lead covered hip detail and lead flashings.	Satisfactory Condition					

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Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.2.3	Walls	Solid masonry wall and cavity masonry wall with brick facing and painted decoration.	Good Condition - localised damage to finishes to chimney stack at low level.					
1.2.4	Joinery	Single glazed timber framed sash windows, part glazed timber door and timber framed canopy with painted decoration.	Good Condition					
1.2.5	Miscellaneous	Satellite dish, aerial, mixed external lighting, illuminated pub signage, non illuminated pub signage, floodlights, plastic waste pipes and security alarm sounder.	Satisfactory condition although no formal test of these items have been undertaken by us.					
1.2.6	Grounds	Area of tarmac hard standing with marked parking bays and footway. Enclosed with a combination of concrete blocks, feather board fencing and mature vegetation.	Satisfactory Condition - deterioration and pooling to tarmac surfacing.					
1.2.7	Outbuildings	Detached single storey store with pitched roof and clay tiles, painted metal gutters and downpipes, solid walls with rendered finish. Access is via a timber door and internally is a concrete floor, painted plasterboard ceiling, sockets and switches, extract fan.	Satisfactory Condition					
1.3	Rear Elevation		Photographs [13-29]					
1.3.1	Chimney	Brick built chimney with clay pot.	Satisfactory Condition					
1.3.2	Rainwater Goods	part painted, plastic gutters, plastic hopper heads, plastic downpipes and with, direct connections to surface water drainage .	Good Condition					

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.3.3	Roof	Multiple pitched roofs with clay tile and natural slate covering, clay ridge and hip tiles, with lead valleys and flashings. Section of flat roof with bitumen felt covering.	Satisfactory Condition - some tiles missing and build up of debris on the flat roof.					
1.3.4	Walls	Cavity masonry wall with brick facing and paint finish in areas.	Satisfactory Condition					
1.3.5	Joinery	Single glazed timber windows, double glazed plastic framed windows, timber panel doors, timber framed French doors with painted decoration.	Satisfactory Condition					
1.3.6	Miscellaneous	Mixed external lighting, power sockets and emergency light fitting. Satellite dish, extract ducting, outside tap, CCTV camera	Satisfactory condition although no formal test of these items have been undertaken by us.					
1.3.7	Grounds - Public	Large beer garden with the immediate area behind the building covered with artificial grass and bordered with block pavers and part of this area has been covered with a marquee style structure and incorporates inbuilt timber bench seating and tables. The area beyond is grassed with the left corner at the rear covered with a soft play surface to form a children's play area. Boundaries consist of sections of timber fencing and shrubbery.	Good Condition					
1.3.8	Grounds - Private	To the far rear is a private enclosed area used for storage with timber fencing and shrubbery to boundaries.	Poor Condition - area of wasteland with overgrown vegetation, rubbish and discarded items throughout.					

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.3.9	Outbuilding - Bar	Outbuilding comprises a timber frame and clad bar with free draining mono pitched roof and bitumen felt covering. Access is via a timber door. Internally is a concrete floor and timber clad walls and ceiling. Lighting and electrics to area.	Good Condition -					
1.3.10	Outbuildings - Stores	Outbuildings comprise a collection of permanent and temporary storage facilities located to the very rear of the curtlege. LHS timber and metal framed/clad unit. Centre masonry built unit with timber framed roof. RHS unit is a steel storage container with windows.	Poor Condition - Generally in deteriorating condition and an eyesore. LHS timber and metal framed/clad unit showing rot to external walls and internal timber floor. Centre masonry built unit with timber roof and RHS steel storage container showing areas of damage but generally in satisfactory condition for use.					
2	Internal							
2.4	Bar and Entrance Lobbies to Front and Right Elevations GF		Photographs [30-31]					
2.4.1	Ceilings	Plasterboard and lath and plaster ceiling with lining paper and painted decoration.	Good Condition					
2.4.2	Walls	Mixed timber stud partitions and masonry walls with, timber stud walls with, plaster finishes, plasterboard lining, timber panelling, paint decoration and ceramic tiling.	Good Condition					

