

Schedule of Condition



Property Address:	Knot Hotel Station Lane Rushton Spencer Maccelsfield SK11 0QU		
Outlet Number:	202922		
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A.Document Control Sheet.

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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.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

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 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 Messer Punch Partnerships, Brownill Vickers Limited 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 24th August 2016 and, at the time of inspection the weather was overcast although reasonable and, the premises were open 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 Station Lane. 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 Brownill Vickers Limited of the form and context in which it may appear.



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B. Background Information.

B3. Summary of Construction

The property is a substantial detached, largely two storey, licensed premises thought to be in the order of 110-130 years old. It is of a traditional construction with solid brick walling and the main roofs are pitched and overlaid with clay tiles incorporating brick chimney stacks.

At first floor level the floors are suspended tongue and groove boarding and at ground floor level solid concrete.

B4. Accommodation:

The public accommodation is formed at ground floor level around a small central bar servery. There is also ladies and gents wc's and catering kitchen at this level together with small office. In the basement there is a beer cellar. The toilet facilities have been constructed within the original left hand outbuilding.

The private accommodation is all at first floor level. The property occupies a substantial rectangular shaped site with short forecourt, large rear car park and garden area. To the rear left hand corner of the main buildings there is an enclosed yard.



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C. Schedule of Condition.

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1.1	Site areas							
	Forecourt area in front of main building and left hand addition							
1.1.1		Overlaid with tarmacadam and concrete flags.	Concrete flags satisfactory overall condition. Small number of flags slightly uneven. Tarmacadam satisfactory overall condition forming car spaces and area in front of left hand building. Slight deterioration to tarmacadam around the edge of the surfacing in front of the left hand building to the building itself and to the area adjacent to the public highway. Concrete edging incomplete forming ramp area for beer delivery point. Poor to this section.					
1.1.2		Timber posts forming enclosure for seating area and access.	Satisfactory overall condition. 1x section of rope loose. Poor detail.					
1.2	Right hand access to rear car park							



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1.2.1	Covering	Overlaid with tarmacadam.	Slight deterioration to wearing coat generally satisfactory condition. Area to front right hand section broken up and incomplete and poor condition adjacent to public highway. Slight deterioration to surfacing along edge of main building. Deterioration to right hand edge of driveway adjacent to boundary line and rear area broken up and incomplete. Poor to these areas.					
1.2.2		Galvanized gate	Satisfactory condition.					
1.2.3		2 x part seating area and open entrance overlaid with concrete flags.	Satisfactory overall condition.					
1.2.4		Timber posts forming enclosure for seating areas.	Satisfactory condition. 2 x lengths of rope disconnected. Poor detail.					
1.3	Rear car park							
1.3.1	Covering	Overlaid with tarmacadam	Generally satisfactory condition. Slight deterioration to wearing coat. Wearing coat deteriorating to area					



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			immediately behind hatched disabled section to middle right hand area, to 2 x areas of across the middle of the car park, and to 1 x section to the front left hand corner of the car park. These areas poor condition.					
1.3.2		Raised concrete kerbs to part of left hand and rear boundaries.	Satisfactory condition. Growth of vegetation along front section of left hand boundary, poor detail.					
1.3.3		Raised shale covered section to front left hand corner.	Satisfactory condition although left hand edge not retained which is a poor detail.					
1.3.4		Enclosure for LPG tank.	Satisfactory overall condition although overgrown. Shed within the enclosure heavily weathered poor condition.					
1.3.5		Right hand boundary part formed in hedging part formed in timber fencing.	Satisfactory condition.					
1.3.6		Rear right hand concrete flagged area with timber	Satisfactory condition.					



