

Schedule of Condition



Property Address:	The Weston Public House Newbridge Road Bath BA1 3HE		
Outlet Number:	600389		
Document Reference:	JR/cd	Rev.	
Document Date:	07 June 2016		

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A. Document Control Sheet.

This document was initially prepared by Romans Surveyors and Valuers on behalf of Punch Partnerships and, subsequent to the release of the initial document, revisions are made at regular intervals to reflect the requirements of Punch Partnerships' 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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.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	Details of revision	Reviewers Company	Report Authors Name.



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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.

Electronic recorded photographs were taken on site and are available upon request.

B1. Condition Rating Definitions

Condition Rating	Definition
Good Condition	Reported elements had no apparent defects, being clean and well maintained, and, the reported element is likely to offer a long serviceable life.
Satisfactory Condition	Reported element presented in a serviceable condition with some of wear and tear and / or minor damage but not requiring immediate attention, ongoing maintenance and periodic repairs are likely to be required from time to time.
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 Messr Punch Partnerships, 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 7 June 2016 and, at the time of inspection the weather was dry and clear, and, the premises were **closed** for business at the time of inspection.

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 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 Newbridge Road 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 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 if a Type 2 or type 3 asbestos survey has been conducted and the findings thereof.

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.

Please note: This survey excludes inspection of Wessex Court, which may form part of the same title, but assumed not to form part of the same lease demise for the public house, which also incorporates Oculus Building Consultancy and, therefore, we have not recorded the Schedule of Condition in respect of these areas, which are not believed to form part of the demise.



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B. Background Information.

B3. Summary of Construction

The property has multiple pitched roofs with a plain clay tile finish including a hand cut timber room in the roof structure and rafter and purlins roofs. External enclosing walls are a mixture of stone faced rubble masonry walls and stone faced cavity walling. Internally, the floors are of mixed type with both timber and concrete floors, ceilings were a mixture of plasterboard and, lath and plaster construction. Internal partitions were a mixture of masonry and stud walling.

B4. Accommodation:

The accommodation to the property comprises:

Lower Ground Floor

Entrance and dummy waiter area, commercial kitchen, commercial kitchen dish washing area, walk in fridge area, cellar general, heating services store, ladies and gents WC, understair store, lobby and stairs to ground floor.

Ground Floor

Stairs to lower ground and upper floors, bar area, dumb waiter servery, rear and front entrance lobbies.

First floor

Stairs and landing, Bathroom, kitchen , Utility room, Store void, three bedrooms



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B. Background Information.

Second Floor

Landing, Three bedrooms, two ensuites, bathroom and, store void.



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1.1	Front elevation							
1.1.1	Chimneys	2 stone masonry chimneys with lead flashings.	Overall satisfactory condition, although some general weathering of stonework noted.					
1.1.2	Roofs	Multiple pitched roofs, featuring a plain clay tile covering, bonnet hip tiles and valley tiles, together with semi-circular ridge tiles.	Overall satisfactory condition, but individual areas of poor quality missing, slipped, damaged clay tiles generally across the roof slopes, with general deterioration to the bedding of ridge tiles.					
1.1.3	Rainwater goods	Mixed metal guttering, painted in black gloss paint, together with individual areas of black plastic guttering at high level.	Components overall satisfactory condition, although some ageing of paint finishes noted and significant vegetation growth to guttering generally at the time of inspection. Please note: front left-hand downpipe and					



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			hopper head is in poor condition.					
1.1.4	Walls	Stone masonry walls, brought square.	Satisfactory condition, with general atmospheric soiling to stonework throughout, with evidence of scars from previous pub signage at mid and high level.					
1.1.5	Joinery	Open rafter feet with stain decoration, individual timber casement windows with crittall steel lining at high level, mixed metal casement windows with leaded glazing, incorporating gloss paint decoration, and double timber entrance door, of beech type.	Overall satisfactory condition. General ageing of paint finishes noted. Some general undulation and bowing to leaded glazed windows. Notably, poor condition leaded glazed windows to first floor right side aspect of front					



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			elevation.					
1.1.6	Miscellaneous	Projecting pub sign with feature brackets and electric lighting, 3 no. carriage lamps, 2 no. wall boards, 1 hazard electric light fitting over, multiple hanging basket brackets and baskets with flowers, wall-mounted pub signage saying The Weston over the centre right aspect of the ground floor accommodation, which is illuminated.	Satisfactory condition, but these items are not new and we have not undertaken any formal test of these items as a part of the inspection.					
1.2	Coaching arch to front right-hand side							
1.2.1	Roofs	Dual pitched roof with an artificial slate covering.	Satisfactory condition overall, with individual damaged and missing artificial slates, together with general deterioration to the bedding of ridge tiles, evidenced by					



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			general moss growth.					
1.2.2	Walls	Timber framed gable elevation with stain decoration.	Mixed condition overall poor condition.					
1.2.3	Walls cont.	Stone masonry enclosing walls in part.	Overall satisfactory condition, although general cracking and deterioration noted to pediment at head of stone pier to front right aspect and general atmospheric soiling to other stonework generally.					
1.2.4	Joinery	Metal double entrance gate leading through to car park, with no access to roadway.	Satisfactory condition, but pain finishes not new.					
1.2.5	Miscellaneous	Electric Radiant heater, wall-mounted light.	Visually satisfactory condition, but no test of these items was carried out as a part of the inspection.					



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1.3	Grounds to front of building							
1.3.1	General	Concrete hard-standings forming small enclosures at recesses abutting the public footpath, bounded by low level random stone walling brought square, over topped to the centre section with painted cast iron railings and cast iron access gate.	Overall satisfactory condition, but, Deteriorated paint finishes to steel railings and gate, together with General cracking and distortion to the concrete hard-standings at the front left-hand corner of the building, with the boundary wall notably leaning outward, with Cracking and distortion to the kerbed centre section leading round to the left side boundary wall, which is part of the					



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			same feature.					
1.4	External left side elevation							
1.4.1	Roofs	Individual areas of pitched roofs, with a plain clay tile covering and semi-circular ridge tiles, together with individual areas of hip and pitched roof, featuring bonnet hip and valley tiles.	Overall satisfactory condition, but roof covering is aged, with previous patch repairs noted and individual other areas of soiling, marking, and, isolated missing tiles. In particular, general damage and deterioration evident to internal roof slope valley with junction of mono-pitched single storey projection to rear left corner of building.					
1.4.2	Roofs cont.	Mineralised felt flat roof at junction of adjacent building, believed however to be formed part of the demise for the subject property.	Poor condition.					



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1.4.3	Walls	Original building is believed to be of stone rubble masonry walling, with stonework brought square. Rear two storey projection is believed to be of calcium silica stonework, cavity wall construction.	<p>Overall satisfactory condition, but general atmospheric soiling and marking noted generally, with significant staining to calcium silicate stonework adjoining top step leading to rear bar entrance door.</p> <p>Please also note general cracking to stone wall of calcium silicate cavity wall construction located to wall by second step down from the top of the staircase to the bar door, leading from the step to the underside of the adjacent window sill, circa 2-3mm wide, believed long-standing and likely to be resultant of thermal expansion and contraction of the stonework.</p>					



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1.4.4	Walls cont.	Small section of painted plywood faced walling to gable elevation of single storey rear projection to rear left corner of building.	Timber framed wall satisfactory condition, but note poor quality paint application.					
1.4.5	Rainwater goods	Plastic rainwater goods, in the form of plastic gutters and, additionally, cast iron painted downpipe and hopper head.	Poor Condition.					
1.4.6	Miscellaneous	Cast iron soil and vent pipe leading up main rear roof slope.	Satisfactory condition, but not decorative finishes; not in perfect condition.					
1.4.7	Joinery	Individual areas of open rafter feet with stain decoration, timber and steel casement windows, with gloss paint decoration.	Overall satisfactory condition, but poor condition decorations throughout.					
1.4.8	Miscellaneous	CCTV camera, exterior fluorescent light fitting, coach lamp, boiler flue, 1	Overall satisfactory condition. General ageing of hanging basket/hay baskets					



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		wall-mounted pub sign with picture light above, 2 satellite dishes and multiple hanging baskets and hay troughs to wall, wall mounted projecting pub sign The Weston with electrical light fitting.	noted, and no test of electrical fittings carried out by us.					
1.5	Small sub front elevation to rear left aspect							
1.5.1	Rainwater goods	Plastic rainwater goods.	Poor condition.					
1.5.2	Walls	Assumed cavity wall construction, featuring a calcium silicate type stonework.	Overall satisfactory condition, but general water staining to wall and efflorescent salt deposits as a result of defective rainwater goods being present.					
1.5.3	Joinery	Timber ledged and braced entrance door with gloss paint decoration.	Satisfactory condition door , but poor condition door frame and aged paint finishes noted.					