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Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.4.3	Floors	Solid concrete floor, timber boarding, non slip vinyl flooring, ceramic tiling, carpet and barrier matting.	Good Condition					
2.4.4	Joinery	Single glazed timber windows, mixed fire rated and non fire rated timber doors, glazed timber doors, skirting boards, architraves, dado rail, bar servery and display units, picture rail and fire surrounds with painted decoration.	Good Condition					
2.4.5	Miscellaneous	Mixed ceiling and wall lights, emergency light fitting, power sockets, light switch, fire alarm call point, smoke detector, cabling, conduits, CCTV Camera, PIR sensor, speakers, electric room heaters, radiator, pipework and steel sink.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.5	Dining Room GF		Photographs [32-33]					
2.5.1	Ceilings	Plasterboard ceiling with plaster finish and painted decoration.	Good Condition					
2.5.2	Walls	Mixed timber stud partitions and masonry walls with, timber stud walls with, plaster finishes, plasterboard lining, timber panelling, vinyl wall coverings, paint decoration and ceramic tiling.	Good Condition					
2.5.3	Floors	Solid concrete floor, with ceramic tiling, carpet and barrier matting.	Good Condition					

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Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.5.4	Joinery	Mixed fire rated and non fire rated timber doors, timber framed French doors, skirting boards, architraves, dado rail, picture rail, inbuilt timber bench seating with painted decoration.	Good Condition					
2.5.5	Miscellaneous	Mixed wall and ceiling lights, emergency light fitting, power sockets, smoke detector, cabling, conduits, CCTV Camera, PIR sensor, speakers and radiators.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.6	Ladies Toilets GF		Photographs [34-35]					
2.6.1	Ceilings	Plasterboard ceiling with lining paper and painted decoration.	Good Condition					
2.6.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, plasterboard lining, wall paper, ceramic tiles, timber panelling and paint decoration.	Good Condition - minor damp ingress within cubicle.					
2.6.3	Floors	Solid concrete floor with ceramic tiled floor covering.	Satisfactory Condition					
2.6.4	Joinery	Non fire timber fire rated door, skirting boards, architraves, vanity unit with painted decoration.	Good Condition					
2.6.5	Miscellaneous	Spot light, bulkhead light, emergency light fitting, extractor fan, ceramic sink, toilet and hand dryer.	Satisfactory condition although no formal test of these items have been undertaken by us.					

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Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.7	Gents Toilets and Toilet Lobby GF		Photographs [36-38]					
2.7.1	Ceilings	Plasterboard ceiling with lining paper and painted decoration.	Good Condition					
2.7.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, plasterboard lining, ceramic tiles, wood panelling and paint decoration.	Satisfactory Condition - area of damp ingress adjacent to sink.					
2.7.3	Floors	Solid concrete floor with vinyl floor covering.	Good Condition					
2.7.4	Joinery	Non fire timber fire rated door, architraves with painted decoration.	Good Condition					
2.7.5	Miscellaneous	Bulkhead light, emergency light fitting, pipework, extractor fan, ceramic sink, urinals, toilet and hand dryer.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.8	Commercial Kitchen GF		Photographs [39-44]					
2.8.1	Ceilings	Plasterboard ceiling with painted decoration.	Satisfactory Condition					
2.8.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, plastic and metal cladding and ceramic tiling.	Satisfactory Condition - some tiles cracked/crazed and grout stained. Minor damp ingress to corridor.					
2.8.3	Floors	Solid concrete floor with vinyl floor covering.	Good Condition - burn damage.					

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2.8.4	Joinery	Single glazed timber framed windows, timber fire rated and non fire rated doors, architraves with painted decoration.	Satisfactory Condition - some soiling to doors.					
2.8.5	Miscellaneous	Bulkhead light, fluorescent light, emergency light fitting, power sockets, light switch, fire alarm control panel, fire alarm call point, heat detector, cabling, conduits, PIR sensor, radiator, pipework, commercial kitchen air extract equipment, insectocutor and steel sink.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.9	Disabled Toilet GF		Photographs [45]					
2.9.1	Ceilings	Plasterboard ceiling with painted decoration.	Good Condition					
2.9.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, plasterboard lining, ceramic tiles and paint decoration.	Good Condition					
2.9.3	Floors	Solid concrete floor with vinyl floor covering.	Good Condition					
2.9.4	Joinery	Non fire timber fire rated door, architraves with painted decoration.	Good Condition					
2.9.5	Miscellaneous	Bulkhead light, switches and sockets, pipework, extractor fan, ceramic sink, toilet and DDA grab rails.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.10	Beer Cellar GF		Photographs [46-48]					
2.10.1	Ceilings	Plasterboard ceiling with painted decoration.	Good Condition					

