

# Schedule of Condition



Property Address:	Dog & Partridge Hotel 44 Friargate Preston PR1 2AT		
Property Reference Number:	2302619101		
	DB/tb	Rev.	
Survey Date	18 <sup>th</sup> April 2019		

# A. Document Control Sheet.

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This document was initially prepared by Brownill Vickers Limited 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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.

<b>Revision</b>	<b>Revision Date</b>	<b>Details of revision</b>	<b>Reviewers Company</b>	<b>Report Authors Name.</b>



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## C. Preliminaries

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Name of company completing the schedule of condition

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Name of Surveyor who completed the schedule

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Date of site visit

**18<sup>th</sup> April 2019**

Date of issue

**29<sup>th</sup> April 2019**



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## D. Property Details

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### **Summary of Construction:**

The main two to three public house building has slate adjoining roof covering with chimney stacks located at main roof level. The guttering systems around the public house consist of a combination of uPVC installations with a lead lined gutter detail located to the front of the public house. The external walls around the public house premises consist of a combination of rendered and brickwork wall surface with some mortar pointed finish. The external joinery items around the public house consist timber window frames, timber panelled doors and frames and some uPVC window frame installations. Further pitch roofed and flat roofed additional buildings are located to the rear of the public house.

### **Accommodation:**

The accommodation within the public house consists of front entrance porchway, main bar area, central bar servery, ladies w.c, gent's w.c, rear corridors and catering kitchen. Steps lead down to and include a basement cellar this is located below the main public house. Further accommodation is located via the hall, stairs and landing that lead to first floor accommodation which include kitchen, bathroom, lounge and various bedrooms including hallway. Further hall, stairs and landing lead to second storey accommodation which comprises of two bedrooms.



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# E. Survey Methodology

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## 1. Description

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

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

The premises were closed for business and secured by VPS.

## 2. Orientation

Any reference to left or right is taken from our observation from the road side and facing the front elevation of the property facing Friargate. 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.

## 3. Limitations

Brownill Vickers Limited 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 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.



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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.

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. Where the weather conditions are dry on the day of inspection the guttering systems will not be checked fully due to the dry conditions.

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 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 Brownill Vickers Limited of the form and context in which it may appear.

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 covered with 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.

Large trees and bushes that are located within the site will require ongoing inspection, management and maintenance particularly when adjacent to buildings, boundaries, boundary walls and fences.

Limited access was only available to the various boundaries around the site due to the premises being located adjacent to private property and due to the presence of various over grown grasses, foliage, trees and bushes around and within the site.

Limited access was available around the premises due to them being secured by VPS Security.



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#### 4. Condition

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



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# F. Executive Summary

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## **Internal**

Cellars – A basement cellar is located below the main public house which is showing some dampness and disrepair typical of this high traffic and use location with deterioration to decorative surfaces present also.

Public accommodation – The decorative surfaces are generally deteriorating to the public accommodation within the public house with dampness evident to the wall surface adjacent to the rear to right hand side curved seating detail with further wear to the wall finishes to the front entrance porch and generally through public area. Some dating and staining are evident to the ceiling within the ladies and gents w.c.s.

Private accommodation – The general condition of the decorative surfaces in the private condition is reasonable at this moment in time although some localised graffiti and staining is present in some locations with loose and missing plaster on the first floor landing and within second storey bedrooms. Some slight wear and tear are evident to the kitchen installation at first floor level. Some of the decorative surfaces are deteriorating to the internal face of the single glazed window frame installation throughout the public house.

## **External**

Main buildings – The various slate roof coverings to the pitched roof main public house building appear to have been fairly recently refurbished although some of the original coverings appear to be still present in some locations. Some staining and cracking are evident to the large chimneystack installation that is located at main roof level. The decorative finishes to the external window frame installation is poor with some rot developing to the various installation with a cracked pane of glass to the window frame installation adjacent to the flat roofed rear additional building. The rendered wall surfaces to the rear elevation single storey flat roofed mono pitched roofed additional buildings is poor and in disrepair. Receding mortar pointing and damaged to brickwork surfaces and dampness is evident from a leaking drainage system particularly to rear left hand side building wall with weeds growing out of the wall surface in this location.