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1.5.4	Miscellaneous	Plastic extract vent terminal.	Satisfactory condition, but no test of the extract fan was carried out by us at the time of the inspection.					
1.6	Grounds to left side aspect							
1.6.1	General	Stone masonry built stairs with concrete paved walk surfaces and areas of concrete paved patio adjacent to the stairs. Additionally, timber hand rails with metal balustrading.	Overall satisfactory condition, but individual poor condition elements, including several missing paving slabs, isolated loose paving slabs, individual damaged paving slabs, and poor condition hand rail/guarding to edge of stair.					
1.7	Rear elevation							
1.7.1	Chimneys	2 stone masonry chimneys, as reported under front elevation.	As reported under front elevation. Please note: deteriorated, part detached lightning conductor to right-hand side chimney absent on rear					



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			elevation.					
1.7.2	Roofs	Multiple pitched roofs with plain clay tile covering, lead flashings in part, semi-circular ridge tiles, bonnet hip and ridge tiles to small projecting dormers. Additionally, small areas of timber frame walling, with clay tile cladding to edge dormer roofs.	Overall satisfactory condition. Some general soiling and marking, with localised deterioration to bonnet hip tiles of the rear dormers.					
1.7.3	Roofs cont.	Mineralised felt and pitched roofs, with small section mineralised felt covered walling to right side of building.	Poor condition.					
1.7.4	Flat roofs 2	Mineralised felt flat roof covering, situated over right side of single storey section of the property adjacent to coaching arch.	Poor condition.					
1.7.5	Rainwater goods	Mixed plastic and cast iron rainwater	Mixed condition, ranging from					



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		goods.	satisfactory to poor condition, with general misalignment noted generally to guttering and at centre missing section of guttering adjacent to soil and vent pipe. And, poor condition rainwater goods to single storey right side aspect.					
1.7.6	Walls	Stone random rubble walling brought square, with a small section of extended calcium silicate base stonework at extended ground floor single storey projection.	Satisfactory condition, but general atmospheric soiling noted, with evidence of previous pub signage in individual areas. Please note: there is a steel beam encased in the wall of the single storey section of the building at low level and this is suffering from significant corrosion – poor condition steel					



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			beam.					
1.7.7	Joinery	Painted open rafter feet, leaded glazed metal casement windows to first floor, painted timber casement window at ground floor level, part glazed timber flush entrance doors, with panel relief to main entrance of rear bar, and low height ledged and braced double door, leading to assumed boiler store, with stain decoration. Timber flush door to lower ground floor courtyard caved area at right side of building.	Satisfactory condition, but leaded glazing not perfect in condition, with some undulation and unevenness noted and deteriorated paint finishes throughout. Poor condition paint finishes to windows at right side of building.					
1.7.8	Miscellaneous	Carriage light, satellite dishes (previously reported satellite dishes), boiler flue with mesh guard, extract vent	Satisfactory condition, but no test of electrical items or satellite dishes carried out by us as a part of					



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		terminal, plastic soil and vent pipe running across roof slope, leading down to assumed boiler store.	the inspection.					
1.7.9	Miscellaneous cont.	Metallic lightning conductor to right side of rear elevation.	Poor condition. Also reported in part under the rear elevation chimney.					
1.8	External right side elevation							
1.8.1	Roofs	Multiple pitched roofs with plain clay tile covering and semi-circular ridge tiles and bonnet hip and valley tiles to main roof hip and dormer roof.	Overall satisfactory condition, but isolated chipped, frost damaged and loose clay tiles, together with general soiling to clay tiles throughout.					
1.8.2	Rainwater goods	Mixed plastic and cast iron rainwater goods, with gloss paintwork to stone finishes. Additionally, please note that certain small damp to wastes connecting to rainwater	Overall satisfactory condition, but elements aged, with vegetation growth, some misalignment and evidence of periodic overflowing in individual locations. Please					



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		downpipes in part.	also note poor condition rainwater downpipe and hopper head at furthest rear aspect of the right side elevation.					
1.8.3	Walls	Stone masonry enclosing walls, believed to be of random rubble construction with squared ashlar masonry finish.	<p>Satisfactory condition, but,</p> <p>General atmospheric soiling to stonework and evidence of previous painted pub signage to walls.</p> <p>Additionally, heavy grease staining noted to wall, circa ½ sq. m below the extract fan, assumed to be associated with the commercial kitchen.</p> <p>Poor condition stone</p>					



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			<p>window surround to raised ground floor centre front casement window.</p> <p>Small area of poor condition stone and brick walling to lower rear right corner of single storey right side projection, due to historic structural movement to the corner of the building at low level.</p>					
1.8.4	Joinery	Mixed timber and metal casement windows, featuring cast glazing, together with 2 no. timber flush doors.	<p>2 no. flush doors poor condition. Otherwise, report to joinery satisfactory condition, but aged decorations noted.</p> <p>Additionally, temporary repaired casement window to assumed commercial kitchen and localised timber defects/surface</p>					



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			corrosion to mixed timber and steel casement windows at furthest rear aspect of the right side elevation.					
1.8.5	Joinery cont.	Steel fire escape stair with painted finish.	Overall satisfactory condition, but poor condition top landing and intermediate landing, with deteriorated paint finishes throughout.					
1.8.6	Miscellaneous	Extract ventilation fan to single storey left side of building, carriage lamp, Radiant heater light, emergency light fitting, surface mounted switches and conduit, boiler flue terminal through roof at furthest rear aspect, cast iron and plastic soil and vent pipe/wastes, extract ventilation ductwork from commercial kitchen, extract fan	Overall satisfactory condition, but note comments regarding shared hopper head and downpipe, previously reported. Furthermore, detached/incomplete ventilator pipe to wastes adjoining soil and vent pipe to centre front section of right side elevation.					



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		from kitchen.						
1.9	Light well garden/courtyard to centre right aspect of the property							
1.9.1	General	Mixed concrete hard-standings, some of which have a plain finish, the remaining section have a cobble effect, overlaid with concrete paint finishes.	Overall satisfactory condition. Isolated damaged/missing areas of paving with vegetation popping through, together with deteriorated paint finishes to cobble section of paving.					
1.9.2	General cont.	Mixed concrete and stone retaining wall.	Satisfactory condition overall , but Deteriorated paint finishes where surfaces have been previously painted. Furthermore, individual areas of vegetation growth popping up through copings of lower section of wall.					



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			Additionally, some general undulations/ unevenness/poor condition stone walling at low level when viewed from within the patio courtyard area.					
1.9.3	Miscellaneous	Multiple lightweight and mid-weight manhole covers, together with concrete manhole cover to front most aspect.	Overall satisfactory condition, but 1 no. poor condition lightweight steel covered vent, with second lightweight cover being sealed within its frame, due to soil deposits etc. being present.					
1.10	Public house car park and shared access road							
1.10.1	Grounds	Tarmac finished car park, with small concrete margin and kerb stones to furthest rear aspect.	Poor condition.					



