

Schedule of Condition



Property Address:	Corner Pin Swarkestone Road Chellaston Derby DE73 5UA		
Property Reference Number:	2301860101		
Document Reference:	MMP/jkw	Rev.	
Survey Date:	19 th November 2021		

A. Document Control Sheet.

This document was initially prepared by Brownill Vickers Limited T/A SMC Brownill Vickers on behalf of Star Pubs & Bars and, subsequent to the release of the initial document, revisions are made at regular intervals to reflect the requirements of Star Pubs and Bars' property inspection programme.

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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.

Revision	Revision Date	Details of revision	Reviewers Company	Report Authors Name.



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B. Contents

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C. Preliminaries

Name of company completing the schedule of condition

SMC Brownill Vickers
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Name of Surveyor who completed the schedule

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Date of site visit

19th November 2021

Date of issue

22nd November 2021



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D. Property Details

Summary of Construction:

Original buildings of brick construction with textured coating or render finish to some areas and feature cruck frame to left end elevation, under pitched and hipped tile or slate effect covered roofs. Rear building constructed off original stone boundary wall. Infill walls in stone blocks under a pitched overlaid with slate.

Accommodation:

Ground floor front entrance lobby to open plan bar areas with servery to centre of room and access at right side to lower level games room and toilets. Commercial kitchen at rear and accessible toilet behind servery. Cellar beneath original front building, accessed off bar area. Staircase to first floor public function room at left side off snug area and stairs to private first floor accommodation off corridor behind servery.

First floor private accommodation in original building with staircase in brick enclosure extension at rear.



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E. Survey Methodology

1. Description

In accordance with instructions received from Messer Star Pubs and Bars, SMC Brownill Vickers have carried out an inspection of the subject premises to provide a Schedule of Condition.

At the time of inspection, the weather was dry and bright.

The premises were closed and unoccupied with all door and window openings shuttered for security purposes. There was no lighting within the main buildings. All areas were inspected via torchlight only.

2. Orientation

All references to front, left, rear and right are as standing in the named road. Our inspection was limited to those parts which could be seen from ground level within the boundaries of the property, from the public highway or from rights of way.

3. Limitations

SMC Brownill Vickers 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. Closer examination may reveal defects not visible from a ground level vantage point.

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

Fixtures and fittings, including all floor coverings, do not form part of the freehold. We assume that fixtures and fittings will be valued as part of a fixtures and fittings inventory and separately assessed, independent of this report.



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E. Survey Methodology

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 these parts are free from defect.

No tests were carried out to any of the service installations, plant or beneath ground drainage, nor was an asbestos survey / management plan carried out as part of this instruction. Due to the weather conditions being dry on the day of inspection the guttering system was not seen to be tested.

As stated, this survey does not constitute an asbestos survey and therefore enquiries should be made 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 this report, or any reference thereto, may be included in any published document, circular or statement or published in any way without written approval from Brownill Vickers Limited of the form and context in which it may appear.

No testing of any sanitary ware or locking mechanisms to doors or windows has been undertaken as part of this inspection, unless stated otherwise. Testing with a protimeter has been undertaken.

No access was possible to the wheelchair accessible toilet at time of inspection. We have relied on comments from our previous inspection dated May 2019.

Some of the soft landscaped areas within the site were obscured due to overgrown grasses, foliage, bushes and trees.

Some of the hard-landscaped areas around the site were affected by mosses, lichens, overgrown grasses, foliage and bushes which limited visibility of the underlying surfaces.

Build-up of mosses, lichens and plants are common on poorly maintained roof coverings. These can cover underlying defects to these surfaces.

Limited access was only available to the various boundaries around the site due to the premises being located adjacent to a construction site and due to the presence of various overgrown grasses, foliage and bushes around and within the site.



