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**This is a brief extract from a
30 page Commercial Building Survey
undertaken in 2010.**

**A REPORT ON THE GENERAL CONDITION OF:
A Warwickshire Pub**

4.04 External Windows:

Photo Nos.
210 - 219

The windows in the front and rear walls comprise, painted timber frames. They are in reasonable condition, although the paint is peeling from them externally. The opening lights in these window frames are likely to be draughty and a source of heat loss.

It is apparent that some of the frames have been previously patched, using filler. I found extensive rot on the inside of the kitchen window frame. (See Photograph No. 217).

There are modern replacement u-PVC window frames in the ground floor toilets, first floor bathroom and first floor landing. These frames are good.

The timber windows will require re-painting and repair, within the foreseeable future and a specification for this follows:-

1) Instruct a competent joiner to:

- a) Check each of the timber frames and overhaul, as necessary, prior to re-painting.**
- b) Replace the rotten kitchen window frame.**

4.05 External Doors:

There is a stained and varnished Oak front door, which is sound although the stain/varnish is soiled.

There are u-PVC outer doors in the kitchen and rear conservatory, which are sound.

4.06 Other External Joinery:

There are painted timbers fixed around roof level, which look to be sound. The exposed rafter which projects beyond the kitchen roof, right hand side is affected by rot and will probably want replacing, prior to re-painting of the exterior.

4.07 External Decorations:

The external decorations are fair only. The render on the front wall is soiled and the paint is peeling from the timber window frames. Re-painting of the exterior will be required, before too long. It is normal for Commercial Leases to prescribe a regular interval for re-painting of the exterior. You should, via your Legal Advisers, ascertain when this is next due. A specification for re-painting follows:-

- 1) Instruct a competent decorator, with the aid of scaffolding erected for render repairs to:**
 - a) Rub down and remove all loose and flaking paint.**
 - b) Re-paint the woodwork, using two undercoats and one top coat.**
 - c) Re-paint the render, using two coats of good quality masonry paint.**



Photograph No. 212. Paint peeling from lounge bar window

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Photograph No. 215. Paint peeling from landing window



Photograph No. 217. Rot inside the kitchen window frame

10.00 CONCLUSION AND RECOMMENDATIONS:

This is an old, semi detached, Public House, which was refurbished about two years ago. I am pleased to report that the building is in a reasonable state of repair.

It is understood that the property is to be taken on a new Full Repairing Lease. Under this Lease, you, as Tenants, will be responsible for all repairs and redecoration.

There are some outstanding maintenance matters, which will require attention early on in the Lease. These are listed in Appendix 'A'. My advice is that you negotiate with the Landlord for these outstanding items to be attended to, prior to execution of the Lease.

This concludes my report.

SAMPLE

**A REPORT ON THE GENERAL CONDITION OF:
A Warwickshire Pub**

APPENDIX A: Action to be taken, prior to execution of the proposed new lease.

REPORT REFERENCE	WORK REQUIRED
3.01	Clean moss and debris from the roof surfaces and clean the polycarbonate panels on the conservatory roof. Replace the rotten rafter at the rear of the kitchen extension roof, right hand side.
3.03	<p>Increase the thickness of insulation in the main roof space and provide insulation in the roof space over the single storey kitchen extension. Modern standards recommend a minimum thickness of 250mm (10 inches) of fibreglass, or similar.</p> <p>Enquire of the Landlord regarding woodworm treatment of roof timbers. In the absence of a valid guarantee against infestation, instruct a specialist firm to examine the property and provide an estimate of cost for woodworm treatment.</p>
4.01	<p>Cut out and fill all cracks through the render on the outer walls and repair any loose areas. Re-fix the airbrick at the base of the rear wall and make good any gaps around it.</p> <p>Clean the grease from the rear wall of the kitchen extension, below the extractor unit.</p>
4.02	Carry out plastering of the walls in the bar area affected by rising damp i.e. the chimney breast, left hand side and the pillar, by the bar.
4.05	Check and repair all window frames, prior to re-painting. Replace the rotten window frame in the left hand wall of the kitchen.
4.08	Redecorate externally. Rub down and remove all loose and flaking paint. Re-paint the woodwork, using two undercoats and one top coat. Re-paint the render, using two coats of masonry paint.

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5.01	Clean the kitchen floor tiles and replace the cracked tiles. Repaint the concrete floor in the wash up area.
5.03 & 5.04	Make good all cracked and damaged areas of plaster, prior to redecorating internally.
6.03	Re-fix the loose skirting to the left hand wall in the conservatory.
6.04	Remove the stair carpet and examine the treads. Repair/replace the damaged treads, as necessary.
6.05	Thoroughly clean all kitchen units, surfaces and appliances.
7.02	Obtain from the Landlord, a copy of the latest NICEIC test certificate in respect of the electrical installation.
7.04	Obtain from the Landlord, a copy of the latest service record in respect of the central heating system.
7.07	Clean the sanitary fittings. Replace the missing shower hose.
7.08	Replace the rusty and dented covers on the drainage inspection chambers.
8.01	Clear the weeds and treat using a herbicide. Cut the lawns.