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1.10.2	Boundary treatments to car park	Random rubble masonry walling to boundaries, of mixed height.	Overall satisfactory condition, with areas of poor condition masonry pointing, notably to right side boundary wall.					
1.10.3	Boundary treatments cont.	Metal side hung gates with mesh finish.	Satisfactory condition, but generally some misalignment noted, together with aged paint finishes.					
1.10.4	Car park surface water drainage	Several large road gullies to car park at furthest rear aspect.	Poor condition. General sinkage of the gully grids and significant vegetation deposits/soil deposits to the gullies throughout – likely that complete replacement of surface water drainage is required.					
1.11	Front right side ground floor store room							
1.11.1	General	No access available, this area was locked and concealed from	N/A					



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		view. We cannot confirm the condition of underlying areas internally.						
2.1	Second floor front left side guest room (guest room 2)							
2.1.1	Ceiling	Lath and plaster ceiling with lining paper and emulsion paint decoration.	Overall satisfactory condition, but various cracks and fissures due to localised movement in the roof framework/thermal expansion and contraction of building materials. Decoration good condition.					
2.1.2	Walls	Masonry enclosing walls and partitions, together with plasterboard faced stud walling, forming a glazier to en-suite of guest bedroom two, all overlaid with lining paper and emulsion paint decoration.	Satisfactory condition, with localised blemishes imperfection to plaster finishes, including potential minor hairline fractures beneath lining paper surfaces to front section of left side gable wall.					



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2.1.3	Floor	Suspended timber floor overlaid with carpet coverings to main room, and vinyl tiling effect flooring to en-suite.	Satisfactory condition.					
2.1.4	Joinery	Multiple timber flush doors, skirting boards, architraves, timber casement window, down standton beam, all finished with gloss paint decoration.	Satisfactory condition.					
2.1.5	Miscellaneous	Pendant light fitting to bedroom, smoke detector, fluorescent light fitting and extract fan to en-suite, individual power points and light switches.	Satisfactory condition, but no test of electrical items carried out by us.					
2.1.6	Miscellaneous cont.	Modern white sanitary fittings, including acrylic shower tray with safety glass shower screen, tiled splashback/surround, and vitreous china	Satisfactory condition, but no test of the macerator was carried out by us at the time of inspection.					



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		pedestal wash basin and low level close coupled WC. Additionally, WC has a pump macerator waste. Additionally, wall-mounted mirror cabinet present above sink.						
2.2	Rear left side section floor guest bedroom (guest bedroom 3)							
2.2.1	Ceilings	Sloping and horizontal ceilings, featuring lath and plaster finish, lining paper and emulsion paint decoration.	Satisfactory condition, with newly provided decorations.					
2.2.2	Walls	Masonry enclosing walls and partitions with plaster finishes, lining paper and emulsion paint decoration.	Satisfactory condition, with newly provided decorations.					
2.2.3	Floors	Suspended timber floor overlaid with carpet coverings.	Satisfactory condition, although minor imperfections to carpet fitting noted.					



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2.2.4	Joinery	2 no. stone surrounded windows with inset glazing, and crittall steel casement light, together with timber flush door, skirting boards and architraves.	Satisfactory condition, with recently provided decorations, although missing casement stay to open light of casement window.					
2.2.5	Miscellaneous	2 pressed steel radiators, cast iron fire surround, pendant light fitting, mains powered smoke detector, light switches, and individual power points.	Satisfactory condition, but no test of these items were carried out by us as a part of the inspection.					
2.3	Second floor rear right side roof void cupboard							
2.3.1	Ceilings	Lath and plaster ceiling.	Poor condition.					
2.3.2	Walls	Suspended timber floor, part overlaid with carpet and general storage.	Satisfactory condition, where seen.					
2.3.3	Joinery	Timber flush door, non-fire-rated type,	Satisfactory condition, but poor					



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		leading to main hallway from store cupboard, and side timber panel door built over to the opposite face in the hallway.	condition decorations noted.					
2.4	Second floor rear left-hand bathroom							
2.4.1	Ceilings	Mixed lath and plaster and plasterboard ceilings, part finished with emulsion paint and lining paper. Furthermore, plastic clad wall panelling over the bath area.	Satisfactory condition, with some imperfections to lath and plaster materials, notably adjoining the central purlin at the junction of the left side sloping roof.					
2.4.2	Walls	Masonry exterior enclosing walls and internal stud partitions with plasterboard finishes to stud walling and plaster finishes to exterior wall, with exterior wall and bath area overlaid with plastic wall lining. Otherwise,	Satisfactory condition, with some mark stains and deterioration to paint finishes.					



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		emulsion paint decorations incorporated over plaster/plasterboard finishes.						
2.4.3	Floors	Suspended timber floor overlaid with sheet vinyl flooring with tile effect.	Satisfactory condition.					
2.4.4	Joinery	Timber flush entrance door and metal casement window within stone subframe, finished in gloss paintwork. General areas of painted timber skirting boards to wall perimeters.	Satisfactory condition, with localised grubby mark work to paintwork of door.					
2.4.4	Miscellaneous	Pressed steel radiator and evidence of previous pressed steel radiator with capped pipework.	Radiator which present satisfactory condition, but note relocated/missing radiator.					
2.4.5	Miscellaneous cont.	Low level vitreous china wash hand basin, WC, and steel bath.	Good condition, but no test of these items carried out by us as part of the					



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			inspection.					
2.4.6	Miscellaneous cont.	Pendant light fitting and pull cord light switch.	Satisfactory condition, but no test of these items were carried out by us as part of the inspection.					
2.5	Second floor front right guest bedroom (guest bedroom 1)							
2.5.1	General	No access available to this room; it was locked, and no keys were available to inspect this area.	N.B evidence of water damage in room below at time of inspection – providing risk of damage being present and room assumed to be in poor condition..					
2.6	Second floor landing and stairwell							
2.6.1	Ceilings	Assumed lath and plaster ceilings with lining paper and emulsion paint decoration.	Satisfactory condition, but with newly provided decoration.					
2.6.2	Walls	Masonry and stud walls and partitions, featuring plaster and plasterboard	Satisfactory condition, with newly provided					



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		finishes, lined with lining paper and emulsion paint decorations to finish.	decorations.					
2.6.3	Floors	Suspended timber floor overlaid with carpet coverings.	Satisfactory condition.					
2.6.4	Joinery	Multiple timber flush doors, of fire-rated and non-fire-rated type, set in softwood frames, with skirting boards and architraves to wall perimeters Additionally, metal and timber casement window with gloss paint decoration.	Satisfactory condition, but note missing casement stays to opening lights of exterior windows.					
2.6.5	Joinery cont.	Softwood staircase with vertical balustraded guarding.	Satisfactory condition. Carpet coverings good condition, but please note low height balustrading incorporated, but this area has been fully enclosed.					



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2.6.6	Miscellaneous	Multiple pendant light fittings, 4 no. emergency light fittings, fire alarm gong, pressed steel radiator, individual power sockets, fuse connection units, emergency call point.	Satisfactory condition, but no test of these items were carried out by us as part of the inspection.					
3.1	First floor front left side reception room							
3.1.1	Ceilings	Assumed lath and plaster ceiling with textured Artex coatings and emulsion paint decoration.	Overall satisfactory condition, but general hairline fracture noted parallel to front elevation to the width of the window opening, approximately 40cm away from the exterior front wall.					
3.1.2	Walls	Masonry enclosing walls and partitions with plaster finishes, lining paper and emulsion paint decoration.	Satisfactory condition, with general grubby marks to paint finishes.					
3.1.3	Floors	Suspended timber	Satisfactory					



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		floor overlaid with fixed carpet coverings.	condition. Carpet poor condition.					
3.1.4	Joinery	Timber panel door to entrance, set within door frame, with skirting boards to wall perimeters, architraves, door surround, and 2 no. large casement windows formed with stone surround, and in-fill steel casement windows with leaded glazing.	Overall satisfactory condition, but note previous smoke seals incorporated to timber door; now removed. Some overspray of paint possibly to glazing of the left side window, front window, together with two small broken panes of glass to the window.					
3.1.5	Miscellaneous	Stone fire surround with timber mantel and cast iron basket fire.	Visually satisfactory condition, but no test of the open fire was carried out by us at the time of the inspection.					