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E. Survey Methodology

4. Condition

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



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1	INTERNAL					
1.0	GROUND FLOOR		Photos 50-93			
1.1	Ground floor accommodation; rear entrance lobby					
1.1.1	Ceilings	Plaster.	1-2 Heavily cracked and discoloured.			
1.1.2	Walls	Plaster finishes.	1 Extensive cracking and high moisture readings noted throughout. Plaster damaged and section missing to rear wall beneath window.			
1.1.3	Floor	Solid floor with carpet covering.	2			
1.1.4	Doors	External flush panel timber entrance door removed for shuttering.	1 Removed at time of inspection for securing shuttering.			
1.1.5	Inner lobby doors	New flush panelled fire door with intumescent strips and brushes, overhead door closer and lever latch handle.	1-2 Untested.			
1.1.6	Windows	Small window to side of entrance door timber framed with fixed glazing.	1-2 Heavily discoloured. Untested.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.1.7	Joinery	Timber skirtings to walls and timber framing around external door and window.	2 Section of skirting loose. Cracking around timber and damage adjacent door below window.			
1.2	Ground floor public accommodation; commercial kitchen					
1.2.1	Door	Left end panelled timber door with overhead closer, pull handle and intumescent strip with brushes.	2			
1.2.2	Door	Right end panelled timber door with vision panel in Georgian wired glass. Fitted with pull handle and overhead door closer.	2 Bottom panel damaged and roughly repaired. Door locked, not tested.			
1.2.3	Ceiling	Painted plaster finish with loft access hatch and architrave surround.	1-2 Cracking to plaster in various locations. Loft access hatch removed.			
1.2.4	Walls	Painted plaster with stainless steel lining behind cooking area.	2 Cracking around infilled opening to rear. Damp at low level. Paint finish cracked and peeling and plaster damaged by damp penetration to right side and rear walls.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.2.5	Floor	Suspended timber floor with anti-slip vinyl covering and PVC skirtings.	2			
1.2.6	Kitchen fittings	Extractor hood and canopy and all sinks including wash basins and sinks and drainers are assumed to form part of the freehold. All other fittings within the kitchen are assumed to form part of the fixtures and fittings inventory and valued according to condition within that.	2			
1.2.7	Fixtures and fittings	Small stainless steel handwash sink fixed to wall with hot and cold taps and plug and chain.	2 Water turned off, taps not tested.			
1.3	Ground floor accommodation; staircase to left side					
1.3.1	Ceiling	Painted plaster.	2			
1.3.2	Walls	Painted plaster with timber skirtings.	2			
1.3.3	Floor	Solid floor with carpet covering.	2			
1.3.4	Doors	Door to under stairs store is internal flush timber door with lever latch handles.	2 Redundant fixing hole to both faces.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.3.5	Under stairs store	Painted plaster finishes to walls and ceiling, quarry tiled floor and fixed timber shelving.	1-2 Cracking to wall plaster full height. Cracks at junction of walls and ceiling. Quarry tiles stained. Timber shelving damaged and bowed. Walls damp at low level.			
1.3.6	Stairs	Timber staircase with handrail fixed to wall.	2			
1.4	Ground floor public accommodation; snug (left hand side)					
1.4.1	Doors	Flush timber panelled door with vision panel at high level to enter snug from staircase.	2 Holes where ironmongery removed on inner face.			
1.4.2	Ceiling	Original timber beams and ceiling rafters exposed with textured plaster finishes between.	2			
1.4.3	Walls	Painted plaster with dado rail and wall paper coverings below.	1-2 Damp at low level to left side and rear walls.			
1.4.4	Floor	Solid floor with carpet covering.	1-2 Carpets discoloured. Rolled back adjacent to front left hand entrance door.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.4.5	Doors	Entrance door at front is timber panelled with top half glazing and emergency push plate ironmongery.	2 Cracking around panels. Shuttered, not tested.			
1.4.6	Windows	Vertical sliding sash window to front in timber with paint finish.	2 Window painted and screwed shut. Not tested.			
1.4.7	Fire place	Brick fireplace with open grate and timber mantle shelf.	2			
1.4.8	Radiator	Steel panel radiators fixed to walls x 2.	2 Secure not tested.			
1.4.9	Joinery	Stained timber screen with leaded coloured glazing to top half and coat hooks attached.	2 Coat hook x 1 broken.			
1.4.10	Joinery	Skirtings and dado rails affixed to walls.	2			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.5	Ground floor public accommodation; open bar areas including front entrance lobby					
1.5.1	Front entrance lobby	Lobby formed from timber framing with timber bottom panels and glazing above at front of main bar area. Ceiling and walls have plaster finishes with partial wall paper covering, freeze rail, dado rail and timber skirtings. Suspended timber floor with entrance mat covering.	1-2 Right side wall extensively damp damaged between skirting and dado rail.			
1.5.2	Ceiling	Painted plaster or finished with paper coverings.	1 Condensation marking throughout damaged and loose sections of paper particularly adjacent to front window. Partially collapsed ceiling to rear right hand areas.			
1.5.3	Walls	Painted plaster with dado rail and timber skirtings.	1 Extensive damp damage to rear corner at left side adjoining kitchen, full height from ceiling level to skirtings. Extensive damp damage to right hand side in rear opposite kitchen, at low level above timber skirting / boxing. Various redundant fixings and cut out in frieze rail.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.5.4	Floors	A combination of solid and suspended floors with variety of wood and tile finishes to circulation areas and carpets to seating areas.	1-2 Deterioration to all finishes. Damaged sections to rear right hand areas where collapsed ceiling is present.			
1.5.5	Doors	Front entrance doors double timber panelled rebated doors with top half glazing, pull handles and bolt fastenings plus letter plate.	2 Secured and shuttered, not tested.			
1.5.6	Doors	Inner lobby door at front timber panelled with top half glazing fitted with lever latch handles and overhead door closer	2			
