
This document has been prepared as an accurate record of the condition of the property as at the date of inspection.

Signed:

A handwritten signature in black ink, appearing to be 'J. L.' with a large flourish.

For and on behalf of: Lambert Smith Hampton

Date: 13th July 2020

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This Schedule of Condition consists of 348 No. Volume of Photographs only. One copy has been produced for each party.

Ref:	Location/Element	Description/Comments	Condition	Photo No.
		Close detail view illustrating chipped and cracked timber window cill and signs of timber decay.	Poor	121 & 122
		Vertical cracks and general deterioration and decay noted to timber door panel and threshold.	Poor	123
		Chipped and cracked painted window frame.	Poor	124
		General view.	Satisfactory	125
		Close detail view illustrating timber decay to timber door panel and threshold strip.	Poor	126
		Close detail view illustrating timber decay and rot to window frame.	Poor	127
6.0	Smoking Shelter			
6.1	General	General view.	Satisfactory	128
6.2	Fixtures and Fittings	Timber decay observed to timber frame and post.	Poor	129
		Soiled timber decking boards.	Satisfactory	130
7.0	Car Park			
7.1	General	General view.	Satisfactory	131 & 132
7.2	Floor	Pothole observed to tarmac floor.	Poor	133
		Cracked concrete surround to manhole.	Poor	134
		Leafs, vegetation and general debris to handstanding areas.	Poor	135
		Cracked and damaged concrete paving slabs and algae staining to handstanding surface.	Poor	136 & 137
		Crack to concrete hardstanding area.	Satisfactory	138
7.3	Boundary Wall and Fence	Algae staining and hairline horizontal crack noted to block boundary elevation.	Satisfactory	139 & 140

Ref:	Location/Element	Description/Comments	Condition	Photo No.
		Cracked and damaged vertical feather edge fence panels and gaps noted.	Poor	141
		Excessive pointing to stop boundary wall and vegetation growth.	Satisfactory	142
		Localised eroded stone work to elevation.	Poor	143
		Vegetation growth and excessive pointing to stone elevation.	Satisfactory	144
8.0	Rear Garden			
8.1	General	General view.	Satisfactory	145 - 147
	INTERNALLY			
	BASEMENT			
9.0	Barrel Store			
9.1	General	General view.	Satisfactory	148 & 149
9.2	Ceiling	Excessive intumescent sealant and inadequate plasterboard patch repair.	Poor	150
		Black mould and condensation spores noted to painted ceiling finish.	Poor	151
9.3	Wall	Blistered and deteriorated paint finish and black mould staining noted.	Poor	152 & 153
		Chipped and deteriorated finish to dwarf brick wall.	Satisfactory	154
		Blistered and deteriorated paint finish to elevation adjacent to barrel ramp.	Satisfactory	155
9.4	Floor	Damp staining observed to concrete floor and missing cover plate to sump.	Satisfactory	156
		Corroded metal cover plate to sump.	Poor	157
9.5	Sanitaryware	Chipped, scratched and deteriorated finish to Belfast sink.	Satisfactory	158

Ref:	Location/Element	Description/Comments	Condition	Photo No.
10.0	Stairs			
10.1	General	General view.	Satisfactory	159
10.2	Ceiling	Gap noted to ceiling finish and excessive intumescent sealant.	Poor	160
10.3	Wall	Mixing sealant adjacent timber door frame.	Poor	161
		Loose and partially missing insulation to pipework.	Satisfactory	162
		Black mould staining to painted brick elevation.	Poor	163
10.4	Floor	Chipped and damaged steps and burnished concrete finish.	Poor	164 & 165
10.5	Fixtures and Fittings	Deteriorated paint finish to timber handrail.	Poor	166
10.6	Windows and Doors	Missing intumescent sealant to door frame.	Satisfactory	167
	GROUND FLOOR			
11.0	Bar 1			
11.1	General	General view.	Satisfactory	168 & 169
11.2	Ceiling	Minor fixing hole noted to textured ceiling finish.	Satisfactory	170
11.3	Wall	Lightly soiled brick finish.	Satisfactory	171
		Chipped plaster to corner.	Satisfactory	172
11.4	Floor	Lightly soiled floor tiles and scratched timber floor.	Satisfactory	172
		Lightly soiled entrance matting.	Satisfactory	174