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		shed.						
1.3.7		Timber fencing to rear boundary.	Satisfactory condition.					
1.4	Rear field/beer garden							
1.4.1		With a grass covering.	Satisfactory condition.					
1.4.2	Boundaries	Part formed in metal railings and part timber fencing with wire mesh.	Metal railings some surface corrosion. Satisfactory overall condition. Sections of timberwork slightly loose damaged or rotted. Poor to these areas. Generally satisfactory condition.					
1.4.3		Timber huts/play area	Weathered although satisfactory condition.					
1.5	Enclosed yard area							
1.5.1	Surfacing	Part lawned and part overlaid with concrete.	Satisfactory overall condition. Concrete slightly uneven and cracked not detrimental.					
1.5.2	left hand boundary	Part in rubble stonework and part in timber panelling.	Not all timber panelling seen due to heavy growth of vegetation which is a poor detail. Rubble stone walling to front of boundary poor overall condition. Wall is leaning outwards and the					



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			pointing is incomplete and inadequate. Sections of stonework loose.					
1.5.3		Brick coal store	Timber cover heavily rotted, poor condition. Brickwork satisfactory condition.					
1.5.4	Step to main building		Satisfactory condition. Adjoining slab to concrete ill set, trip risk, and poor detail.					
1.5.5		Timber panelled fencing to rear boundary	Satisfactory condition.					
2.1	EXTERNAL Front elevation main building							
2.1.1	Walling	Solid brick walling above painted stone plinth.	Brickwork showing some erosion principally at upper level around the window openings. Generally however satisfactory condition. Pointing incomplete to isolated areas principally to window reveals, between windows at 1 st floor level, and to each end of the walls to full height of the building. Poor to these areas.					



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			The brickwork to the walls generally to the property are thought to be at least partially porous and causing dampness internally which is a poor detail.					
2.1.2	Joinery	External joinery forming 5 x double sliding sash windows and entrance door.	Entrance door satisfactory condition. Sill sections to both ground floor windows rotted and poor condition. Remaining areas satisfactory condition externally.					
2.1.3	Rainwater goods	Cast iron gutter and PVC rainwater pipe.	Cast iron guttering leaking to joints and choked. Poor detail. PVC rainwater pipes satisfactory condition although bottom bracket broken. Poor detail.					
2.1.4	Roof covering 1	Sloping roof overlaid with clay tiles.	Overall satisfactory condition.					
2.1.5	Roof covering 2	Copings to each end of roof.	Appears satisfactory condition					
2.1.6	Chimneys	Brick chimney stack (2)	Brickwork appears satisfactory overall condition. Pointing however to top half of right hand stack incomplete and poor.					



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			Individual bricks to both stacks eroded. Poor detail.					
2.2	Right hand gable wall main building overlooking right hand car park access together with short section of return wall incorporating satellite dish							
2.2.1	Walling	Solid brick walling.	Pointing and brickwork generally satisfactory overall condition. Small number of individual bricks slightly eroded.					
2.2.2	Joinery	External joinery forming 3 x windows.	Satisfactory condition externally.					
2.2.3	Rainwater goods	Short length of cast iron guttering.	Appears in reasonable condition.					
2.3	Right hand elevation to rear two storey and single storey areas incorporating right hand entrance lobby							
2.3.1	Walling	Solid brick walling.	Pointing and brickwork satisfactory overall condition including entrance porch. Small section of pointing above ground floor window to rear of entrance porch incomplete. Poor to					



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			this small section.					
2.3.2	Joinery	External joinery forming windows and doors.	Satisfactory overall condition. Sills however to rear 2 x ground floor windows rotted. Poor to these areas.					
2.3.3	Roof coverings	In 3 x slopes and overlaid with tiles.	Generally satisfactory overall condition. Small number of tiles slightly loose. Poor to these isolated areas principally to rear roof.					
2.3.4		Ridge tiles	Dry pointing satisfactory condition.					
2.3.5		Pitched roof to entrance porch overlaid with tiles.	Satisfactory condition.					
2.3.6		Timber framing to entrance porch.	Satisfactory condition.					
2.3.7		Brick chimney stack	Individual bricks heavily weathered. Poor detail. Dampness to the chimney breast in the adjoining first floor room indicates defective and poor brickwork/pointing/flashings and stack therefore described as poor condition.					