1.5.6	Windows	Front main window is timber framed with large, fixed panes and top opening lights.	2 Opening lights not tested due to shuttering. Stay to top centre light is missing.			
1.5.7	Window	Small timber window to left side of front area timber framed with small, fixed panes.	2			
1.5.8	Doors	Exit door to rear timber framed with top half glazing and bottom panels fitted with emergency push bar ironmongery and overhead door closer.	2 Shuttered, not tested.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.5.9	Windows	To each side of door at rear are timber framed with fixed glazing.	2 Holes through frames for shuttering purposes.			
1.5.10	Windows	Window to front at right side is timber framed with smaller fixed panels of glazing.	2			
1.5.11	Windows	Right side windows x 2 are timber framed with top opening lights and smaller fixed panes with opaque glazing to bottom half.	2 Shuttered, not tested.			
1.5.12	Radiators	Steel panel radiators fixed to walls x 6.	2 Secure, not tested.			
1.5.13	Fixtures and fittings	Fixed perimeter seating to main area at left side in timber with upholstered seats and backs.	2			
1.5.14	Fixtures and fittings	Fixed timber shelves inside rear door, within right side of open area and within games room, fixed to walls on brackets.	2			
1.5.15	Fixtures and fittings	Black boards fixed in main area and games room.	2			
1.5.16	Fixtures and fittings	Timber balustrade fitted at change in level at entrance to games room area.	1 Balusters missing to left side of stairs.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.6	Ground floor accommodation; servery					
1.6.1	Bar servery	Bar constructed in timber panelling with matching timber countertop at centre of main area.	2 Surfaces and finishes generally worn.			
1.6.2	Under counter fittings	Timber shelving with laminate finish beneath bar with drawer for till, dispensing pumps and hand wash sink.	2 Generally minor wear and tear, plug and chain missing from handwash sink and glass wash appliance removed and pipe work remaining beneath counter.			
1.6.3	Floor	Timber floor with anti-slip vinyl finish and nosing to step at change in levels.	2 Gap at top of riser beneath nosing.			
1.6.4	Back bar fittings	Timber framing with timber panel finishes over timber countertop with fixed shelving and built in fridges beneath.	2 Worn surfaces.			
1.7	Ground floor accommodation; rear access ramped corridor					
1.7.1	Ceiling	Painted paper covering on plaster ceiling.	2 Paper peeling.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.7.2	Walls	Painted plaster finishes with timber dado rail and skirtings.	2 Diagonal cracking full height from ceiling to dado and beneath storage cupboard.			
1.7.3	Floor	Suspended timber with anti-slip vinyl covering.	2 Generally worn and soiled.			
1.7.4	Storage cupboard	Storage cupboard with flush panel timber door, painted plaster ceiling and wall finishes and fixed timber shelving.	2 Holes to ceiling for services and cracking to wall plaster. Door is off hinges.			
1.8	Ground floor accommodation; accessible w.c.					
1.8.1	Door	Timber panelled door with pull handle and radar key lock, grab rail internally.	2			
1.8.2	Ceiling	Painted plaster.	1-2 Damp staining and area boarded over with plywood, reason unknown, assume damaged.			
1.8.3	Walls	Painted plaster.	2			
1.8.4	Floor	Suspended timber with anti-slip vinyl covering and coved skirtings.	2 Stained.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.8.5	Fixtures and fittings	W.c. pan with seat and cistern.	2 Water turned off, not tested.			
1.8.6	Fixtures and fittings	Small wash hand basin with lever mixer tap and tile splash back with timber pipe boxing beneath.	2 Pipe boxing damaged and partially missing.			
1.8.7	Radiator	Steel panelled radiator affixed to wall.	2 Secure. Not tested. Side panel loose.			
1.8.8	Fixtures and fittings	Approved Doc 'M' pack fitted.	2			
1.9	Ground floor accommodation; toilet corridor					
1.9.1	Door	Timber panelled door with pull handle and overhead door closer.	2 Door closer detached. Door binding.			
1.9.2	Ceiling	Painted plaster.	2 Crack across ceiling.			
1.9.3	Walls	Painted plaster.	2			
1.9.4	Joinery	Timber skirtings.	2			
1.9.5	Floor	Suspended timber floor with carpet covering.	2			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.10	Generally ground floor accommodation; ladies' toilets					
1.10.1	Door	Flush panel timber door with pull handle and overhead door closer.	1-2 Condensation marked. Untested.			
1.10.2	Ceiling	Painted plaster with various light fittings and extractor fan.	2			
1.10.3	Walls	Painted plaster with tiling above vanity unit.	2 Many redundant fixings and holes to tiling.			
1.10.4	Floor	Solid floor with anti-slip vinyl covering.	2 Stained.			
1.10.5	Radiator	Steel panel radiator affixed to wall.	2 Secure, not tested.			
1.10.6	Fixtures and fittings	Formica toilet cubicles and concealed cistern back panelling to each cubicle.	2 Redundant fixing holes to front panels. 1 x indicator bolt lock missing. Minor damage and chipping to edges of rear panels over cisterns.			
1.10.7	Sanitary ware	2 x wash basin inset to vanity top supported on chrome leg and fixed to wall. Taps to basins.	2 Plug and chain missing x 2. Water turned off, not tested.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.10.8	Sanitary ware	3 x w.c. pan with seat and lid.	1-2 Seat and lid loose x 1. All w.c. pans are heavily stained, water turned off, not tested.			
1.11	Ground floor accommodation; gent's toilets					
1.11.1	Door	Flush panel timber door with pull handle and overhead door closer.	1-2 Damage to inner face where handle previously fitted. Condensation marked.			
1.11.2	Ceiling	Painted plaster ceiling with loft access hatch and architrave surround.	2			
1.11.3	Walls	Painted plaster with full height tiling to two walls.	2 Redundant fixing holes and isolated cracked and damaged plaster, previous patch repair. Redundant fixing holes to tiling and several cracked tiles. Exposed soil stack in corner under vanity top.			
1.11.4	Floor	Solid floor with anti-slip vinyl covering and inset inspection chamber cover with screed finish.	1 Vinyl stained. Cut out around gulley for waste pipes stained and not sealed. Cap over open gully is broken. Tape repair / seal around inspection chamber.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.11.5	Window	Timber framed window with top opening light and opaque glazing.	2 Top light glazing broken. Window shuttered, not tested. Holes through frame for shuttering.			