Ref:	Location/Element	Description/Comments	Condition	Photo No.
		Lightly soiled vinyl floor covering.	Satisfactory	175
11.5	Fixtures and Fittings	Lightly soiled timber veneer finish to bar counter.	Satisfactory	176
		Loose upholstery to fixed seating.	Satisfactory	177
11.6	Windows and Doors	Horizontal crack noted to window cill.	Satisfactory	178
12.0	Dining Area 1			
12.1	General	General view.	Satisfactory	179 - 181
12.2	Ceiling	Horizontal crack observed to painted ceiling finish.	Satisfactory	182
12.3	Wall	Scratched paint finish to timber cladding panels.	Satisfactory	183
		Blistered and deteriorated wall panel and signs of damp staining.	Poor	184
		Chipped, scratched and damaged plaster to corner and signs of damp staining.	Poor	185
12.4	Floor	Soiled entrance matting and carpet floor covering.	Satisfactory	186
12.5	Fixtures and Fittings	Loose upholstery to fixed seating.	Satisfactory	187
12.6	Windows and Doors	Horizontal hairline crack noted to painted window cill.	Satisfactory	188
13.0	Kitchen			
13.1	General	General view.	Satisfactory	189
13.2	Ceiling	Boarded extract penetrating ceiling.	Poor	190



Ref:	Location/Element	Description/Comments	Condition	Photo No.
13.3	Wall	Chipped paint finish to corner.	Poor	191
		Soiled paint finish.	Satisfactory	192
13.4	Floor	Soiled vinyl floor covering.	Satisfactory	193
13.5	Windows and Doors	Peeling, scratched and deteriorated paint finish to window cill.	Poor	194
		Chipped and cracked timber door threshold.	Poor	195
		Close detail view illustrating timber decay to door leaf.	Poor	196
		Hairline horizontal crack noted to timber door frame.	Satisfactory	197
14.0	Dining Area 2			
14.1	General	General view.	Satisfactory	198
14.2	Ceiling	Damp staining and signs of water ingress noted.	Poor	199 - 202
14.3	Wall	Chipped and deteriorated paint finish to corner and signs of damp staining.	Poor	203
		Vertical crack to mortar joint at corner.	Poor	204
		Scratched finish to exposed brick elevation.	Satisfactory	205
		Scratched finish to timber spindle adjacent step.	Satisfactory	206
14.4	Floor	Lightly soiled finish to timber.	Satisfactory	207 & 208
14.5	Windows and Doors	Condensation noted to glazing and further signs that the window cavity seal has perished.	Poor	209
14.6	Mechanical and Electrical	Peeling paint finish and spot corrosion observed to radiator.	Poor	210
15.0	Accessible WC			

Ref:	Location/Element	Description/Comments	Condition	Photo No.
15.1	General	General view.	Satisfactory	211
15.2	Ceiling	Minor staining noted to painted ceiling finish adjacent to extract fan.	Satisfactory	212
15.3	Wall	Fixing holes noted to plaster.	Poor	213
		Damp staining noted to painted wall finish.	Satisfactory	214
15.4	Floor	Lightly soiled vinyl floor covering.	Satisfactory	215
		Localised torn and uplifting section to vinyl floor covering.	Poor	216
15.5	Windows and Doors	Chipped and damaged door adjacent door handle.	Poor	217
16.0	WC Corridor			
16.1	General	General view.	Satisfactory	218 & 219
16.2	Ceiling	Damp staining and signs of water ingress.	Poor	220 & 221
16.3	Wall	Blistered and deteriorated paint finish.	Poor	222 & 223
16.4	Floor	Lightly soiled vinyl floor covering.	Satisfactory	224
17.0	Bar 2 (Rear Elevation)			
17.1	General	General view.	Satisfactory	225 & 226
17.2	Ceiling	Damp staining noted to textured ceiling finish.	Poor	227 & 228