Site – Some large trees and bushes are growing next to the rear to left hand side elevation boundary wall structure that could affect the wall structure at some point due to the situation. The adjoining building and boundary walls around the public house are showing some disrepair and localised deterioration in the form of poor mortar pointing staining to decorative surface with rot developing to the timber gates that access the rear of the public house at high level. Some general cracking and disrepair are evident to the concrete hard landscaped areas to the rear of the public house with weeds and plants growing through the paving installation which are slightly uneven in some locations. A poor condition concrete sectional garage is located in the rear service yard with rot developing to the door frame to this installation with moss and lichen developing to the roof covering with poor guttering systems present to this installation.



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## G. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>1</b>	<b>INTERNAL</b>					
<b>1.0</b>	<b>GROUND FLOOR</b>					
<b>1.1</b>	<b>Ground floor accommodation; catering kitchen and adjoining storage rooms</b>		<b>Photos 019 to 020</b>			
<b>1.1.1</b>	<b>Ceiling</b>	Plastered ceilings with emulsion paint finish.	2-1 With dated ceiling surface with slight deterioration to decorative finishes.			
<b>1.1.2</b>	<b>Walls</b>	Plastic sheet lined wall coverings.	2-3 With newer installations present.			
<b>1.1.3</b>	<b>Floor</b>	Vinyl floor cover.	2-3 With newer vinyl floor covering present.			
<b>1.1.4</b>	<b>Internal joinery</b>	Consist of internal face of external windows, internal doors, door frames.	2			
<b>1.2</b>	<b>Ground floor main bar areas including central bar servery and front entrance porchway</b>		<b>Photos 021 to 027</b>			
<b>1.2.1</b>	<b>Ceiling</b>	Plastered ceilings with emulsion paint finish.	2 With some cracking to ceiling surface adjacent to inner large pillar detail with dampness evident to ceiling finish in this location also.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.2.2	Walls	Plastered walls with emulsion paint finish and some timber lined wall surfaces.	2-1 With dampness evident to wall surfaces to right hand side inset circular seating detail with wear and tear to decorative surfaces in several locations also evident including front entrance porchway.			
1.2.3	Floor	Ceramic floor tile covered floor surfaces and floor board installation with some carpet finish.	2 With slight wear and tear evident to various installations.			
1.2.4	Internal joinery	Consist internal face of external windows, internal doors, door frames etc.	2			
1.2.5	Radiator	Metal panel radiator.	2			
1.2.6	Internal aspects to bar servery	Include altro floor, shelving and fixed appliances.	2 With newer installation although showing some wear and tear in this high traffic use location.			
1.3	Ground floor central ladies w.c		Photos 028 to 029			
1.3.1	Ceiling	Plastered ceilings with emulsion paint finish.	2 With some cracking and staining to decorative surfaces.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.3.2	Walls	Plastered walls with grout finish.	2 With newer installation.			
1.3.3	Floor	Quarry tile covered floor surface.	2			
1.3.4	Internal joinery	Consist of internal face of external windows, internal doors, door frames.	2-1 With heavy staining to internal face of external window frames.			
1.3.5	Sanitary ware	Consists of ceramic w.c and wash hand basins.	2			
1.3.6	Radiator	Metal panel radiator.	2			
1.4	<b>Ground floor gent's w.c</b>		<b>Photos 030 to 033</b>			
1.4.1	Ceiling	Plastered ceilings with emulsion paint finish.	2 With slight staining to decorative surfaces.			
1.4.2	Walls	Plastered walls with emulsion paint finish and ceramic wall tile covered wall surfaces.	2 With slight staining and deterioration to wall surface with slight staining to tile grouts around hand dryer installation.			
1.4.3	Floor	Quarry tile floor.	2 With slight staining and dating to floor due to usage.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.4.4	Internal joinery	Consist of internal face of external windows, internal doors, door frames.	2 With deterioration to decorative surfaces to internal face of external window frame.			
1.4.5	Sanitary ware	Consists of urinals, wash hand basins and w.c	2			
1.4.6	Radiator	Metal panel radiator.	2-1 With corrosion developing to radiator.			
1.5	<b>Ground floor hall, stairs and landing that lead to various first floor accommodation</b>					
1.5.1	Ceiling	Plastered ceilings with emulsion paint finish.	2-1 With damage to ceiling surface at top of staircase installation.			
1.5.2	Walls	Plastered walls with emulsion paint finish.	2 With hand rail missing to steps and some marks to decorative finish.			
1.5.3	Floor	Timber staircase and floor with carpet coverings.	2 With heavy wear to carpet and some squeakiness to floor.			
1.5.4	Internal joinery	Consist of internal face of external windows, internal doors, door frames.	2 With lock missing to inner door at first floor level and slight chipping and wear and tear to various joinery items.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.5.5	Radiator	Metal panel radiator.	2			
2.0	<b>BASEMENT</b>		<b>Photos 034 to 035</b>			
2.1	<b>Steps leading down to and including basement cellar areas</b>					
2.1.1	Ceiling	Plastered and boarded ceiling surfaces with paint finish.	2-1 Some heavy staining to ceiling surface due to cellar location.			
2.1.2	Walls	Masonry wall with paint finishes.	2 With dampness to wall surface due to cellar location.			
2.1.3	Floor	Concrete floor structure.	2-1 With heavy cracking and dating to floor surfaces which are showing heavy wear and tear in this high traffic use location.			
2.1.4	Internal joinery	Consists internal doors, door frames etc.	2 Chipping and wear and tear typical of this high traffic use location.			
3.0	<b>FIRST FLOOR</b>					
3.1	<b>First floor accommodation front to right hand side elevation bedroom possibly lounge</b>					
3.1.1	Ceiling	Plastered ceilings with woodchip wall paper and emulsion paint finish.	2-3 With reasonable decorations present.			