1.11.6	Radiator	Steel panelled radiator affixed to wall.	1 Heavily corroded and condensation marked.			
1.11.7	Fixtures and fittings	Formica cubicle with door and indicator bolt with concealed cistern boxing and top board.	2			
1.11.8	Sanitary ware	2 x inset basins in vanity top with taps, supported on chrome leg and fixed to wall.	2 Plug and chain x 2 missing. Tap insets missing x 2.			
1.11.9	Sanitary ware	Stainless steel urinal trough with high level cistern in PVC.	2 Trough is stained and surface corroded.			
1.11.10	Sanitary ware	W.c. pan with seat and lid.	2 Generally stained. Water turned off, not tested.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.0	BASEMENT		Photos 94-98			
2.1	Cellar areas					
2.1.1	Doors	Flush timber panel door fitted with intumescent strip and brush with pull handle, Yale latch and overhead door closer.	1-2 Overhead door closer detached. Untested.			
2.1.2	Staircase	Brick steps with concrete screed over original timber treads.	1 Screed breaking up on several steps.			
2.1.3	Ceiling	Front section is vaulted brickwork with paint finish.	2 Damp stained and paint peeling.			
2.1.4	Ceiling	Rear section is underside of timber floor above with paint finish.	2			
2.1.5	Walls	Painted brickwork	2 Generally stained with paint finish damaged and deteriorating.			
2.1.6	Floor	Concrete floor with channels formed for drainage and steel panel to rear at base of barrel drop.	2 Surface deterioration at front.			
2.1.7	Fixtures and fittings	Sump pump installed with chequer plate cover over.	2 Pipework detached. Not tested.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.1.8	Fixtures and fittings	Belfast sink supported on brick piers with ceramic tile splashback and bib taps over.	1 Tiling smashed and missing. Sink displaced on supporting piers but secure. Water turned off, taps not tested.			
2.1.9	Barrel Drop	Steel door over concrete ramped area through brick walls with inset timbers and steel rails forming ramp down to cellar floor level.	2 Damp penetration through brickwork within barrel drop area and general wear and tear.			
2.1.10	Joinery	Hand rail fixed to wall on stairs.	2 Secure.			
3.0	FIRST FLOOR					
3.1	First floor public accommodation; function room		Photos 99-102			
3.1.1	Ceiling	Textured finish on plaster ceiling with partial exposed mock beams and ceiling joists and roof access hatch with architrave surround.	1 Bubbling and unevenness noted to artex finish with high moisture readings noted.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.1.2	Walls	Bare brick feature walls. Left side external wall has textured plaster finish with random feature stones.	2 Isolated cracks below window and defects in mortar. Cracking to wall at right side near front and at high level to rear and above floor. Hairline crack full height to left side wall in plaster. Gap at junction of left side external wall and front wall.			
3.1.3	Floor	Suspended floor with carpet covering.	2			
3.1.4	Window	Timber framed window with side opening light and double-glazed units.	2 Shuttered, not tested. Ironmongery removed from opening light, fixed shut.			
3.1.5	Radiator	Steel panel radiator affixed to wall.	2 Secure, not tested.			
3.1.6	Fixtures and fittings	Balustrade/ guarding to stairs in timber with textured plaster finish on plaster board.	2 Secure.			
3.1.7	Window	Opening casement to rear with small single glazed clear glass panes in timber frame.	2 Shuttered, not tested.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.2	First floor private accommodation; staircase to ground floor		Photos 103-123			
3.2.1	Ceiling	Painted plaster.	1-2 Heavily condensation marked and cracking noted.			
3.2.2	Walls	Textured plaster finish on solid walls.	1 Damage noted to textured coating. High moisture readings. Damp affected areas throughout.			
3.2.3	Floor	Suspended timber landings and stairs covered with carpet.	1-2			
3.2.4	Door	Door to ground floor bar area is timber panelled fitted with overhead door closer, pull handle, digital lock and Yale lock.	1-2 Overhead closer detached. Frame split. Gap and cracking adjacent frame.			
3.2.5	Doors	External fire exit door to rear is flush panelled timber with emergency egress ironmongery.	2 Shuttered, not tested.			
3.2.6	Joinery	Handrail / balustrade to stairs is timber rails and newel posts.	1 Not compliant with building regulations.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.3	First floor private accommodation					
3.3.1	Ceilings	Paper coverings on plaster ceilings with paint finish.	1-2 Various irregularities in ceilings beneath decorations and isolated cracks. Discoloured throughout.			
3.3.2	Walls	Painted plaster or textured finish and many areas finished with woodchip wall paper.	1-2 Deterioration noted to surfaces throughout. Heavily condensation marked with high moisture readings noted. Textured coatings are peeling away. Various redundant fixings and holes. Previous patch repairs noted. Further cracking and damaged sections present.			
3.3.3	Floors	Suspended timber floors with vinyl or carpet coverings to most areas. Screeded floor in office.	1-2 Coverings worn and torn. Screed in office is breaking up especially inside doorway and cracked across room.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.3.4	Doors	Flush timber panel internal doors x 8 with various door furniture fittings and overhead door closer and intumescent strips to kitchen fire door only.	2 Ironmongery broken to office and additional hasp and staple fitted. Barrel bolt fitted within w.c. for privacy. Door furniture removed from front left bedroom leaving hole in door. Yale latch fitted to front right bedroom and previous patch repair to door.			
3.3.5	Windows	Timber vertical sliding sash windows to front x 3 with secondary double glazing fitted internally to left bedroom. Single glazed clear glass in small panes.	1-2 Shuttered, not tested. Gaps in windows, appear ill fitting. Secondary double glazing is partially removed, not tested. Fixings and redundant holes to timber windows and sashes for shuttering. Bottom sash to right side bedroom is decayed and requires renewal.			
3.3.6	Radiators	Steel panel radiator affixed to wall in kitchen, front right bedroom, rear bedroom and office.	2 Secure, not tested.			
3.3.7	Windows	Left side front corner timber window with small, fixed panes.	2 Holes drilled for fixing shutters.			