Ref:	Location/Element	Description/Comments	Condition	Photo No.
17.3	Wall	Minor scratched finish noted to painted elevation.	Satisfactory	229
		Close detail view illustrating peeling and loose plaster.	Poor	230
		Minor stain to painted elevation adjacent window.	Poor	231
		Chipped and damaged plaster.	Poor	232
		Damp staining and general deterioration noted to plaster finish.	Poor	233 & 235
17.4	Floor	Cracked floor tiles.	Poor	236
		Soiled laminate floor covering.	Poor	237
18.0	Gents WC			
18.1	General	General view.	Satisfactory	238 & 239
18.2	Ceiling	Horizontal hairline cracks.	Poor	240
18.3	Wall	Fixing holes noted.	Satisfactory	241 & 242
		Chipped paint finish below hand dryer.	Satisfactory	243
18.4	Floor	Cracked floor tiles.	Poor	244
18.5	Fixtures and Fittings	Soiled and scratched timber finish to vanity unit.	Satisfactory	245
18.6	Sanitaryware	Soiled wash hand basin.	Poor	246
18.7	Windows and Doors	Scratched timber panelled door.	Poor	247
19.0	Ladies WC			
19.1	General	General view.	Satisfactory	248



Ref:	Location/Element	Description/Comments	Condition	Photo No.
19.2	Ceiling	Hairline horizontal crack.	Satisfactory	249
19.3	Wall	Chipped plaster finish.	Poor	250
19.4	Fixtures and Fittings	Damp staining and signs of timber decay noted to timber panelled vanity unit.	Poor	251
19.5	Floor	Lightly soiled floor tiles.	Satisfactory	252
19.6	Windows and Doors	Minor stain and adhesive noted to window glazing.	Satisfactory	253
19.7	Sanitaryware	Lightly soiled inset wash hand basin within vanity unit.	Satisfactory	254
20.0	Corridor (Back of Bar)			
20.1	General	General view.	Satisfactory	255
20.2	Ceiling	Lightly soiled textured ceiling finish.	Satisfactory	256
20.3	Wall	Chipped and damaged textured finish to elevation. Chipped plaster to corner and exposed metal bead.	Satisfactory Poor	257 258
20.4	Floor	Soiled vinyl floor covering.	Satisfactory	259
21.0	Boiler Store			
21.1	General	General view.	Satisfactory	260
21.2	Ceiling	Plasterboard patch repair.	Poor	261

Ref:	Location/Element	Description/Comments	Condition	Photo No.
21.3	Wall	Chipped and eroded painted brick elevation.	Poor	262
		Missing intumescent sealant to service penetration hole.	Poor	263
21.4	Floor	Burnished concrete floor.	Poor	264
		Soiled, stained timber steps and missing floor covering.	Poor	265
21.5	Mechanical and Electrical	Loose cover to boiler.	Satisfactory	266
22.0	Stairs			
22.1	General	General view.	Satisfactory	267 & 268
22.2	Ceiling	Missing access panel to hatch.	Poor	269
22.3	Wall	Localised chipped and damaged plaster at low level adjacent to exit door.	Poor	270
		Chipped plaster to corner and exposed plaster bead.	Poor	271
22.4	Floor	Frayed and torn carpet floor covering to stairs.	Poor	272
22.5	Fixtures and Fittings	Scratched paint finish to timber handrail.	Poor	273
		Soiled paint finish to timber door.	Poor	274
		Missing intumescent strip to door.	Poor	275
	FIRST FLOOR			
23.0	Corridor 1			
23.1	General	General view.	Satisfactory	276



Ref:	Location/Element	Description/Comments	Condition	Photo No.
23.2	Ceiling	Hairline horizontal crack to plastered ceiling finish.	Satisfactory	277
23.3	Wall	Hairline horizontal crack noted and missing skirting board.	Poor	278
23.4	Floor	Lightly soiled carpet floor covering.	Satisfactory	279
24.0	Kitchen			
24.1	General	General view.	Satisfactory	280
24.2	Ceiling	Lightly soiled diffuser to fluorescent light fitting.	Satisfactory	281
24.3	Wall	Minor stains and adhesive noted to painted finish.	Satisfactory	282
		Lightly soiled painted finish within cupboard.	Satisfactory	283
		Chipped and scratched plaster.	Poor	284
24.4	Floor	Lightly soiled vinyl floor covering.	Satisfactory	285
24.5	Windows and Doors	Peeling and blistered paint finish to timbered door.	Poor	286
24.6	Fixtures and Fittings	Misaligned doors to sink drawer line cabinetry unit.	Poor	287
		Horizontal crack to window cill.	Poor	288
25.0	Living Room			
25.1	General	General view.	Satisfactory	289
25.2	Ceiling	Closed and redundant electrical wiring.	Poor	290