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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	Plastered walls with woodchip wall paper and emulsion paint finish.	2-1 With dampness to wall surfaces and detached to decorative finishing.			
3.1.3	Floor	Timber floor with carpet.	2 With staining to carpet.			
3.1.4	Internal joinery	Consist of internal face of external windows, internal doors, door frames.	2 With deterioration to decorative surfaces to internal face of external window which appears to have been painted shut with general wear and tear to joinery item due to use.			
3.1.5	Radiator	Metal panel radiator.	2			
3.2	<b>First floor publican residence rear to left hand side elevation bathroom</b>		<b>Photos 042 to 043</b>			
3.2.1	Ceiling	Suspended ceiling detail.	2 With some chipping next to sloping section of ceiling next to suspended ceiling.			
3.2.2	Walls	Plastered walls with emulsion paint finish and ceramic wall tile covered wall surface.	2 With slight staining to tile grout and some slight deterioration to decorative finishes.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.2.3	Floor	Vinyl floor covering	2 Poor vinyl floor coverings and some slight squeakiness.			
3.2.4	Internal joinery	Consist internal face of external windows, internal doors, door frames	2 With door closer missing to bath and slight deterioration to decorative finishes.			
3.2.5	Sanitary ware	Consists of ceramic wash hand basin, w.c and bath.	2 With poorly fitted bath panel and poor seals to installation which are dated.			
3.2.6	Radiator	Chrome radiator.	2			
3.3	<b>First floor publican residence central to kitchen</b>		<b>Photos 044</b>			
3.3.1	Ceiling	Plastered ceilings with emulsion paint finish.	2-1 Damage to ceiling surface.			
3.3.2	Walls	Plastered walls with emulsion paint finish and ceramic wall tile covered wall surface.	2 With some staining and deterioration to decorative finish with possible dampness.			
3.3.3	Floor	Timber floor with vinyl floor covering.	2			
3.3.4	Internal joinery	Consist of internal face of external windows, internal doors, door frames.	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
3.3.5	Kitchen installation	Consists of wall cupboards, base units, worktops and inlaid metal sink top.	2 With some wear and tear to kitchen installations due to use and some uncleanliness present.			
3.4	First floor publican residence front to left hand side elevation bedroom					
3.4.1	Ceiling	Raised ceiling with wood chip wall paper and emulsion paint finish.	2 With some unevenness to ceiling surface, slight damage around ceiling light fitting with bowing to this installation.			
3.4.2	Walls	Plastered walls with woodchip wall paper and emulsion paint finish.	2 With dampness to wall surface and high moisture readings observed on the day of inspection.			
3.4.3	Floor	Laminated floor.	2 With dating to installation.			
3.4.4	Internal joinery	Consist of internal face of external windows, internal doors, door frames.	2 Chipping and wear and tear to door and frame on the decorative surfaces.			
3.4.5	Radiator	Metal panel radiator.	2 With more dated radiator present in this location.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>3.5</b>	<b>First floor publican residence rear to intermediary bedroom with sloping section of ceiling</b>					
<b>3.5.1</b>	<b>Ceiling</b>	Plastered ceilings with woodchip wall paper and emulsion paint finish.	2-1 With bowing and dampness to ceiling surface on sloping section of ceiling.			
<b>3.5.2</b>	<b>Walls</b>	Plastered walls with wood chip wall paper and emulsion paint finish.	2 With some dampness to wall that may be part of chimney breast installation with deterioration to decorative surfaces present also.			
<b>3.5.3</b>	<b>Floor</b>	Timber floor with carpet.	2 With dated and stained carpet.			
<b>3.5.4</b>	<b>Internal joinery</b>	Consist internal face of external windows, internal doors, door frames	2 With slight chipping to decorative finishes.			
<b>3.5.5</b>	<b>Radiator</b>	Metal panel radiator.	2			
<b>3.6</b>	<b>First floor publican residence rear to left hand side office type room</b>					
<b>3.6.1</b>	<b>Ceiling</b>	Plastered ceilings with woodchip wall paper and emulsion paint finish.	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
3.6.2	Floor	Timber floor with carpet finish.	2 With slight dating to carpet			
3.6.3	Internal joinery	Consists of internal window, internal door	2-1 With cracked pane of glass in window frame.			
3.6.4	Radiator	Metal panel radiator.	2			
<b>Stairs leading from first floor to second floor accommodation</b>						
36.5	Ceiling	Plastered ceilings with woodchip wall paper and emulsion paint finish.	2			
3.6.6	Walls	Plastered walls with wood chip wall paper and emulsion paint finish.	2-1 With dampness to wall surface, poor decorative finish and patch repairs present.			
3.6.7	Floor	Stairs and timber.	2 With poor carpet surface.			
3.6.8	Internal joinery	Consists of internal windows and internal door.	2-1 Poor decorative surfaces to internal face of external window frame.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.0	<b>SECOND FLOOR</b>					
4.1	<b>Second floor accommodation two type bedroom</b>					
4.1.1	<b>Ceiling</b>	Plastered ceilings with emulsion paint finish and wood chip wall paper.	2-1 With damage to ceiling surfaces and damp around chimney breast installations.			
4.1.2	<b>Walls</b>	Plastered walls with woodchip wall paper and emulsion paint finish.	2-1 With damage to plastered wall surface and deterioration to decorative finishes with graffiti written on some walls.			
4.1.3	<b>Floor</b>	Timber floors with carpet finishes.	2 Dated carpet.			
4.1.4	<b>Internal joinery</b>	Consist internal face of external windows, internal doors, door frames etc.	2			