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3.1.6	Miscellaneous cont.	Feature pendant light fitting, plastic plug sockets, light switches, aerial and satellite points, together with pressed steel radiator.	Satisfactory condition, but some ageing of plastic elements noted and no test of any of these items were carried out by us as part of the inspection.					
3.2	First floor rear left side kitchen							
3.2.1	Ceilings	Lath and plaster ceiling overlaid with Artex and emulsion paint decoration.	Satisfactory condition.					
3.2.2	Walls	Masonry enclosing walls and partitions predominately, with areas of stud walling adjacent to hallway. Walls believed to be finished with plaster and plasterboard finishes, all overlaid with woodchip lining paper and emulsion paint decoration. O	Overall satisfactory condition, but uneven wall face noted to stud walling at junction of hallway and, furthermore, general imperfections / unevenness noted to wall plaster finish at enlarged opening to furthest rear right-hand corner of room. Furthermore, deteriorated decorative finishes					



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			to walls.					
3.2.3	Floors	Suspended timber floor overlaid with vinyl flooring.	Floor has general unevenness noted upon foot loading across the floor, although vinyl flooring satisfactory condition, with localised damage and deterioration at margins adjoining kitchen units.					
3.2.4	Joinery	Large casement window to exterior of building with stone surround, crittall steel in-fill lights, leaded glazing to two fixed lights and one single pane of glazing to the opening central light of the left side window, 1 no. timber flush door, believed probably to be fire-rated, although no smoke seals incorporated to door frame, and small casement window	Overall satisfactory condition, but note previous alterations to left side window and missing casement stay to opening light. Furthermore, no overspray of paint finishes to glazing.					



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		with leaded glazing, set in stone surround as per left side elevation.						
3.2.5	Joinery cont.	Oak effect, veneered chipboard fitted kitchen with black worktop and inset stainless steel one and a half bowl sink.	Overall satisfactory condition, but poor condition sink base unit noted.					
3.2.6	Miscellaneous	Cast iron fire surround and mantel.	Satisfactory condition, but no test of open fires were carried out by us at the time of inspection.					
3.2.7	Miscellaneous cont.	Pendant light fitting, mains powered smoke detector, individual power sockets, cooker switches, light switches.	Satisfactory condition, but no test of these items carried out by us at the time of inspection.					
3.3	First floor centre rear left bathroom							
3.3.1	Ceilings	Lath and plaster ceiling with textured Artex coatings and	Satisfactory condition with hairline fracture of a					



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		emulsion paint decoration.	staggered nature running across the back quarter of the ceiling from the centre line of the window, across or around about 30cm before the light fitting and then running at right angle and roughly back to the main wall, and then general cracking noted to right side coving.					
3.3.2	Walls	Masonry and stud walls and partitions, with plaster and plasterboard finishes, part finish with emulsion paint decoration, but generally incorporating white ceramic tiling.	Satisfactory condition, but note poor quality original installation work of ceramic tiling, together with localised grubby marks to grouting and seals etc.					
3.3.3	Floors	Suspended timber floor overlaid with vinyl flooring.	Satisfactory condition, where seen.					



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3.3.4	Joinery	Timber panel entrance door, set within softwood frame with architraves, limited areas of painted skirting board and exterior window, featuring stone subframe, crittall steel inset, and leaded glazing.	Satisfactory condition, with minor blemishes to paint finishes.					
3.3.5	Miscellaneous	Low level vitreous china WC pedestal wash hand basin and enamelled steel bath with safety glass shower screen and shower mixer valve.	Satisfactory condition, but localised corrosion to the front leading edge of the bath tub; some deterioration of the plastic surround of the bath and general grubby marks to the sink and toilet.					
3.3.6	Miscellaneous cont.	Ceiling globe light and pull cord light switch, pressed steel radiator and limited bathroom furniture, in the form of two towel rails and a	Satisfactory condition, but no test of electrical items were carried out by us as part of the inspection.					



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		toilet roll holder.						
3.4	Laundry room to centre rear first floor							
3.4.1	Ceilings	Assumed painted and Artex finished lath and plaster ceiling.	Satisfactory condition, but general unevenness noted to surface finishes of ceiling.					
3.4.2	Walls	Masonry enclosing walls and stud partitions, featuring plaster and plasterboard finishes, all decorated in emulsion paint.	Satisfactory condition, with general cracking and distortion noted to centre line of the left side partition wall to plaster finishes only, and some grubby marks to paint finishes.					
3.4.3	Floors	Suspended timber floor overlaid with vinyl sheet flooring.	Satisfactory condition.					
3.4.4	Joinery	Small casement window formed with stone sub surround, insert crittall steel casement window and leaded glazing, together with	Overall satisfactory condition, but note poor condition casement light.					



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		individual areas of skirting boards to wall perimeters and timber flush entrance door.						
3.4.5	Miscellaneous	Isolated electric power points, pull cord light switch, ceiling rose light fitting, and wall-mounted extract fan.	Extract fan poor condition; found to be non-operational. Otherwise, satisfactory condition, but no test of these items were undertaken by us as part of the inspection.					
3.5	First floor front right side bedroom							
3.5.1	Ceilings	Assumed plasterboard ceiling with plaster finishes and emulsion paint decoration.	Satisfactory condition, but, evidence of previous minor repair / stain blocking of ceiling to rear right-hand corner of bedroom. Note potential for concealed services leak within the floor void / second floor accommodation					



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			above.					
3.5.2	Walls	Masonry walls and partitions with plaster finishes, lining paper and emulsion paint decoration.	Satisfactory condition, but some general ageing of paint finishes noted.					
3.5.3	Floors	Suspended timber floor overlaid with fixed carpet coverings.	Satisfactory condition.					
3.5.4	Joinery	Large casement window to exterior of building, formed with stone sub surround, crittall steel casement lights and leaded glazing, together with timber flush entrance door, skirtings boards and architraves.	Satisfactory condition.					
3.5.5	Miscellaneous	Pressed steel radiator, pendant light fitting, ceiling mounted smoke detector, light switch and individual plastic power point,	Satisfactory condition, but no test of these items were undertaken by us as part of the inspection.					



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		together with aerial point.						
3.5.6	Miscellaneous cont.	Please note there was evidence of pipework serving a former sink in the bedroom, now overcapped at the time of inspection.	N/A as items not present.					
3.6	First floor front centre right bedroom							
3.6.1	Ceilings	Assumed lath and plaster ceiling with emulsion paint decoration and feature covering.	Satisfactory condition.					
3.6.2	Walls	Masonry walls and partitions with plaster finishes, lining paper and emulsion paint decoration.	Satisfactory condition, although some hollow plaster noted to front exterior wall, notably below window opening and deteriorated decorative finishes throughout.					
3.6.3	Floors	Suspended timber floor overlaid with	Satisfactory condition, although					



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		carpet.	grubby marks noted to carpets in part.					
3.6.4	Joinery	Large casement window to front elevation featuring stone surround, crittall casement lights and leaded glazing.	Satisfactory condition, although general soiling noted to glazing.					
3.6.5	Miscellaneous	Pendant light fitting, cast iron fire surround (panelled over at time of inspection), smoke detector, pull cord light switch, wall-mounted light switch, individual plastic power points.	Satisfactory condition, but no test of electrical items etc. were carried out by us.					
3.6.6	Miscellaneous cont.	Pressed steel radiator with thermostatic radiator valve.	Mixed condition. Overall satisfactory condition, but area of poor condition steelwork adjoining thermostatic radiator valve.					
3.6.7	Miscellaneous cont.	Please note there was evidence of capped off pipework	N/A – items not present, making general notation					



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		serving the former wash hand basin, now removed.	only.					
3.7	First floor front centre left bedroom							
3.7.1	Ceilings	Lath and plaster ceiling with emulsion paint decoration.	Overall satisfactory condition, but note previous patch repair 4 sq. m above entrance door, circa 1m hairline fracture leading across ceiling from the repaired area, parallel with the internal spine partition, and full width hairline fracture across the front of the building at the junction of the recessed window opening / main room.					
3.7.2	Walls	Masonry partitions and enclosing walls, with plaster finishes and emulsion paint	Walls satisfactory condition, although damp affected plaster to internal					



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		decoration.	partition wall at right side of entrance door and above entrance door, totalling circa 8 sq. m, together with general deteriorated decorative finishes throughout.					
3.7.3	Floors	Suspended timber floor overlaid with fixed carpet coverings.	Floor satisfactory condition, but carpet poor condition.					
3.7.4	Joinery	Large casement window exterior with stone subframe, crittall steel casement lights and leaded glazing. Additionally, timber skirting boards to wall perimeters, architraves and door surrounds, and timber panel door.	Overall satisfactory condition, but poor condition entrance door, with localised delamination / cracking of door / missing smoke seals, and overspray paint finishes to window externally.					
3.8	First floor corridor							
3.8.1	Ceilings	Assumed lath and plaster ceilings,	Satisfactory condition.					