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2.3.8	Rainwater goods	In cast iron and PVC	Appear in satisfactory condition.					
2.3.9	Wasps nest	Wasp nest evident to rear section of high level gutter to main building.	Poor detail.					
2.4	High level gable wall to main building overlooking rear single storey area							
2.4.1	Walling	Solid brick walling.	Generally satisfactory overall condition. Isolated individual bricks eroded.					
2.5	Rear gable elevation to rear single storey addition overlooking rear car park.							
2.5.1	Walling	Formed in brickwork.	Generally satisfactory overall condition. Slight erosion to individual bricks.					
2.5.2		Verge pointing	Incomplete to lower left hand roof edge. Poor to this area.					
2.5.3	Joinery	External joinery forming window.	Satisfactory condition externally. Mastic seal around frame to each end however poorly applied.					
2.6	Left hand gable elevation main building overlooking left hand							



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single storey area								
2.6.1	Walling	Comprising painted solid brick walling.	Rear section of wall adjacent to first floor bathroom described as poor condition in view damp penetration noted. The paintwork may well have been applied as a damp proofing measure. The remaining areas appear satisfactory although as per comments made under front elevation brickwork suspected of being at least partially porous which is a poor detail.					
2.6.2	Rainwater goods	Cast iron soil and vent pipe.	Appears in satisfactory condition.					
2.7	Front elevation to left hand single storey building							
2.7.1	Walling	Solid brick walling.	Brickwork generally satisfactory overall condition. Individual bricks showing erosion principally at low level to left hand end of wall. Pointing to this area of the wall incomplete and poor, along the line of the left hand rainwater pipe to					



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			the full height of the building, and either side of the beer delivery doors. Poor to these areas.					
2.7.2		Stone plinth at low level left hand end of wall.	Pointing poor and 1 x section of stonework damaged.					
2.7.3	Joinery	External joinery forming beer delivery doors door to storeroom and 1 st floor shutter.	Timberwork generally heavily weathered. Bottom of frame to beer delivery doors slightly rotted and poor. Shutter at 1 st floor level poor condition.					
2.7.4	Rainwater goods	PVC gutter and cast iron rainwater pipe.	Rainwater pipe satisfactory condition. Guttering choked which is a poor detail.					
2.7.5	Roof covering	Sloping roof overlaid with tiles.	Satisfactory overall condition although individual tiles loose or ill formed in particular at eaves level. Poor to these sections.					
2.7.6	Ridge tiles		Pointing principally to left hand end of roof slightly cracked and loose. Poor to these areas.					
2.8	Left hand gable to left hand single storey building							



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2.8.1	Walling	Solid brickwork.	Individual bricks eroded principally to apex area and at low level. Bricks at low level poor condition where damaged. Pointing incomplete principally at apex and at low level beneath window opening. Poor to these sections.					
2.8.2	Roof verge		Small section of pointing to front section of roof verge cracked and damaged. Poor to this section. Generally satisfactory.					
2.8.3	Joinery	External joinery forming window.	Satisfactory condition.					
2.9	Rear elevation to left hand single storey building							
2.9.1	Walling	Solid brick walling.	Centre section of wall has been altered where openings have changed. Generally satisfactory overall condition. Pointing incomplete however principally at low level to middle and left hand areas and around middle small window opening. Poor to these sections.					