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Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.10.2	Walls	Solid masonry walls with, plaster finishes, brick facing and paint decoration.	Good Condition -					
2.10.3	Floors	Solid concrete floor with no floor covering.	Satisfactory Condition - soiling.					
2.10.4	Joinery	timber fire rated and non fire rated doors, architraves with painted decoration.	Good Condition					
2.10.5	Miscellaneous	Bulkhead light, fluorescent light, spotlight, power sockets, light switch, electrical distribution board, smoke detector, cabling, conduits, pipework and cellar cooling equipment.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.11	Room 1		Photographs [49]					
2.11.1	Ceilings	Lath and plaster ceiling with painted decoration.	Good Condition					
2.11.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, plasterboard lining, timber panelling and paint decoration.	Good Condition					
2.11.3	Floors	Suspended timber floor with carpet floor covering.	Good Condition - some noise and movement to floorboards on impact at entrance door.					
2.11.4	Joinery	Single glazed timber framed sash window, timber fire rated and non fire rated doors, skirting boards, architraves, picture rail and dado rail with painted decoration.	Good Condition					

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2.11.5	Miscellaneous	Pendant light, emergency light fitting, power sockets, light switch, smoke detector, wall mounted TV, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.12	Room 1 Ensuite		Photographs [50-51]					
2.12.1	Ceilings	Lath and plaster ceiling with painted decoration.	Poor Condition - deterioration to finishes.					
2.12.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, ceramic tiles and paint decoration.	Good Condition					
2.12.3	Floors	Suspended timber floor with vinyl floor covering.	Good Condition					
2.12.4	Joinery	Non fire timber fire rated door, skirting boards and architraves with painted decoration.	Good Condition					
2.12.5	Miscellaneous	Bulkhead light, switches and sockets, heated towel rail, pipework, extractor fan, ceramic sink, toilet, shower tray, glass surround and power shower.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.13	Room 2		Photographs [52]					
2.13.1	Ceilings	Lath and plaster ceiling with painted decoration.	Good Condition					
2.13.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, timber panelling and paint decoration.	Good Condition					

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2.13.3	Floors	Suspended timber floor with carpet floor covering.	Good Condition					
2.13.4	Joinery	Single glazed timber framed sash windows, timber fire rated and non fire rated doors, skirting boards, architraves, picture rail and dado rail with painted decoration.	Good Condition					
2.13.5	Miscellaneous	Pendant light, emergency light fitting, power sockets, light switch, smoke detector, wall mounted TV, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.14	Room 2 Ensuite		Photographs [53-54]					
2.14.1	Ceilings	Lath and plaster ceiling with painted decoration.	Satisfactory Condition - some damage to finishes.					
2.14.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, ceramic tiles, timber panelling and paint decoration.	Good Condition					
2.14.3	Floors	Suspended timber floor with vinyl floor covering.	Satisfactory Condition					
2.14.4	Joinery	Non fire timber fire rated door, skirting boards, single glazed timber window, dado rail and architraves with painted decoration.	Satisfactory Condition					
2.14.5	Miscellaneous	Bulkhead light, switches and sockets, heated towel rail, pipework, extractor fan, ceramic sink, toilet, shower tray, glass surround and power shower.	Satisfactory condition although no formal test of these items have been undertaken by us.					

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2.15	Room 3		Photographs [55-56]					
2.15.1	Ceilings	Lath and plaster ceiling with painted decoration.	Good Condition - some undulation.					
2.15.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, fibreboard, timber panelling, paper and paint decoration.	Good Condition					
2.15.3	Floors	Suspended timber floor with carpet floor covering.	Good Condition - some noise and movement to floorboards on impact at entrance door.					
2.15.4	Joinery	Single glazed timber framed sash window, timber fire rated and non fire rated doors, skirting boards, architraves, picture rail and dado rail with painted decoration.	Good Condition					
2.15.5	Miscellaneous	Pendant light, emergency light fitting, power sockets, light switch, smoke detector, wall mounted TV, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.16	Room 3 Ensuite		Photographs [57]					
2.16.1	Ceilings	Lath and plaster ceiling with painted decoration.	Good Condition					
2.16.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, ceramic tiles and paint decoration.	Good Condition					