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F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.3.8	Windows	Timber framed window with top opening light to rear in office.	1-2 Redundant holes in frame. Shuttered, not tested. Sill section is starting to decay.			
3.3.9	Windows	Timber windows to rear bedroom and bathroom.	1 Shuttered although glass and window evidence within bathroom.			
3.3.10	Fixtures and fittings	Built in cupboards to office with timber doors and shelf.	1 Doors damaged by forced entry x2.			
3.3.11	Fixtures and fittings	Board over fire place opening in chimney breast at left side with plastic vent grille fitted.	2 Grille stained and discoloured.			
3.3.12	Fixtures and fitting	Kitchen fitted with stainless steel sink top and drainer over timber base unit with drawers and sliding doors. Ceramic tile splashback above sink.	1 Sealant at junction with splashback has failed. Base unit is dilapidated and door removed.			
3.3.13	Joinery	High level access doors to roof space in bathroom are timber panelled with architrave surround.	2 Not tested.			



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F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.3.14	Joinery	Timber skirtings fitted throughout main rooms and timber pipe boxings in front left bedroom.	2 No skirtings fitted to airing cupboard or bathroom. Pipe boxing to front wall is loose.			
3.3.15	Joinery	Fixed slat shelving in airing cupboard.	2 Top shelf slats loose.			
3.3.16	Sanitary ware	Bath with side panel and wall lining panels, pedestal wash basin with 2 x taps and close coupled w.c. suite with seat and lid fitted.	1 Bath panel non-matching and loose. Sealant around bath partially failed. W.c. stained, no water, not tested. Plug and chain missing from basin. All areas heavily soiled.			



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F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.0	EXTERNAL					
4.1	Main buildings		Photos 1-32			
4.1.1	Roof to main building	Pitched roof overlaid with clay tiles.	1-2 Limited inspection as there were large amounts of moss and lichen growth noted. Previous repairs visible. Uneven tiles around chimneys. Mortar pointing to verges is cracked and partially missing. Small number of missing tiles.			
4.1.2	Roof to left side building	Roof to left side building traditional pitched construction overlaid with clay tiles.	2 Isolated displaced tiles and loose at verge. Moss and lichen growth noted throughout.			
4.1.3	Roofs	Pitched and hipped roofs over extensions to right side overlaid with slate effect tiles with roof light to right side.	1-2 Hip and ridge tile mortar bed is partially missing. Roof light glazing bar damaged and glass cracked.			



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F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
			Many broken and missing slates on rear and inner slopes and adjacent to rear door at first floor level.			
4.1.4	Roofs	Lean-to roofs at rear of main buildings are mono pitched and overlaid in clay tiles.	2 Lead flashing to large roof replaced with felt. Verge pointing is largely missing to inner slope and cracked and partially missing to outer slope. Tiles to smaller lean to are uneven and roof appears to sag due to movement over entrance opening into main building original rear wall.			
4.1.5	Roof	Right side buildings along rear have pitch roof overlaid with natural slate.	1-2 Many slipped, cracked, missing or strapped slates. Missing and defective mortar bed to ridge tiles.			
4.1.6	Chimneys	2 x chimney stacks to main building with render finish and fitted with clay pots.	1-2 Heavily stained render finishes.			
4.1.7	Rainwater goods	Aluminium gutter fitted to main building at front with cast iron gutters at rear and PVC gutters and downpipes elsewhere.	1-2 Gutters affected by debris and vegetation. Staining evident at joints on main gutter at rear.			



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F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.1.8	Walls	Main building is brickwork with textured coating to front and sides with stone windowsills and lintels.	2 Crack visible below windowsill on front beneath coating. Signage lettering to both side gable walls is partially missing and redundant fixings remain.			
4.1.9	Joinery	Front elevation ground floor timber panelling around window and sign board above.	1 Defects and decay to top of frame and sign board and at low level. Moulding missing at base of frame around main front entrance doors, right side.			
4.1.10	Walls	Left side original cruck building has brickwork front and rear elevations with feature timbers to left side and render finish between and around.	1-2 Render cracked and partially missing, damp damaged at low level.			
4.1.11	Walls	Right side extension walls are brickwork with textured/pebble dash finish.	1-2 Textured finish is partially missing to right side with minor cracking at front corner. Previous patch repair to front render and minor crack below windowsill.			