4.1.5	<b>Fire place installation</b>	Fireplace within front loft space bedroom.	2 With flue not checked on day of inspection.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>5</b>	<b>EXTERNAL</b>		<b>Photos 001 to 012</b>			
<b>5.1</b>	<b>Main two the three public house building front elevation</b>					
<b>5.1.1</b>	<b>Roof</b>	Pitch roof structure overlaid with slate roof covering.	2 With dating to roof covering installation.			
<b>5.1.2</b>	<b>Chimney stack installation</b>	Rendered covered chimney stack installation at main roof level.	2-1 With patch repairs evident to rendered surfaces and deterioration to decorative finishes present.			
<b>5.1.3</b>	<b>Rainwater goods</b>	Consist of lead lined guttering systems at main roof level with downpipe installations.	2			
<b>5.1.4</b>	<b>External walls</b>	Consist of rendered wall surfaces with paint finish.	2 With some slight deterioration to decorative surfaces present.			
<b>5.1.5</b>	<b>External joinery</b>	Consist of timber window frame and uPVC installation.	2 With slight deterioration to decorative surfaces to timber window frame installations.			
<b>5.1.6</b>	<b>Tile wall frontages</b>	Located at low level with decorative signage and plant.	2-1 With corrosion developing to plant and staining to sign along with wall tiling.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>5.2</b>	<b>Rear elevation main two storey public house building</b>					
<b>5.2.1</b>	<b>Roof</b>	Pitched roof structure overlaid with slate roof coverings.	2 With some repair works appearing to have been carried out to roof coverings.			
<b>5.2.2</b>	<b>Rainwater goods</b>	Consist of uPVC guttering and downpipe systems.	2-1 With poor paint surfaces on brown guttering systems.			
<b>5.2.3</b>	<b>External walls</b>	Consist of rendered wall surfaces and brickwork wall finish.	2-1 With heavy staining to rendered wall surfaces and poor decorative finish with cracking to render to rear right hand side as viewed from rear elevation.			
<b>5.2.4</b>	<b>External joinery</b>	Consists of timber window frame installation.	2-1 With poor decorations and rot developing to various installations viewed from rear of public house.			
<b>5.3</b>	<b>External rear elevation two storey adjoining pitched roofed building</b>					
<b>5.3.1</b>	<b>Roof</b>	Slate roof covering with ridge tile details.	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
5.3.2	Rainwater goods	Consist of uPVC guttering and downpipe systems.	2 With some of the guttering systems having recently appeared to have been repainted.			
5.3.3	Walls	Brickwork wall structure with some paint finishes.	2 With newer paint finishes present.			
5.3.4	External joinery	Consists of timber window frame installations with panel with the majority of the opening covered with security sheet.	2-1 With rot developing to panel on plywood window at first floor level.			
5.4	<b>External rear elevation to right hand side flat roof single storey additional building</b>					
5.4.1	Roof	Flat roof structure overlaid fibre glass type roof cover.	2			
5.4.2	Rainwater goods	Consist of uPVC guttering and hopper outlet detail.	2-1 With poor decorations to hopper outlet and drainage pipe to rear right hand side elevation with crack to hopper on grey painted guttering system with loose rack.			
5.4.3	External walls	Consist of brickwork wall surfacing with some concrete lintel detailing.	2-1 Corrosion and eroding brickwork with receding mortar point evident particularly around rear hop installation.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.4.4	External joinery	Consists of timber window frame.	2-1 With rot developing to window frame installations and deterioration to decorative finishes.			
5.5	<b>External rear elevation mono pitched roof additional single storey building that may not be under the control of the publican</b>					
5.5.1	Roof	Consists of a combination of felt covered roof finishes and some fibre glass covered.	2-1 With the felt roof coverings being deteriorated beyond repair.			
5.5.2	External rainwater goods	Consist of uPVC guttering and downpipe systems.	2 With poorer decorations to downpipe.			
5.5.3	External wall	Consist of rendered wall surface.	2-1 With heavy dampness and staining to rendered wall surface with plants growing out of wall as viewed from rear elevation.			
6.1	<b>SITE AREAS</b>		<b>Photos 013 to 018</b>			
6.1.1	Rear elevation seating and service yard area	A concrete covered and paving slab cover service yard and rear seating area are located behind public house.	2-1 With random cracking to concrete surfaces and some unevenness to paving slab with weeds and grasses growing through installations.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
6.1.2	Internal and external walls, fences and boundaries	Consist of brickwork wall structures, timber gates and adjoining building.	2-1 With bushes growing in and around the rear to right hand side boundary wall structure adjacent to covered seating area with rot developing to the two timber double gates that access the service yard with random disrepair to various wall structures and adjoining building which are extremely dated in some locations.			
6.1.3	Covered seating area to rear of public house.	A covered timber seating area is located to rear of public house.	2			
6.1.4	External garage to rear of public house	A concrete garage with cement profile sheet roof covering is located to rear of public house.	2-1 With rot developing to timber door frame to installation with some build up of moss and lichen to roof cover and general disrepair evident to this installation.			
6.1.5	Timber fencing on top of rear boundary wall	A timber fencing is located on top of the rear boundary wall.	2-1 With rot developing to installation with no staining present.			
6.1.6	Beer drop door	Metal beer drop door is located to rear of public house.	2-3 With newer installation present in this location.			