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2.16.3	Floors	Suspended timber floor with vinyl floor covering.	Good Condition					
2.16.4	Joinery	Non fire timber fire rated door, skirting boards and architraves with painted decoration.	Good Condition					
2.16.5	Miscellaneous	Bulkhead light, switches and sockets, heated towel rail, pipework, extractor fan, ceramic sink, toilet, shower tray, glass surround and power shower.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.17	Room 4		Photographs [58]					
2.17.1	Ceilings	Lath and plaster ceiling with lining paper and painted decoration.	Good Condition					
2.17.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes and paint decoration.	Good Condition					
2.17.3	Floors	Suspended timber floor with carpet floor covering.	Good Condition					
2.17.4	Joinery	Single glazed timber framed sash window, timber fire rated and non fire rated doors, skirting boards, architraves and dado rail with painted decoration.	Good Condition					
2.17.5	Miscellaneous	Pendant light, emergency light fitting, power sockets, light switch, smoke detector, wall mounted TV, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					

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2.18	Room 4 Ensuite		Photographs [59]					
2.18.1	Ceilings	Lath and plaster ceiling with painted decoration.	Good Condition -					
2.18.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, lining paper, ceramic tiles and paint decoration.	Good Condition					
2.18.3	Floors	Suspended timber floor with vinyl floor covering.	Good Condition					
2.18.4	Joinery	Non fire timber fire rated door, skirting boards, single glazed timber window and architraves with painted decoration.	Good Condition					
2.18.5	Miscellaneous	Spot light, switches and sockets, heated towel rail, pipework, extractor fan, ceramic sink, toilet, shower tray, glass surround and power shower.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.19	Room 5		Photographs [60-61]					
2.19.1	Ceilings	Lath and plaster ceiling with painted decoration.	Good Condition					
2.19.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, timber panelling and paint decoration.	Good Condition					
2.19.3	Floors	Suspended timber floor with carpet floor covering.	Good Condition					

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2.19.4	Joinery	Single glazed timber sash framed windows, timber fire rated and non fire rated doors, skirting boards, architraves, dado rail and picture rail with painted decoration.	Good Condition - minor deterioration to paint to window frame.					
2.19.5	Miscellaneous	Pendant light, spot light, emergency light fitting, power sockets, light switch, smoke detector, wall mounted TV, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.20	Room 5 Ensuite		Photographs [62-64]					
2.20.1	Ceilings	Lath and plaster ceiling with painted decoration.	Good Condition					
2.20.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, ceramic tiles and paint decoration.	Satisfactory Condition - some damage adjacent to step.					
2.20.3	Floors	Suspended timber floor with vinyl floor covering.	Good Condition					
2.20.4	Joinery	Non fire timber fire rated door, skirting boards, velux roof light and architraves with painted decoration.	Good Condition - wear to step.					
2.20.5	Miscellaneous	Spot light, switches and sockets, radiator, pipework, extractor fan, ceramic sink, toilet, shower tray, glass surround and power shower.	Satisfactory condition although no formal test of these items have been undertaken by us.					

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2.21	Room 6 inc. Corridor		Photographs [65-66]					
2.21.1	Ceilings	Lath and plaster ceiling with painted decoration.	Good Condition					
2.21.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, timber panelling and paint decoration.	Good Condition					
2.21.3	Floors	Suspended timber floor with carpet floor covering.	Satisfactory Condition - some undulations to the floorboards.					
2.21.4	Joinery	Double glazed plastic framed window, timber fire rated and non fire rated doors, skirting boards, architraves and picture rail with painted decoration.	Satisfactory Condition - some minor marks.					
2.21.5	Miscellaneous	Pendant light, spot light, emergency light fitting, power sockets, light switch, smoke detector, wall mounted TV, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.22	Room 6 Toilet		Photographs [67]					
2.22.1	Ceilings	Lath and plaster ceiling with painted decoration.	Good Condition					
2.22.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes and paint decoration.	Good Condition					
2.22.3	Floors	Suspended timber floor with vinyl floor covering.	Good Condition - some unevenness to floor.					