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F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.1.12	Walls	Rear wall of main building is brickwork with various brick repairs.	2 Many spalled bricks due to frost damage, several repaired with mortar. Open jointed areas and cracking and displacement above lean to roof over rear entrance door at ground floor level.			
4.1.13	Walls	Brickwork walls to lean to structures, staircase and rear extensions are brickwork.	2 Cracking at high level to rear of staircase enclosure above and around door. Cracking below window adjacent to ground floor entrance door. Displacement of brickwork at verge at rear of large lean-to structure and cracking to mortar joints, also weathered and frost damaged brickwork at low level. Cracking to rear of large lean-to structure at left side on rear wall. Lean to rear entrance lobby rear wall is cracked with damaged brick and open joints adjacent to door below window.			
4.1.14	Window	Front right windowsill visible, timber.	1-2 Starting to decay.			



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F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.1.15	Window	2 windows to rear of main building are visible externally and timber framed.	1 Timber appears to have decay, glass is broken and shuttered internally, not tested.			
4.1.16	Windows	Window to commercial kitchen at rear is visible at sill level beneath shutter, timber.	1-2 Decay and cracking to timber frame and beading.			
4.1.17	Walls	Rear side buildings constructed off original boundary wall with stone to right side and brickwork with paint finish internally to yard area. Rear wall constructed in coursed stone with paint finish.	2 Outside original boundary wall is affected by weathering with some open jointed areas and isolated defects, generally random finish.			
4.1.18	Outbuilding	Storeroom in end of rear building accessible externally. Projection from building in blocks with stone effect finish and slate roof.	1-2 Dilapidated entrance area with spalled finishes to wall and slates missing, no guttering fitted and timber frame and boarding missing and decayed. Shuttered externally, restricted view externally and no access or view internally.			



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F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.1	SITE AREAS		Photos 33-49			
5.1.1	Car Park	Car Park to left side of building is finished in tarmac with white lining and channel drain alongside rear garden area. Adjacent construction site has erected new brick wall to left boundary, assume in their ownership.	1-2 White lining is worn. Tarmac is cracked and damaged to the left side alongside the new wall and soil border with gouges to the surface generally. Timber cover loosely laid over gully at front of drainage channel, rear gully open. Vegetation growth noted to all surfaces.			
5.1.2	Rear boundary	Rear boundaries are formed by brick walls of buildings on the adjacent sites and assumed to be in their ownership.	2			
5.1.3	Fences	Timber fences to beer garden at rear of buildings separating public area from car parks and rear yard with double gates to car park at rear from yard area.	1 Dilapidated and sections missing.			
5.1.4	Paving	Rear yard to right side is laid in tarmac with line markings.	1-2 Line markings worn. Inspection chamber cover bent. Tarmac broken at concrete plinth.			



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F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.1.5	Fixtures and fittings	External housing for the air conditioning is damaged and buckled.	1			
5.1.6	Fixtures and fittings	Painted metal fire escape staircase from yard area to first floor.	2 Deterioration noted to decorative finishes.			
5.1.7	Beer garden area	Beer garden area is laid in stone flags with brick edging to grass area and retaining wall in brickwork to raised area and ramp.	1-2 Flags affected by vegetation at joints, edge of step broken at raised level and yard entrance and surface of isolated flags is delaminating due to weathering. Grassed area is extensively over grown.			
5.1.8	Car Park	Car Park into right side behind buildings is laid in tarmac with white lining.	2 Surface is breaking up at entrance and white lining is worn. Vegetation to perimeter.			
5.1.9	Right side boundary wall	Stone wall with stone copings to car park.	2 Cracking to mortar joints and open at low level to rear section. Minor vegetation to wall.			