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		featuring a mixture of lining paper, Artex, all finished with emulsion paint decoration.						
3.8.2	Walls	Masonry walls and partitions, with individual areas of stud walling, believed to be faced in lath and plaster and plaster material, all decorated with lining paper and emulsion paint.	Satisfactory condition.					
3.8.3	Floors	Suspended timber floor overlaid with fixed carpet.	Floor satisfactory condition, but grubby carpet noted.					
3.8.4	Joinery	Multiple timber flush doors, generally reported upon under individual rooms, together with skirting boards, architraves, individual feature panel door openings of non opening type.	Satisfactory condition. Please note broken cylinder lock to exterior fire door at right side of building, part detached door handle of door leading to staircase at rear right-hand corner of first floor					



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			accommodation.					
3.8.5	Miscellaneous	2 no. emergency light fittings, multiple pendant ceiling light fittings, mini circuit breaker distribution board, isolated light switches, 3 no. fire alarm gongs, fire alarm call point, and isolated electric fuse connection units. Mains powered smoke detector.	Satisfactory condition, but no test of these items were carried out by us as part of the inspection.					
4.1	Ground to first floor staircase to rear right corner of building							
4.1.1	Ceilings	Painted plasterboard ceiling.	Satisfactory condition.					
4.1.2	Walls	Masonry and stud walls and partitions with plaster and plasterboard finishes, all decorated with emulsion paint.	Overall satisfactory condition, although poor condition plasterwork to outside gable elevation, with 3 sq. m of damp affected plaster, and general grubby marks to paint finishes throughout.					



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4.1.3	Floors	Suspended timber floor and softwood staircase between changes in floor level, overlaid with fixed carpet coverings.	Overall satisfactory condition, although some creaking and distortion noted to treads and risers of staircase upon foot loading, with grubby carpet throughout.					
4.1.4	Joinery	2 no. timber flush entrance doors, skirting boards to wall perimeters, wall-mounted timber hand rail to staircase, small casement window with stone masonry surround to top first floor of building and timber casement window to rear of ground floor accommodation.	Satisfactory condition.					
4.1.5	Miscellaneous	4 no. fluorescent light fittings, 3 no. emergency light fittings, 2 ceiling mounted smoke detectors, fire alarm control panel, burglar alarm, key	Visually satisfactory condition, but no test of these items were carried out by us as part of the inspection.					



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		pad entry, multiple light switches and fuse connection units etc.						
4.2	Ground floor front entrance lobby							
4.2.1	Ceilings	Lath and plaster ceiling with lining paper and emulsion paint decoration.	Satisfactory condition, but localised lifting of lining paper and deteriorated decorative finishes noted.					
4.2.2	Walls	Part boarded enclosing walls and partitions, incorporating feature pressed mouldings at low level. Otherwise, stone masonry exterior enclosing walls present.	Satisfactory condition, but deteriorated paint finishes were incorporated. Otherwise, stonework is generally soiled.					
4.2.3	Floors	Mixed suspended timber and concrete floor, with carpet coverings to timber flooring and ceramic tiling to concrete flooring.	Satisfactory condition, but heavily soiled floor tiles noted.					



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4.2.4	Joinery	Part glazed timber entrance doors, leading to main bar area, timber double exterior door and 2 small casement windows.	Satisfactory condition, although localised misalignment noted to entrance door and general deteriorated decorative finishes throughout.					
4.2.5	Miscellaneous	Feature ceiling light, emergency light fitting.	Satisfactory condition, but no test of these items were carried out by us as part of the inspection.					
4.3	Main bar area							
4.3.1	Ceilings	Assumed lath and plaster ceiling, also likely to incorporate areas of previous repair plasterboard, all overlaid with heavy grade wall coverings / lining paper and in part emulsion paint decorations.	Overall satisfactory condition, but very deteriorated, aged grass cloth wall coverings to ceiling at furthest right side aspect of front bar area.					
4.3.2	Walls	Masonry walls and partitions with	Please note: some areas of					



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		plaster finishes, featuring decorative moulded panels of plaster, at low level, and emulsion paint decorations throughout. Individual areas of timber panelling to walls at low level.	deteriorated paint finishes, but overall fair condition decorations; however high dampness / salt deposits noted to rear wall of front right-hand side bar accommodation to rear wall. General dampness / lifting lining paper to area below front left side window.					
4.3.3	Floors	Suspended timber floor overlaid with mixed floor coverings, including fixed carpet, stained timber plank flooring, and vinyl sheet flooring.	Overall satisfactory condition, although general unevenness noted to carpet at furthest rear centre part of bar accommodation and general marks and some ageing of stain finishes generally to all timber stained finished flooring.					
4.3.4	Joinery	Feature stone windows to exterior of building, incorporating crittall	Satisfactory condition, but generally missing casement stays to					



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		steel window inserts with leaded glazing.	opening lights and, furthermore, general broken glazing to working light of the furthest rear left side casement window to the front left bar area.					
4.3.5	Joinery cont.	Multiple timber flush doors with glazed vision panels, individual door surrounds and window surrounds without any door frame / linings. Individual timber screen partitions, timber bar servery counter, timber bar servery shelving, timber cladding to walls at low level in part, timber fire surround.	Satisfactory condition, but some general ageing of paint and stain finishes noted.					
4.3.6	Joinery cont.	Timber casement windows with leaded glazing to rear centre section of bar on right-hand side	Satisfactory condition, but aged paint finishes noted to missing casement stays noted.					



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		elevation.						
4.3.7	Miscellaneous	Multiple pressed steel radiators with thermostatic radiator valves.	Satisfactory condition, but deterioration of paint finishes noted. please note: we have undertaken no formal test of heating installations etc.					
4.3.8	Miscellaneous cont.	Multiple light fittings, including feature pendant lights above the bar area, chandelier style lights, individual spotlights, both to bar area and bar servery, and feature wall lights, featuring a combination of glass shades and lamp shades, individual recessed downlights, emergency light fittings, fire alarm sounders, smoke detectors, individual power points and	Satisfactory condition, where seen. Please note: no formal test of these items were undertaken by us as a part of this inspection / report.					



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		light switches.						
4.3.9	Miscellaneous cont.	Wall-mounted TV to rear right side of bar area.	Satisfactory condition visually, but no test of the television was carried out by us.					
4.4	Rear left side entrance area							
4.4.1	Ceilings	Plasterboard ceiling with a mixture of Artex textured coatings and lining paper, all finished with emulsion paint.	Satisfactory condition, but aged paint finishes noted in part.					
4.4.2	Walls	Masonry walls and partitions, predominately with timber stud partitions adjacent to disabled toilet, all finished with textured lining paper and emulsion paint finishes.	Satisfactory condition, but high dampness noted to plaster finishes at high level of partition wall, with door leading through to main bar area, and high dampness at low level to exterior enclosing wall, with lifting of lining paper to left side of rear entrance door.					