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2.9.2	Roof covering	Sloping roof overlaid with tiles.	Generally satisfactory condition.					
2.9.3	Joinery	External joinery forming fascia boarding and windows.	Satisfactory condition overall. Slight rot to sill to right hand window and slight damage to jamb to left hand window. Poor to these sections.					
2.10	Left hand elevations to rear single storey addition (roof incorporates extractor fan) and rear elevation overlooking rear car park							
2.10.1	Walling	Cavity brickwork formed in cavity brickwork.	Brickwork and pointing satisfactory overall condition.					
2.10.2	Joinery	External joinery forming fascia boarding door and window.	Fascia boarding satisfactory condition. Slight deterioration to rear left hand corner. Poor to this section. Entrance door rotted and poor condition. Sill to window to rear elevation rotted and poor.					
2.10.3	Rainwater goods	Part PVC and part cast iron.	Appear satisfactory overall condition. Top section of cast iron rainwater pipe to rear of flank wall however					



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			cracked and poor.					
2.10.4	Roof covering	Flat mineral felt roof on timber decking part with aluminium paintwork applied. Front section has been overlaid with more modern felting presumably at the same time as the extraction system was installed.	Appears satisfactory overall condition.					
2.11	Rear elevation main building left hand end and left hand elevations to rear two storey and single storey projections overlooking roof with extraction system							
2.11.1	Walls	Formed in solid brickwork.	Brickwork and pointing to two storey areas satisfactory overall condition. Pointing to rear single storey area more heavily weathered although satisfactory current condition.					
2.11.2	Roof coverings	3 x sloping roofs overlaid with clay	Satisfactory overall condition. Small number of tiles replaced with non					



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		tiles.	matching equivalents.					
2.11.3		Ridge tiles.	Satisfactory condition with a dry pointed finish.					
2.11.4	Rainwater goods	Cast iron and PVC.	Satisfactory overall condition. Lower section of front cast iron rainwater pipe however poorly formed and loose.					
2.11.5		Concrete copings to main roof edge	Satisfactory condition.					
2.11.6	Joinery	External joinery forming 3 x casement windows.	Satisfactory condition externally.					
2.11.7		Brick chimney stack to rear of main roof previously described.	Individual bricks principally to upper section of stack eroded. Poor to these areas.					
3.1	INTERNAL Ground floor front entrance lobby							
3.1.1	Ceilings	Painted plasterwork.	Slightly cracked and uneven. Satisfactory overall condition.					
3.1.2	Walls	Painted plasterwork and timber panelling.	Satisfactory condition.					



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3.1.3	Floors	Solid floor overlaid with carpeting.	Slope on floor but satisfactory overall condition.					
3.1.4	Joinery	Internal joinery forming skirting boards and doors.	Satisfactory condition.					
3.2	Front left hand lounge area adjacent to toilet lobby							
3.2.1	Ceilings	Painted plasterwork.	Satisfactory overall condition.					
3.2.2	Walls	Painted plasterwork and timber panelling.	Satisfactory overall condition. Timber panelling however water damaged to right hand side of front window opening, poor condition to this area. It is likely that the panelling is concealing dampness to other sections of the walls as well.					
3.2.3	Floors	Solid floor overlaid with stone flags.	Satisfactory condition.					
3.2.4	Joinery 1	Internal joinery forming skirting boards.	Satisfactory condition.					
3.2.5	Joinery 2	Internal joinery forming double sliding sash	Satisfactory condition.					



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		window.						
3.2.6	Miscellaneous	Cast iron sectional radiator.	Appears in satisfactory condition.					
3.2.7	Fire place	Open fire.	Not tested. 1 x fire brick to back of fire loose. Poor detail.					
3.3	Gents wc lobby and adjoining storeroom							
3.3.1	Ceilings	In plasterwork	Satisfactory overall condition.					
3.3.2	Walls	Painted plasterwork and timber panelling	Satisfactory overall condition. Slight bruising and damage to plasterwork in store area not detrimental.					
3.3.3	Floors	Solid floor overlaid with quarry tiling and stone flags.	Satisfactory condition.					
3.3.4	Joinery	Internal joinery forming 3 x doors and frames and skirting boards.	Satisfactory condition.					
3.4	Gents wc							
3.4.1	Ceilings	Painted plasterwork.	Satisfactory overall condition.					