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G. Photographs



Photo 001



Photo 003



Photo 002



Photo 004



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G. Photographs



Photo 005



Photo 007



Photo 006



Photo 008



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G. Photographs



Photo 009



Photo 011



Photo 010



Photo 012

G. Photographs



Photo 013



Photo 015



Photo 014



Photo 016

G. Photographs



Photo 017



Photo 019



Photo 018



Photo 020

G. Photographs



Photo 021



Photo 023



Photo 022



Photo 024

G. Photographs



Photo 025



Photo 027



Photo 026



Photo 028

G. Photographs



Photo 029



Photo 031



Photo 030



Photo 032

G. Photographs



Photo 033



Photo 035



Photo 034



Photo 036



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G. Photographs



Photo 037



Photo 039



Photo 038



Photo 040

G. Photographs



Photo 041



Photo 043



Photo 042



Photo 044

G. Photographs



Photo 045



Photo 047



Photo 046

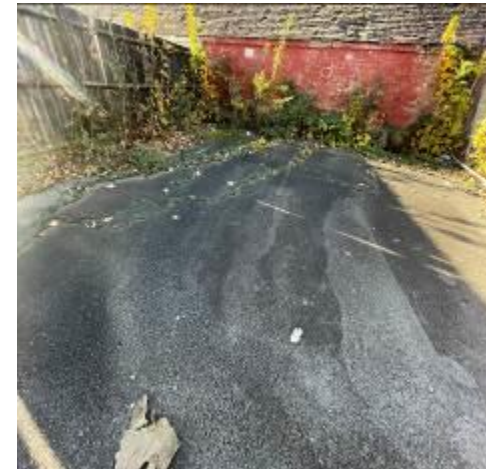


Photo 048

G. Photographs



Photo 049



Photo 051



Photo 050



Photo 052

G. Photographs



Photo 053



Photo 055



Photo 054



Photo 056

G. Photographs



Photo 057

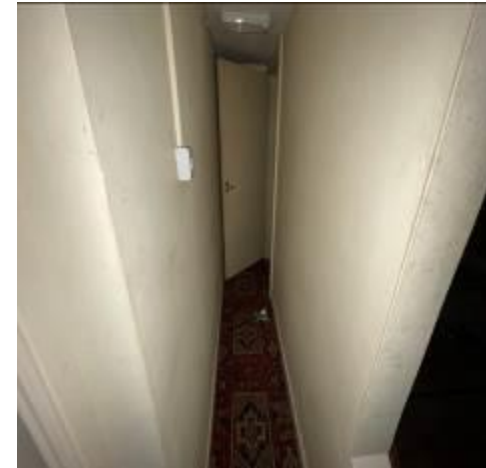


Photo 059



Photo 058



Photo 060

G. Photographs



Photo 061



Photo 063



Photo 062

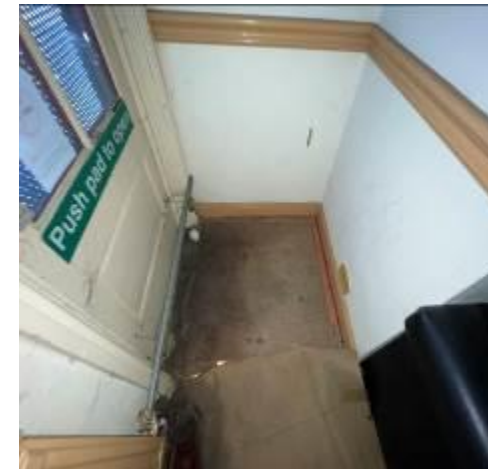


Photo 064



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G. Photographs



Photo 065



Photo 067



Photo 066



Photo 068



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Photo 069



Photo 071



Photo 070



Photo 072



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Photo 073



Photo 075



Photo 074



Photo 076



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Photo 077



Photo 079



Photo 078



Photo 080



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G. Photographs



Photo 081



Photo 083



Photo 082



Photo 084

G. Photographs



Photo 085

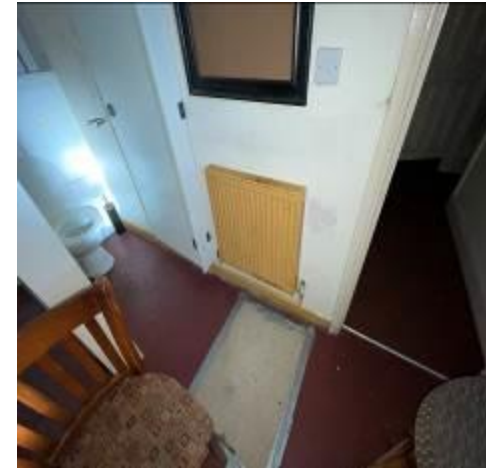