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4.4.3	Floors	Suspended timber floor overlaid with carpet.	Satisfactory condition.					
4.4.4	Joinery	3 no. double door sets with vision panels, 1 no. flush door with moulded and embossed panel relief serving the disabled toilet, all set within softwood frames, with skirting boards and architraves to wall perimeters and door openings respectively, including timber dado rail to wall perimeter.	Satisfactory condition, but some ageing of paint and stain finish noted.					
4.4.5	Miscellaneous	Wall-mounted mirror with gilded gold frame.	Satisfactory condition.					
4.5.6	Miscellaneous cont.	Pressed steel radiator.	Satisfactory condition, but poor condition grid to top of radiator.					
4.4.7	Miscellaneous cont.	Emergency light fitting to exterior	Overall satisfactory condition, but no					



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		door, wall-mounted light fittings, recessed light fittings, smoke detector, glass shaded ceiling light, 1 no. emergency light fitting.	test of these items was carried out by us. Please note poor condition wall lights x 2.					
5.1	Disabled toilet							
5.1.1	General	No access to disabled toilet available at time of inspection.	N / A					
5.1.2	Dumbwaiter servery room to rear left side of ground floor accommodation							
5.1.3	Ceilings	Painted timber lath and plaster ceiling.	Satisfactory condition, although individual hairline cracks and fissures noted to the ceiling generally.					
5.1.4	Walls	Masonry enclosing walls and partitions with plaster finishes and emulsion paint decoration.	Overall satisfactory condition, although area of poor condition plasterwork with heavy damp deposits to what is					



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			the furthest rear front elevation at the left side of the building (3 sq. m of damp plaster).					
5.1.5	Floors	Suspended timber floor overlaid with vinyl flooring.	Satisfactory condition, although some grubby marks to vinyl flooring.					
5.1.6	Joinery	Basic timber sink unit with inset stainless steel sink.	Poor condition.					
5.1.7	Joinery cont.	Timber part glazed entrance door, individual areas of timber shelving.	Satisfactory condition, but aged paint finishes noted.					
5.1.8	Miscellaneous	Fluorescent ceiling light, wall-mounted emergency light fitting, individual power points and light switches.	Satisfactory condition, but no test of these items were carried out by us.					
5.1.9	Miscellaneous cont.	Dumbwaiter leading down to commercial kitchen.	Visually satisfactory condition, but no test of these items carried out by us. Please note: this item does appear to					



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			be of some age.					
5.1.10	Miscellaneous cont.	Wall-mounted extract fan.	Satisfactory condition, but some general wear and tear noted to ball bearings upon use of the fan.					
5.2	Stairwell from ground to lower ground floor area							
5.2.1	Ceilings	Mixed plasterboard and plastered concrete soffit with emulsion paint decoration.	Satisfactory condition, but ageing of paint finishes noted.					
5.2.2	Walls	Masonry enclosing walls and partitions with plaster and emulsion paint decoration.	Satisfactory condition, although some ageing and deterioration of paint finishes noted.					
5.2.3	Floors	Suspended timber floors, suspended timber staircase, and concrete lower ground floor overlaid with fixed carpet coverings with contrasting aluminium nosings to	Satisfactory condition, but ageing of aluminium nosings noted and poor condition carpet to lower ground floor, possibly due to periodic dampness					



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		staircase.	occurring to floor.					
5.2.4	Joinery	Joinery comprising of 2 no. casement windows with stone surrounds and in-fill crittall steel casement lights with leaded glazing to openings, together with fire exit door to exterior, of flush timber type, and interior doors of timber flush type with panel relief in part. Additionally, wall-mounted stained hand rails to edge of stairs.	Satisfactory condition, but ageing of paint finishes noted and please note there is no casement stays to the opening lights of the windows.					
5.2.5	Miscellaneous	2 no. pressed steel radiators, 4 no. feature glass bulk head light fittings, 3 no. wall lights with glazed diffusers, 3 no. emergency light fittings, 2 no. smoke detectors, fire alarm gong.	Satisfactory condition, but no test of these items carried out by us.					



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5.3	Corridor / lobby between stairwell and toilets							
5.3.1	Ceilings	Painted plasterboard ceiling.	Satisfactory condition, but ageing of paint finishes noted.					
5.3.2	Walls	Masonry walls and partitions with plaster finishes, heavy grade lining paper finishes in part, emulsion paint decoration.	Satisfactory condition, but aged paint finishes noted.					
5.3.3	Floors	Concrete floor overlaid with fixed carpet coverings.	Satisfactory condition, but some unevenness noted to concrete floor through carpet coverings, and general grubby marks / deterioration to carpet finishes throughout.					
5.3.4	Joinery	Timber flush doors with panel relief set within softwood frames with skirting boards and	Satisfactory condition, but deterioration of paint and stain decorations noted.					



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		architraves, together with timber dados.						
5.3.5	Miscellaneous	3 no. glazed light fittings to ceiling, 1 no. emergency light fitting, fire alarm gong, CCTV camera, smoke detector, pressed steel radiator with paint finish, 2 no. feature wall lights.	Satisfactory condition overall, but broken wall light and deteriorated paint finish to radiator. Otherwise, no formal test of these items were carried out by us as part of the inspection.					
5.4	Lower ground floor understair cupboard							
5.4.1	Ceilings	Painted plasterboard ceiling	Overall satisfactory condition, but small section of missing ceiling to down stand recess closest to front aspect of building.					
5.4.2	Walls	Masonry walls and partitions with plaster finish and emulsion paint decoration.	Satisfactory condition, but general deterioration to paint finishes noted. Additionally, probable dampness					



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			to plaster finishes periodically on right side wall at low level, with blistering of paintwork evident.					
5.4.3	Floors	Concrete floor, overlaid with non-slip vinyl flooring.	Satisfactory condition, but grubby marks noted to vinyl flooring.					
5.4.4	Joinery	Feature stone casement window with cast glazing and temporary panelled over centre window opening, timber flush door with panel relief and skirting boards to wall perimeters, all decorated with gloss paint work.	Satisfactory condition, but poor condition paintwork noted.					
5.4.5	Miscellaneous	Fluorescent ceiling light with plastic diffuser, individual areas of wall shelving featuring metal spur track and chipboard shelves.	Satisfactory condition, but no test of any electrical items undertaken by us as part of the inspection.					



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5.5	Lower ground floor Gents WC							
5.5.1	Ceilings	Painted plasterboard ceiling.	Satisfactory condition.					
5.5.2	Walls	Masonry walls and partitions, featuring plaster finishes, timber cladding and areas of ceramic tiling, overlaid with emulsion paint decoration to plaster finishes and gloss paintwork to timber clad walling.	Satisfactory condition, but some soiling and marking noted to grouting of ceramic tiling in particular.					
5.5.3	Floors	Concrete floor, overlaid with non-slip flooring. Quarry tiled floor to storm porch entrance lobby.	Overall satisfactory condition, but area of missing floor covering to manhole cover and surround, totalling 1 sq. m by entrance door and trip hazard / uneven floor noted at junction of storm lobby door.					
5.5.4	Joinery	Timber flush entrance doors with moulded panel relief, ledged and braced	Satisfactory condition, with some ageing of paint finishes noted.					



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		timber WC cubicle doors, all set within softwood frames with skirting boards to wall perimeters in part. Joinery is finished with gloss decoration.						
5.5.5	Miscellaneous	2 no. vitreous china wash hand basins, set within a basic timber vanity counter unit, low level vitreous china WCs with timber boxing to enclosed concealed cisterns, 5 no. urinals with plastic wastes, chrome flush pipe and ceramic flush cistern.	Overall satisfactory condition, with general grubby marks, periodic weepage / leakage to bottle traps of all urinals and general deterioration to decorative finishes of the vanity counter unit, together with deterioration to the sink waste chrome finishes.					
5.5.6	Miscellaneous cont.	5 no. fluorescent ceiling lights with thermoplastic diffusers, wall-mounted extract fan, emergency light fitting, pressed steel radiator with thermostatic valves,	Satisfactory condition, but no power in this area at the time of inspection and please note no test of these items were carried out by us as part of the					



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		wall-mounted electric hand dryer.	inspection.					
5.6	Lower ground floor Ladies WC							
5.6.1	Ceilings	Painted plasterboard ceiling.	Satisfactory condition.					
5.6.2	Walls	Masonry walls and partitions with plasterboard dry lining in part, featuring timber cladding at low level with a combination of emulsion paint and gloss paint decoration.	Satisfactory condition.					
5.6.3	Floors	Concrete floor overlaid with a mixture of fixed carpet and quarry tile flooring.	Overall satisfactory condition, but poor condition quarry tile flooring to WC cubicle.					
5.6.4	Joinery	Timber framed and timber clad toilet entrance cubicles, with timber ledged and braced entrance doors, timber panelling at low level to walls, timber flush	Satisfactory condition, but some grubby marks to paint finishes noted.					