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3.4.2	Walls	Painted plasterwork and ceramic tiling.	Satisfactory condition. Slightly high moisture readings recorded below window and above urinals. Poor to this section. It may well be that the ceramic tiling is concealing dampness to these areas as well.					
3.4.3	Floors	Solid floor overlaid with stone flags.	Good overall condition.					
3.4.4	Joinery	Internal joinery forming windows and doors.	Satisfactory overall condition. Door frame damaged to wc cubicle at low level where former hinge removed. Poor detail.					
3.4.5	Miscellaneous	Steel panel radiator.	Satisfactory condition.					
3.4.6	Sanitary ware	Comprising 3 x individual urinals wash hand basin and low flush wc.	Satisfactory condition.					
3.5	Ladies wc							
3.5.1	Ceilings	Painted plasterwork.	Satisfactory overall condition.					
3.5.2	Walls	Painted plasterwork and	Satisfactory overall condition. It may well be					



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		ceramic tiling.	however that the tiling is concealing dampness.					
3.5.3	Floors	Solid floor overlaid with stone flags.	Good overall condition.					
3.5.4	Joinery	Internal joinery forming doors and windows.	Satisfactory overall condition.					
3.6	Lounge area extending up to right hand entrance lobby							
3.6.1	Ceilings	Painted plasterwork	Good overall condition.					
3.6.2	Walls	Painted plasterwork and timber panelling.	Satisfactory overall condition.					
3.6.3	Floors	Solid floor overlaid with stone flags and boarding.	Good overall condition.					
3.6.4	Joinery	Internal joinery forming windows and skirting boards.	Satisfactory overall condition.					
3.6.5	Miscellaneous	Steel panelled and cast iron sectional radiator.	Satisfactory condition.					
3.6.6	Fire place	Open fire place	Not tested but appears satisfactory condition slight					



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			damage to fire brick.					
3.7	Small central bar servery							
3.7.1	Ceilings	Painted plasterwork.	Good overall condition.					
3.7.2	Walls	Solid floor overlaid with altro covering.	Satisfactory condition.					
3.7.3	Bar frame	Comprising shaped bar counter and back fitting.	Satisfactory overall condition.					
3.8	Right hand two part entrance lobby area							
3.8.1	Ceilings	Painted plasterwork.	Satisfactory overall condition.					
3.8.2	Walls	Painted plasterwork and timber panelling	Satisfactory overall condition together with area of coursed stonework.					
3.8.3	Floors	Solid floor overlaid with carpeting and boarding.	Satisfactory overall condition.					
3.8.4	Joinery	Internal joinery forming skirting boards and doors together with windows.	Satisfactory condition.					
3.9	Rear dining room							



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3.9.1	Ceilings	Painted artex.	Satisfactory overall condition, slight hairline cracking. Small section patch repaired to left hand part of room due to previous water penetration.					
3.9.2	Walls	Painted plasterwork exposed brickwork and timber panelling.	Satisfactory overall condition.					
3.9.3	Floor	Solid floor overlaid with carpeting and boarding.	Satisfactory condition.					
3.9.4	Joinery	Internal joinery forming skirting boards and windows	Satisfactory condition.					
3.9.5	Miscellaneous	Steel panel radiator and cast iron sectional radiators.	Satisfactory condition.					
3.10	Catering kitchen areas							
3.10.1	Ceilings	Painted plasterwork.	Satisfactory overall condition.					
3.10.2	Walls	Plastic sheeting painted plasterwork and	Satisfactory overall condition.					