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Photo 086

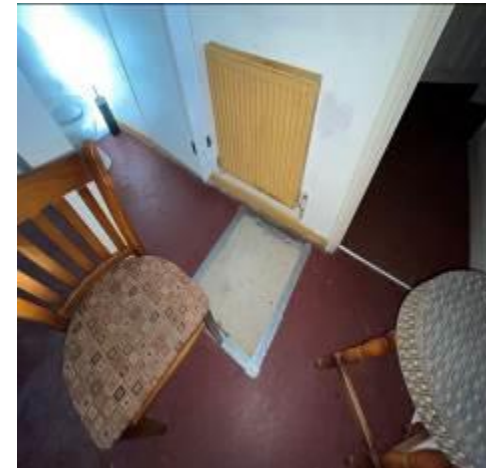


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G. Photographs



Photo 089



Photo 091



Photo 090

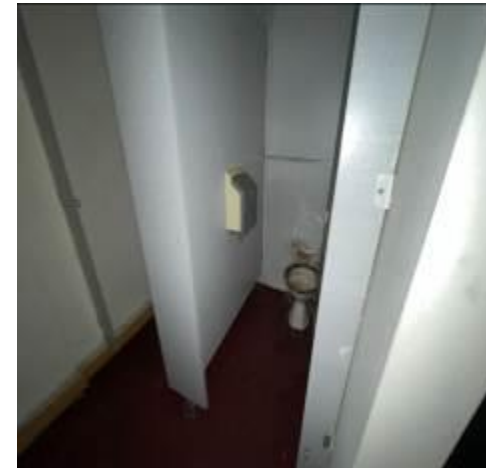


Photo 092

G. Photographs



Photo 093



Photo 095



Photo 094



Photo 096

G. Photographs



Photo 097



Photo 098



Photo 099



Photo 100

G. Photographs



Photo 101

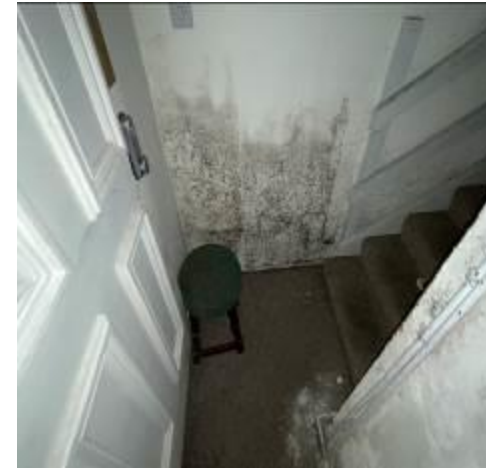


Photo 103



Photo 102



Photo 104

G. Photographs



Photo 105

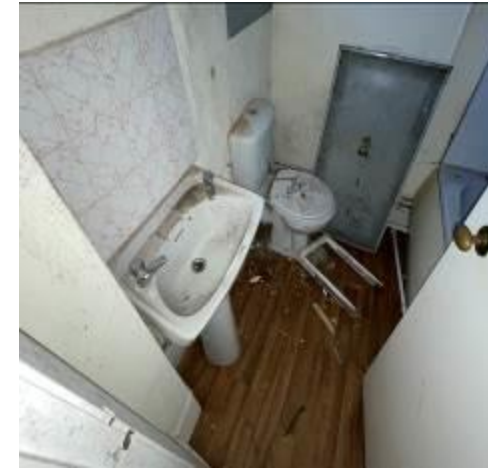


Photo 107



Photo 106

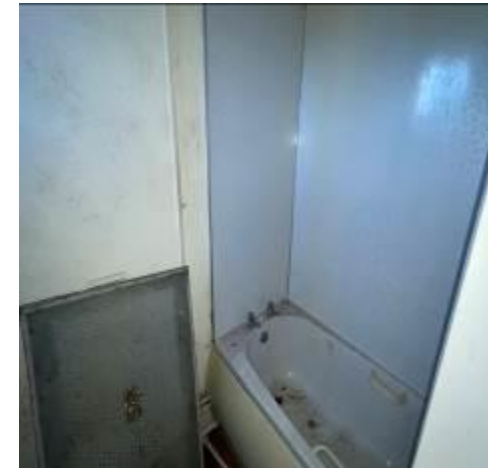


Photo 108

G. Photographs



Photo 109

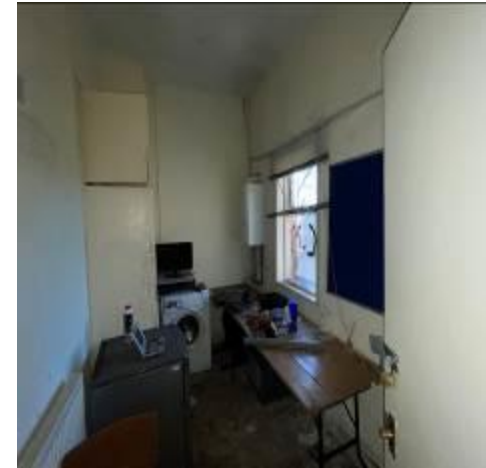


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Photo 110

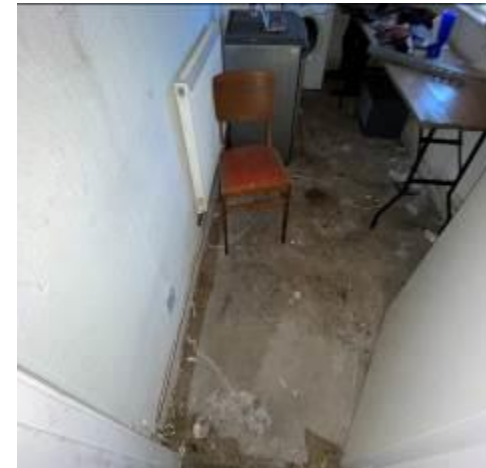


Photo 112

G. Photographs



Photo 113



Photo 115



Photo 114



Photo 116



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G. Photographs



Photo 117



Photo 119



Photo 118



Photo 120

G. Photographs



Photo 121

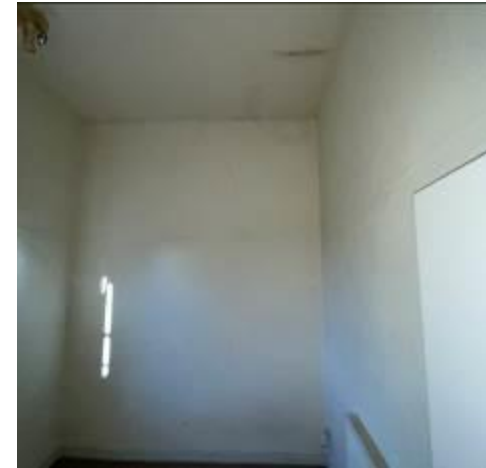


Photo 123



Photo 122



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H. Declaration of document publication

H1. 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



Lee Sidebottom MRICS
For and on behalf of SMC Brownill Vickers

Company	Brownill Vickers Limited T/A SMC Brownill Vickers		
Address	82 Queen Street		
Town	Sheffield	County	South Yorkshire
Postcode	S1 2DW	Phone number	0114290 3306
Website	www.smcbrownillvickers.com	Fax number	0114 275 4971
Email	lee.sidebottom@smcbrownillvickers.com		
Property address	Corner Pin Chellaston, Swarkestone Road, Derby, DE73 5UA		
Client's name	Star Pubs & Bars	Date this report Was produced	22 nd November 2021



Property Address: Corner Pin Chellaston, Swarkestone Road, Derby, DE73 5UA



H. Declaration of document publication

H2. 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



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