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		entrance doors to main entrance and air lobby, with gloss paint decoration.						
5.6.5	Miscellaneous	4 no. low level vitreous china WCs, with timber boxed enclosure to concealed cistern, and 2 no. wash hand basins with basic timber vanity unit.	Satisfactory condition, although some general grubby marks noted to sanitary fittings and general deterioration to chrome wastes of 2 no. sinks, with deteriorated decorations to vanity unit.					
5.6.6	Miscellaneous cont.	Pressed steel radiator with thermostatic radiator valve.	Satisfactory condition.					
5.6.7	Miscellaneous cont.	6 no. fluorescent light fittings with plastic diffusers, 1 no. emergency light fitting, 1 no. wall-mounted extract fan.	Satisfactory condition, but no formal test of these items were carried out by us as part of the inspection.					
5.6.8	Miscellaneous cont.	Wall-mounted electric hand dryer.	Visually satisfactory condition, but no electric available at					



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			time of inspection and we undertook no test, in any event, of these items.					
5.6.9	Miscellaneous cont.	2 no. emergency light fittings, and 1 no. feature glazed light fitting to air lobby.	Satisfactory condition, but no test of these items undertaken by us as the time of inspection.					
5.7	Cellar store area walk-in refrigerator							
5.7.1	Ceilings	Mixed lath and plaster and previously plate repaired ceiling.	Poor condition.					
5.7.2	Walls	Masonry enclosing walls with plaster finishes and emulsion paint decoration.	Satisfactory condition, although grubby marks noted to wall and general residual levels of dampness to wall faces noted.					
5.7.3	Floors	Concrete floor with painted finish.	Floor satisfactory condition, but pain finishes poor condition.					



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5.7.4	Joinery	Multiple timber flush doors, set within softwood frames, with general areas of skirting boards to wall perimeters and architraves to door surrounds, all finished with gloss paint decoration.	Satisfactory condition, but aged paint finishes noted.					
5.7.5	Miscellaneous	2 no. fluorescent ceiling light fittings, ceiling mounted smoke detector, individual metal clad power sockets, plastic power sockets, surface mount pipes and cabling, mini circuit breaker distribution board. A total of 2 no. emergency light fittings.	Satisfactory condition; some general grubby marks noted, but no test of electrical fittings.					
5.7.6	Miscellaneous cont.	Walk-in refrigerator of commercial type, manufactured June 2008 running on R 404 A gas.	Visually satisfactory condition; general wear and tear noted to the floor inside the walk-in refrigerator, although no formal					



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			test of these items carried out by us at the time of the inspection.					
5.8	Hot water cylinder room							
5.8.1	Ceilings	Plastered concrete soffit with emulsion paint decoration.	Satisfactory condition.					
5.8.2	Walls	Brick enclosing walls with masonry paint decoration.	Satisfactory condition, although heavy damp staining to rear left corner of room. Please note this area is not tanked and will be subject to ongoing high dampness. Furthermore, general deterioration to paint finishes throughout.					
5.8.3	Floors	Concrete floor.	Satisfactory condition, although standing water noted on floor, possibly resultant of services leaks / draining down of					



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			heating installation etc. Additionally, dampness to floor could simply be resultant of ongoing damp ingress from the exterior enclosing walls.					
5.8.4	Joinery	Timber flush entrance door.	Satisfactory condition, but door propped open at time of inspection.					
5.8.5	Miscellaneous	Aged asbestos based chlorifier.	Present; aged, redundant, but no presence of asbestos within this item.					
5.8.6	Miscellaneous cont.	Free-standing hot water cylinder and associated central heating pipework and distribution components.	Visually satisfactory condition, but no test of these items undertaken. Please note: dampness to floor may be resultant of concealed leaks to pipework of the central heating installation – no test of these items were					



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			carried out by us.					
5.8.7	Miscellaneous cont.	Fluorescent ceiling light, emergency light fitting, smoke detector, light switch, individual metal clad power points, and fuse connection units etc.	Visually satisfactory condition, but no test of these items were carried out by us at the time of inspection.					
5.8.8	Miscellaneous cont.	Please note: general chattels, waste materials and refrigeration equipment present in this area at the time of inspection.	N/A					
5.9	Chilled beer store including cellar dray entry							
5.9.1	Ceilings	Painted fibreboard ceiling and lath and plaster ceiling, with masonry paint decoration.	Overall satisfactory condition, with poor condition ceiling over entrance door leading to refrigerator room, and please note some general ageing of ceiling finishes noted.					



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5.9.2	Walls	Rendered masonry enclosing walls with masonry paint decoration.	Satisfactory condition, although areas of slightly damp, loose plaster to rear right corner of cellar area in cellar dray entry accommodation, and general dampness throughout with deteriorated paint finishes.					
5.9.3	Floors	Concrete floor.	Overall satisfactory condition, but please note general unevenness to floor and missing gully grids to drainage channels across the floor throughout cellar area.					
5.9.4	Floors cont.	Break ramps and concrete steps to cellar dray entry doors.	Overall satisfactory condition, but general wear and tear / erosion of brickwork noted to inner runs of the brick piers.					
5.9.5	Joinery	Double timber exterior door, flush	Overall satisfactory condition, but poor					



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		single interior door of timber type, basic timber cabinet to enclose electrical distribution board, and additionally double door set leading from chilled beer store to cellar dray entry area.	condition door frame to door in the inter room with walk-in refrigerator and poor condition double door between chilled beer store and cellar dry entry with part detached doors.					
5.9.6	Miscellaneous	Multiple ceiling mounted copper and steel pipework.	Visually satisfactory condition, although aged paint finishes to aged galvanised steel pipework.					
5.9.7	Miscellaneous cont.	Electrical distribution board, 2 no. fluorescent ceiling lights with plastic diffusers, emergency light fitting, mini circuit breaker distribution board, metal clad plug sockets, plastic light switches, various cables and conduit.	Satisfactory condition, but no test of these items carried out by us at the time of inspection.					
5.9.8	Miscellaneous cont.	Cellar beer chiller to ceiling.	Poor condition, with missing casing to air-conditioning unit,					



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			believed redundant / broken in all probability, from visual appearance. Please note: we haven't undertaken any formal test of this item.					
5.9.9	Miscellaneous cont.	Vaillant manufactured wall-mounted gas boiler.	Visually satisfactory condition, but off at time of inspection, with sticker on the boiler suggesting next safety test is due in 2016, with the last test carried out on 17 th December 2015 by Mr M J Gibson.					
5.9.10	Miscellaneous cont.	Stainless steel sink within cellar dray entry area.	Visually satisfactory condition.					
5.9.11	Miscellaneous cont.	Plastic soil and vent pipe to inner corner of cellar dray entry area.	Pipework generally satisfactory condition, but evidence of periodic leakage to top Y section of soil and vent pipe.					