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		steel sheeting.						
3.10.3	Floor	Solid floor overlaid with altro type covering.	Satisfactory condition.					
3.10.4	Kitchen fittings	Comprising 2 x stainless steel sink units and small wash hand basin.	Satisfactory condition.					
3.11	Roof space over catering kitchen area with access trap to catering kitchen ceiling							
3.11.1	Roof frame	Traditional timber rafter and purlin construction.	Main timbers visible appear sound condition. Limited inspection only.					
3.11.2		Insulation	None in place to flat areas. Poor detail.					
3.12	Rear private entrance lobby area							
3.12.1	Ceilings	Painted plasterwork and paperwork.	Satisfactory overall condition. Slight unevenness.					
3.12.2	Walls	Painted plasterwork	Slightly damaged to bottom of stairs, poor to this area. Remaining areas satisfactory condition.					
3.12.3	Floors	Solid floor overlaid with carpeting.	Satisfactory condition.					



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3.12.4	Joinery	Internal joinery forming skirting boards and door to kitchen.	Satisfactory condition.					
3.13	Office							
3.13.1	Ceilings	Painted plasterwork	Generally uneven slightly damaged poor overall condition.					
3.13.2	Walls	Painted plasterwork and blockwork.	The left hand wall, high moisture readings and poor overall condition. Remaining areas appear reasonable where visible.					
3.13.3	Floors	Solid floor.	Limited inspection only. Area to rear left hand corner uneven and damaged together with altro. Poor to this area.					
3.13.4	Joinery	Internal joinery forming door.	Satisfactory condition.					
3.14	Basement beer cellar							
3.14.1	Ceiling and walls	Vaulted brickwork and stonework.	Satisfactory overall condition.					
3.14.2	Floors	Solid concrete	Slightly pitted and damaged adjacent to beer delivery point. Overall satisfactory					



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			condition.					
3.14.3	Beer drop area		Timber surround to top of drop slightly damaged together with cover not detrimental and not in use. Concrete around cover and adjacent to delivery doors broken up and damaged. Poor condition.					
3.14.4		Belfast sink	Satisfactory condition.					
3.15	Roof space area above toilet blocks visible from beer drop							
3.15.1	Roof frame	Very limited inspection of roof frame traditional timber rafter and purling construction.	Appears in satisfactory condition. Rear roof slope has been Underdrawn.					
3.16	Cellar staircase							
3.16.1	Ceiling and walls	Painted render or panelling.	Satisfactory overall condition.					
3.16.2	Stairs	Stone stairs.	Slight deterioration satisfactory overall condition.					
3.16.3	Joinery	Internal joinery forming handrail	Satisfactory condition.					



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		and door.						
4.1	First floor bathroom							
4.1.1	Ceilings		Heavy damage, poor overall condition.					
4.1.2	Walls	Painted paperwork and ceramic tiling.	Heavy damp penetration damage adjacent to ceiling area. Poor to this section. Remaining areas satisfactory.					
4.1.3	Floor	Suspended timber floor overlaid in carpeting.	Surface below not seen although not seen but appears reasonable.					
4.1.4	Joinery	Internal joinery forming door skirting board and window together with cupboarding	Door ill fitting and part of panelling to cupboarding missing. Poor detail. Remaining areas satisfactory condition.					
4.1.5	Miscellaneous	Steel panel radiator.	Satisfactory condition.					
4.1.6	Sanitary ware	Comprising panelled bath pedestal wash hand basin and low flush wc	Satisfactory condition. Handle incomplete to low flush wc. Poor detail.					
4.2	Kitchen							
4.2.1	Ceilings	Painted paperwork.	Satisfactory overall					



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			condition.					
4.2.2	Walls	Painted paperwork and ceramic tiling.	Satisfactory condition.					
4.2.3	Floor	Suspended timber floor overlaid with boarding and carpeting.	Appears satisfactory condition.					
4.2.4	Joinery	Internal joinery forming window door and skirting board.	Satisfactory condition.					
4.2.5	Miscellaneous	Steel panel radiator.	Satisfactory condition.					
4.2.6	Kitchen fittings	Comprising base units and wall units together with sink unit.	Satisfactory overall condition. Seal around sink poor. Poor detail.					
4.3	Rear right hand bedroom							
4.3.1	Ceilings	Painted paperwork	Satisfactory overall condition.					
4.3.2	Walls	Painted paperwork.	Satisfactory overall condition. Slight cracking to rear right hand corner of room and above door opening and slightly high moisture readings to top section of chimney breast.					