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# H. Supplementary Photographs

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**Photo 001**



**Photo 003**



**Photo 002**



**Photo 004**

# H. Supplementary Photographs

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**Photo 005**



**Photo 007**



**Photo 006**



**Photo 008**

# H. Supplementary Photographs

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**Photo 009**



**Photo 011**



**Photo 010**



**Photo 012**

# H. Supplementary Photographs

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**Photo 013**



**Photo 015**



**Photo 014**



**Photo 016**

# H. Supplementary Photographs

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**Photo 017**



**Photo 019**



**Photo 018**



**Photo 020**

# H. Supplementary Photographs

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**Photo 021**



**Photo 023**



**Photo 022**



**Photo 024**

# H. Supplementary Photographs

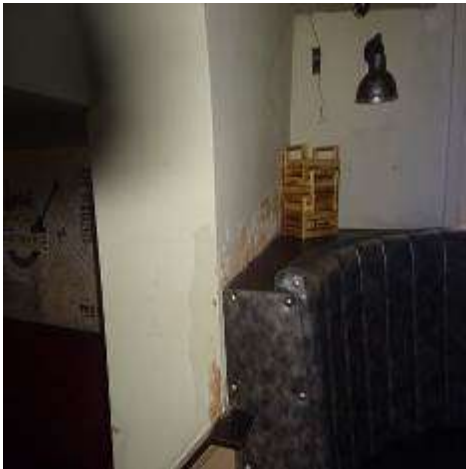
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**Photo 025**