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5.9.12	Miscellaneous cont.	Smoke detector to ceiling of chilled beer store and cellar dray entry.	Visually satisfactory condition, but no test of these items were carried out by us at the time of inspection.					
5.10	Lower ground floor safe room							
5.10.1	Ceilings	50% of the room has no ceiling, but exposed painted timber floor joists; the other 50% has a fibreboard ceiling, overlaid with emulsion paint decoration.	Satisfactory condition, but please note non-fire-rated elements incorporated.					
5.10.2	Walls	Masonry walls and partitions with plaster and render finishes, overlaid with masonry paint decoration.	Satisfactory condition.					
5.10.3	Floors	Concrete floor.	Satisfactory condition, but some localised rutting and soiling to floor noted.					
5.10.4	Joinery	Timber flush	Satisfactory					



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		entrance door.	condition, but ageing of paint finishes noted.					
5.10.5	Joinery cont.	Basic timber worktop kitchen unit and post support for computer equipment for security reasons.	Poor condition.					
5.10.6	Miscellaneous	Fluorescent light fitting to ceiling without diffuser and emergency light fitting with diffuser, smoke detector, wall-mounted extract fan, surface mounted cabling and copper pipework, basic timber shelving, plastic waste pipe, plastic power point and trunking to wall.	Overall satisfactory condition; no test of electrical fittings undertaken by us. Please note: waste pipe within the room is poor condition, misaligned and non supported.					
5.10.7	Miscellaneous cont.	2 no. floor mounted safes.	Present, but not inspected. N/A					
5.11	Commercial kitchen							
5.11.1	Ceilings	Painted plasterboard ceiling.	Satisfactory plasterboard ceiling, but please note					



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			significant deterioration decorative finishes, with water droplets on ceiling, either due to condensation damage or previous fire damage and the area not being prepared / made good following previous fire damage.					
5.11.2	Walls	Masonry enclosing walls and partitions with plaster finishes and individual areas of steel wall lining and plastic cladding.	Satisfactory condition, but walls not dry, completely with surface vapour deposits on walls in individual areas, together with general crumpling of plastic cladding at low level, where incorporated, and deteriorated paint finishes throughout, with individual areas of damp affected plaster, notably to the partition wall separating the					



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			commercial kitchen from the access area to the exterior of the building at lower ground floor level.					
5.11.3	Floors	Concrete floor overlaid with non-slip vinyl flooring.	Satisfactory condition, although localised heat scorch marks and general soiling to vinyl flooring.					
5.11.4	Joinery	Timber flush entrance door leading to walk-in chiller room.	As reported under the walk-in chiller room.					
5.11.5	Miscellaneous	Commercial stainless steel kitchen extract hood.	Poor condition, with localised impact damage to steel panelling and evidence of heavy grease deposits behind filters etc.					
5.11.6	Miscellaneous cont.	Ceiling mounted air intake ventilation equipment.	No formal test of these items undertaken, but it does appear to be of some age, requiring service and overhaul					



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			/ reinstatement.					
5.11.7	Miscellaneous cont.	Fluorescent ceiling light fittings x 2.	Poor condition, with evidence of general heat damage.					
5.11.8	Miscellaneous cont.	Stainless steel wash hand basin, dishwashing sink.	Satisfactory condition, with some wear and tear noted.					
5.11.9	Miscellaneous cont.	Various gas interlock control panel / gas pipework, electrical control switches, emergency light fitting, individual plastic power points and light switches.	Satisfactory condition; however, several plug sockets have localised heat scorching around plug socket pins, and general soiling to any plastic conduit / electrical fitting, where seen.					
5.11.10	Miscellaneous cont.	Smoke detector ceiling.	Satisfactory condition, but no formal test of these items carried out by us at the time of inspection.					
5.11.11	General comment	There is circa 3 no. freezers / fridges in this area, which have been left by the	N/A					



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		tenant.						
5.12	Commercial kitchen – dishwashing area							
5.12.1	Ceilings	Painted lath and plaster ceiling.	Poor condition.					
5.12.2	Walls	Masonry enclosing walls with plaster finishes and emulsion paint decoration.	Poor condition due to evidence of high dampness generally throughout, with aged paint decorations as well.					
5.12.3	Floors	Concrete floor overlaid with non-slip vinyl flooring.	Satisfactory condition, with localised imperfections, minor heat scorching marks and grubby areas to the floor finishes.					
5.12.4	Joinery	Large timber casement window with gloss paint decoration, incorporating crittall steel opening lights and leaded glazing window.	Poor condition.					



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C. Schedule of Condition.

Item	Location	Description	Condition Yr0	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
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5.12.5	Miscellaneous	2 no. fluorescent ceiling light fittings with plastic diffusers.	Satisfactory condition, although some general soiling and discolouration noted to plastic diffusers.					
5.12.6	Miscellaneous cont.	Stainless steel wash basin and worktop, together with stainless steel wash hand basin.	Satisfactory condition, although some grubby marks and localised wear and tear noted.					
5.12.7	Miscellaneous cont.	Smoke detector ceiling.	Visually satisfactory condition, but no test of these items carried out by us at the time of inspection.					
5.12.8	Miscellaneous cont.	Various wall and ceiling mounted pipework, together with plastic wastes.	Visually satisfactory condition, but no test of these items undertaken by us. Please note: where these finish have been painted, paintwork is deteriorated in condition. Please also note area of poor condition unclipped pipework					



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			adjoining the small stainless steel wash hand basin.					
5.12.9	Miscellaneous cont.	Various electrical isolation switches, power points, light switches.	Satisfactory condition, with some general grubby marks, but no formal test of these items were undertaken by us.					
5.12.10	Miscellaneous cont.	Electric fly screen.	Present, but not tested. N/A					
5.12.11	Miscellaneous cont.	Plastic soil and vent pipe to ceiling.	Satisfactory condition, but aged paint finishes noted.					
5.13	Entry area with dumbwaiter to lower ground floor accommodation							
5.13.1	Ceilings	Painted plasterboard ceiling.	Satisfactory condition, although marked ceiling, possibly due to past smoke damage.					
5.13.2	Walls	Masonry enclosing walls and partitions with plaster finishes and emulsion paint decoration.	Poor condition, due to damp affected plaster / deteriorated paintwork.					



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5.13.3	Floors	Concrete floor overlaid with non-slip vinyl flooring.	Satisfactory condition, although floor not level and true and ageing and deterioration of aluminium nosings to stairs leading up to entrance. Please note: poor condition vinyl flooring to stairs, with localised splitting and general deterioration at the change between the tread and risers.					
5.13.4	Joinery	Timber ledged and braced exterior entrance door.	Door satisfactory condition, but deteriorated paint finishes with rot to bottom of door frame, as previously reported.					
5.13.5	Joinery cont.	Area of timber skirting board adjacent to concrete stairs.	Poor condition.					
5.13.6	Miscellaneous	Dumbwaiter.	As reported under ground floor dumbwaiter area.					



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5.13.7	Miscellaneous cont.	Fluorescent light fitting with plastic diffuser.	Satisfactory condition.					
5.13.8	Miscellaneous cont.	Smoke detector ceiling.	Smoke damaged.					
5.13.9	Miscellaneous cont.	Ceiling mounted pipe ducting with paint finish.	Satisfactory condition, but poor paint finishes.					
5.13.10	Miscellaneous cont.	Various plastic wastes and copper pipework to ceiling / walls.	Satisfactory condition, but aged paintwork noted.					
5.13.11	Miscellaneous cont.	Small area of ceramic tiling to top of recess edge by edge of stairs.	Poor condition tiling.					
5.13.12	Miscellaneous cont.	Wall-mounted fire exit light.	Heavily marked and soiled and no test of this item was carried out by us at a part of the inspection.					



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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



Jonathan Ranson HND BSc (Hons) MRICS MSc CHE MFPWS

For and on behalf of Romans Professional Services Ltd.

Company	Romans Professional Services Limited.		
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Postcode	SO53 4DY	Phone number	02380 820110
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The Weston Public House, Newbridge Road, Bath, BA1 3HE.



E. Declaration of document publication.

Property address

Client's name

Date this report Was produced

E2. Amended document Publication declaration.

Document Revision	Declaration "I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection." Signed:	Publication Date	Signatories company And position



The Weston Public House, Newbridge Road, Bath, BA1 3HE.



E. Declaration of document publication.

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