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			Poor to these areas.					
4.3.3	Floor	Suspended timber floor overlaid with carpeting.	Appears satisfactory condition.					
4.3.4	Joinery	Internal joinery forming skirting boards door and window.	Skirting boards and door satisfactory condition. Window stiff and difficult to operate or paint sealed. Poor detail.					
4.3.5	Miscellaneous	Steel panel radiator.	Satisfactory condition.					
4.4	Front right hand sitting room							
4.4.1	Ceilings	Painted paperwork	Generally satisfactory condition. Noticeable deflection to right hand end of ceiling however.					
4.4.2	Walls	Painted plasterwork.	Surfaces generally uneven although satisfactory condition. Front right hand corner however plasterwork damaged to front and return wall up to chimney breast due to damp penetration. Poor to this area.					
4.4.3	Floor	Suspended timber floor overlaid with	Surface below not seen but appears satisfactory					



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		carpeting.	condition.					
4.4.4	Joinery	Internal joinery forming windows door and skirting boards.	Skirting boards and door satisfactory condition. Modern sash window satisfactory condition. Older sash window stiff and difficult to operate or paint sealed. Poor detail.					
4.4.5	Miscellaneous	Steel panel radiator.	Satisfactory condition.					
4.5	Front left hand bedroom							
4.5.1	Ceilings	Painted paperwork	Slightly uneven generally. Satisfactory overall condition.					
4.5.2	Walls	Painted paperwork.	Satisfactory overall condition. The chimney breast has been lined which may be concealing dampness.					
4.5.3	Floor	Suspended timber floor overlaid with carpeting.	Surface below not seen but appears reasonable.					
4.5.4	Joinery	Internal joinery forming window skirting boards and door.	Skirting boards and door satisfactory condition. Rot noted to external sill to window and sash cords difficult to operate. Window furniture incomplete. Poor					



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			details.					
4.5.5	Miscellaneous	Steel panelled radiator.	Satisfactory condition.					
4.6	Central landing							
4.6.1	Ceilings	Painted paperwork.	Cracking across centre of ceiling. Poor detail. Satisfactory overall condition.					
4.6.2	Walls	Painted paperwork.	Satisfactory overall condition.					
4.6.3	Floor	Suspended timber floor overlaid with carpeting	Surface below not seen but appears satisfactory condition.					
4.6.4	Joinery	Internal joinery forming skirting boards.	Satisfactory condition.					
4.6.5	Miscellaneous	Steel panel radiator	Satisfactory condition.					
4.7	Roof space over part of first floor area with access trap from bathroom ceiling							
4.7.1		Roof is of a traditional timber rafter and purlin construction.	Very limited inspection. Main timbers appear to be in satisfactory overall condition. No evidence of water penetration to this					



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			area above the damp affected are in the bathroom. No other access possible to remaining roof space areas of main building.					
4.7.2		Insulation	None visible to flat areas. Poor detail.					
4.8	General							
4.8.1		Structural movement	There is evidence of some structural movement to the property. This however would appear to be of a long standing nature.					
4.8.2		Roof tiling	The roofs have been described as being in a satisfactory overall condition. A number of tiles however have been replaced with non-matching equivalents. This is a poor detail.					
		Brickwork	There are considerable number of individual bricks to most elevations which are now eroded and in the longer term will require					



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			replacement. This is not unusual however bearing in mind the age of the property. They may however be porous including to the chimney stacks and contributing to the dampness noted which is a poor detail.					
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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



Lee Sidebottom MRICS

For and on behalf of Brownill Vickers Limited

Company

Address

Town County

Postcode Phone number

Website Fax number

Email

Property address

Client's name Date this report Was produced



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E. Declaration of document publication.

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.



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