Ref:	Location/Element	Description/Comments	Condition	Photo No.
25.3	Wall	Chipped plaster to corner.	Poor.	291 & 292
		General view.	Satisfactory	293
25.4	Floor	Lightly soiled laminate floor covering.	Satisfactory	294
25.5	Windows and Doors	Hairline horizontal crack to timber window cill.	Poor	295
26.0	Corridor 2			
26.1	General	General view.	Satisfactory	296
26.2	Ceiling	Lightly soiled paint finish.	Satisfactory	297
26.3	Wall	Lightly soiled paint finish.	Satisfactory	298
		Vertical crack adjacent to door frame.	Poor	299
26.4	Floor	Lightly soiled vinyl floor covering.	Satisfactory	300
27.0	Corridor 3			
27.1	General	General view.	Satisfactory	301
27.2	Ceiling	Lightly soiled paint finish.	Satisfactory	302
27.3	Wall	Deteriorated paint finish and adhesive residue noted.	Poor	303
27.4	Floor	Missing floor covering to steps	Poor	304



Ref:	Location/Element	Description/Comments	Condition	Photo No.
28.0	Corridor 4			
28.1	General	General view.	Satisfactory	305 & 306
28.2	Wall	Patchy paint finish to elevation. Vertical cracks noted to timber panelling.	Satisfactory Satisfactory	307 308 & 309
28.3	Floor	Lightly soiled vinyl floor covering.	Satisfactory	310
29.0	Bathroom			
29.1	General	General view.	Satisfactory	311
29.2	Ceiling	Hairline horizontal crack and localised chip to plaster.	Satisfactory	312
29.3	Wall	Chipped and damaged paint finish to tiled elevation above bath. Minor staining noted to timber panelled cupboard. Close detail view illustrating patchy paint finish to wall tiles.	Poor Satisfactory Satisfactory	313 314 & 315 316
29.4	Floor	Lightly soiled vinyl floor covering.	Satisfactory	317
29.5	Windows and Doors	Cracked and deteriorated paint finish to window cill.	Satisfactory	318
29.6	Sanitaryware	Missing flush button to WC cistern.	Poor	319
30.0	Bedroom 1			
30.1	General	General view.	Satisfactory	320

Ref:	Location/Element	Description/Comments	Condition	Photo No.
30.2	Wall	Fixing hole was noted.	Satisfactory	321
30.3	Floor	Lightly soiled floor finish.	Satisfactory	322
30.4	Windows and Doors	Horizontal crack to painted timber window cill.	Poor	323
		Horizontal hairline crack noted to timber panel door.	Satisfactory	324
31.0	Bedroom 2			
31.1	General	General view.	Satisfactory	325
31.2	Wall	Peeling paint finish to elevation.	Satisfactory	326
		Hairline horizontal crack at ceiling wall junction.	Satisfactory	327
31.3	Floor	Lightly soiled floor finish.	Satisfactory	328
31.4	Windows and Doors	Peeling and cracked paint finish to timber window frame.	Satisfactory	329
		Vertical crack noted to timber panel.	Poor	330
32.0	Bedroom 3			
32.1	General	General view.	Satisfactory	331
32.2	Ceiling	Redundant electrical cable noted.	Poor	332
32.3	Wall	Fixing holes observed.	Poor	333
		Soiled timber surround to fireplace.	Satisfactory	334
32.4	Floor	Lightly soiled floor finish.		

Ref:	Location/Element	Description/Comments	Condition	Photo No.
32.5	Windows and Doors	Horizontal crack to painted timber window cill.	Poor	336
		Vertical cracks noted to timber panelled door.	Poor	337
32.0	Store			
32.1	General	General view.	Satisfactory	338
32.2	Ceiling	Radial cracks noted to plastered ceiling finish.	Poor	339
		Service penetration holes to ceiling inadequately filled.	Poor	340
32.3	Wall	Missing paint finish and signs of damp staining noted.	Poor	341
32.4	Floor	Missing floor covering.	Poor	342
32.5	Windows and Doors	Timber decay noted to window frame.	Poor	343
33.0	Bedroom 4			
33.1	General	General view.	Satisfactory	344
33.2	Ceiling	General view illustrating horizontal hairline crack.	Satisfactory	345
33.3	Floor	Lightly soiled floor finish.	Satisfactory	346
33.4	Windows and Doors	Minor scratches noted to paint finish.	Satisfactory	347
		Localised chips to painted timber flush door.	Satisfactory	348