**Photo 027**



**Photo 026**



**Photo 028**



# H. Supplementary Photographs

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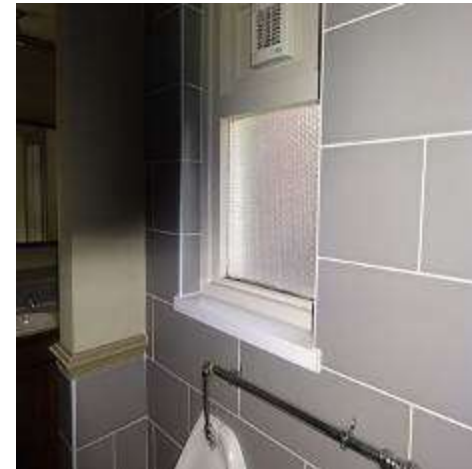
**Photo 029**



**Photo 031**



**Photo 030**



**Photo 032**

# H. Supplementary Photographs

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Photo 033



Photo 035



Photo 034

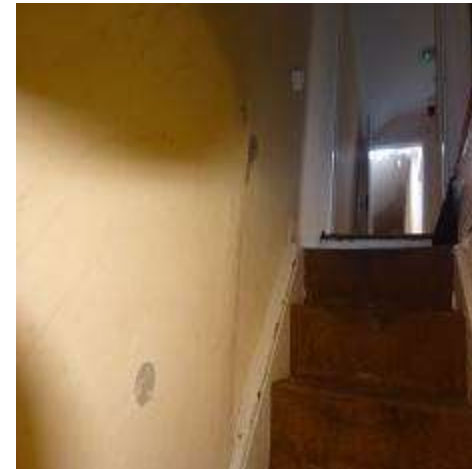


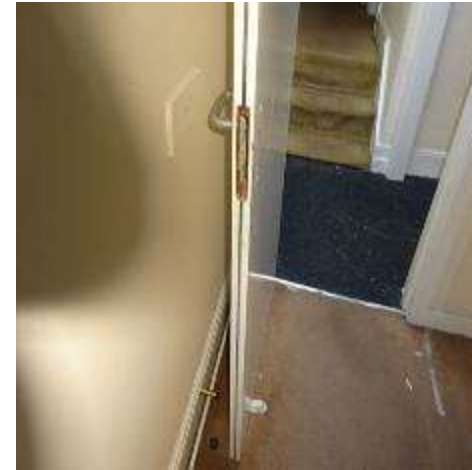
Photo 036

# H. Supplementary Photographs

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**Photo 037**



**Photo 039**



**Photo 038**



**Photo 040**

## H. Supplementary Photographs

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**Photo 041**



**Photo 043**



**Photo 042**



**Photo 044**

# H. Supplementary Photographs

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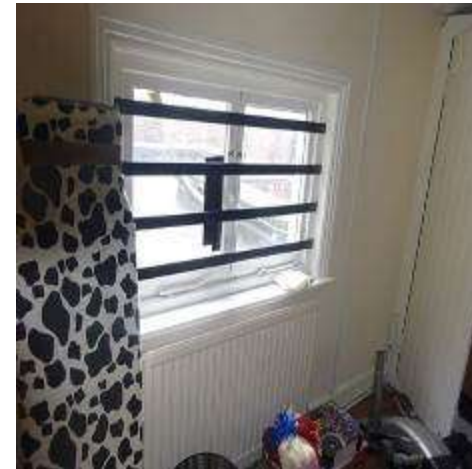
**Photo 045**



**Photo 047**



**Photo 046**



**Photo 048**

# H. Supplementary Photographs

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**Photo 049**



**Photo 051**



**Photo 050**



**Photo 052**

# H. Supplementary Photographs

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Property Address: Dog & Partridge Hotel, 44 Friargate, Preston, PR1 2AT



# I. Declaration of document publication

## I1. Original Document Issue

**““I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection by Denzil R Booth MRICS”**

Signature On behalf of Brownill Vickers Limited Lee Sidebottom MRICS



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Client's name Star Pubs & Bars

Date this report Was produced 23<sup>rd</sup> April 2019



Property Address: Dog & Partridge Hotel, 44 Friargate, Preston, PR1 2AT





# I. Declaration of document publication

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## I2. Amended document Publication declaration

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



Property Address: Dog & Partridge Hotel, 44 Friargate, Preston, PR1 2AT