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2.22.4	Joinery	Non fire timber fire rated door, skirting boards, architraves with painted decoration.	Good Condition					
2.22.5	Miscellaneous	Spot light, light switch, pipework and toilet.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.23	Room 6 Ensuite		Photographs [68]					
2.23.1	Ceilings	Plasterboard and lath and plaster ceiling with painted decoration.	Satisfactory Condition					
2.23.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, lining paper, ceramic tiles and paint decoration.	Good Condition					
2.23.3	Floors	Suspended timber floor with vinyl floor covering.	Good Condition					
2.23.4	Joinery	Non fire timber fire rated door, skirting boards, architraves, bath panelling with painted decoration. Velux roof light.	Good Condition					
2.23.5	Miscellaneous	Spot light, switches and sockets, radiator, pipework, extractor fan, ceramic sink, steel bath, glass surround and power shower.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.24	Stairs and First Floor Corridor inc. Store Cupboards		Photographs [69-71]					
2.24.1	Joinery	Velux roof lights, timber fire rated doors, skirting boards, architraves and picture rail with painted decoration. Timber stairs with solid guarding.	Good Condition					

C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.24.2	Miscellaneous	Mixed ceiling and wall lights, emergency light fitting, power sockets, light switch, fire alarm call point, smoke detector, cabling, conduits, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.24.3	Ceilings	Lath and plaster and plasterboard ceiling with painted decoration.	Good Condition					
2.24.4	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, timber panelling and paint decoration.	Satisfactory Condition - some deterioration in linen cupboard.					
2.24.5	Floors	Suspended timber floor with carpet floor covering. No flooring to linen cupboard.	Good Condition					
2.25	Private Bedroom		Photographs [72-73]					
2.25.1	Ceilings	Lath and plaster ceiling with lining paper and painted decoration.	Satisfactory Condition - damage to paper finish.					
2.25.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, timber panelling and paint decoration.	Good Condition					
2.25.3	Floors	Suspended timber floor with carpet floor covering.	Satisfactory Condition					
2.25.4	Joinery	Single glazed timber framed windows, timber panel door, skirting boards, architraves, fire surround and picture rail with painted decoration.	Satisfactory Condition					

C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.25.5	Miscellaneous	Pendant light, power sockets, light switch, smoke detector, feature, fireplace, gas boilers, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.26	Private Bathroom		Photographs [74-75]					
2.26.1	Ceilings	Plasterboard ceiling with painted decoration.	Good Condition					
2.26.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, ceramic tiles and paint decoration.	Good Condition					
2.26.3	Floors	Suspended timber floor with vinyl floor covering.	Satisfactory Condition - staining.					
2.26.4	Joinery	Non fire timber fire rated door, skirting boards, architraves, bath panel with painted decoration. Velux roof light.	Good Condition					
2.26.5	Miscellaneous	Spot light, switches and sockets, radiator, pipework, extractor fan, ceramic sink, steel bath, toilet, glass surround and power shower.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.27	Private Lounge/Kitchen		Photographs [76-77]					
2.27.1	Ceilings	Lath and plaster ceiling with lining paper and painted decoration.	Good Condition					
2.27.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, ceramic tiling and paint decoration.	Good Condition					

C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.27.3	Floors	Suspended timber floor with carpet and vinyl floor covering.	Satisfactory Condition - noise and movement to floorboards on impact.					
2.27.4	Joinery	Double glazed plastic framed window, timber fire rated door, skirting boards, architraves with painted decoration. Inbuilt kitchen units and worktop.	Good Condition					
2.27.5	Miscellaneous	Pendant light, spot light, power sockets, light switch, smoke detector, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
2.28	Private Landing & Cupboards		Photographs [78-84]					
2.28.1	Ceilings	Lath and plaster ceiling with lining paper and painted decoration.	Satisfactory Condition - some deterioration within tank cupboard.					
2.28.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, wood panelling and paint decoration.	Satisfactory Condition - incomplete decoration.					
2.28.3	Floors	Suspended timber floor with carpet and vinyl floor covering.	Satisfactory Condition - soiling.					
2.28.4	Joinery	Double glazed plastic framed window, timber fire rated and non fire rated doors, skirting boards, architraves, dado rail and with painted decoration.	Satisfactory Condition - lock missing to entrance door. Damage to door frame.					

C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.28.5	Miscellaneous	rose light fitting, power sockets, light switch, fire alarm call point, smoke detector, cabling, conduits, burglar alarm, hot water cylinder, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					

D. Supplementary Photographs.



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

D. Supplementary Photographs.



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84

E. Declaration of document publication.

E1. Original Document Issue

"I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection".

Signature



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Date this report was produced

28th November 2019



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E. Declaration of document publication.

E2. Document Publication declaration.

I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection.

Actioned by: Natalie Sams

Signature:



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