



**Punch Taverns
203284 | Rusty Dudley
43-45 Doncaster Road
Goldthorpe
Rotherham
UK**

CONDITION SURVEY

27 April 2018

Gleeds
Wilford House
1 Clifton Lane
Wilford
Nottingham
NG11 7AT



CONTENTS

1. Property Overview	3
2. Element Photographic Schedule	5
3. Section Photographic Schedule	9



Condition Survey
Punch Taverns

PHOTO SCHEDULE

1. Property Overview

Address	
Pub Name:	203284 Rusty Dudley
Site Reference Number:	203284
Address:	43-45 Doncaster Road
	Goldthorpe
	Rotherham
	UK
Prepared by:	Gleeds
Conducted On:	
Document No.	
Audit:	



Condition Survey
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Survey Disclaimer:

Gleeds 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.

Condition Rating Definition

Condition Grading	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 signs of 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

PHOTO SCHEDULE

2. Element Photographic Schedule




	<p>Section: 01.01. PUB FRONTAGE</p> <p>Element: 1.1. Foundations & Structure /</p> <p>Description: General condition of external structure</p> <p>Grade: 3 - Good</p> <p>Priority: Year 6+</p> <p>Action: None</p> <p>Defect:</p> <p>Scope of Works:</p> <p>Location: Frontage</p>
	<p>Section: 01.02. EXTERNALS</p> <p>Element: 1.1. Foundations & Structure /</p> <p>Description: General condition of external structure</p> <p>Grade: 3 - Good</p> <p>Priority: Year 6+</p> <p>Action: None</p> <p>Defect:</p> <p>Scope of Works:</p> <p>Location: Externals</p>
	<p>Section: 01.02. EXTERNALS</p> <p>Element: 2.6. Roof Coverings /</p> <p>Description: Flat - single ply membrane</p> <p>Grade: 2 - Satisfactory</p> <p>Priority: Years 1-5</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Ponding on flat roof may attribute to internal leaks?</p> <p>Location: Rear flat roof</p>

PHOTO SCHEDULE




	<p>Section: 01.02. EXTERNALS</p> <p>Element: 2.8. Roof Drainage /</p> <p>Description: uPVC gutters and downpipes</p> <p>Grade: 2 - Satisfactory</p> <p>Priority: Years 1-5</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Clear gutters of vegetation</p> <p>Location: Rear flat roof</p>
	<p>Section: 02.10. TRADE AREA – GENTS TOILETS</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 2 - Satisfactory</p> <p>Priority: Years 1-5</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Redecorate plastered walls in toilet lobby</p> <p>Location: Toilet lobby</p>
	<p>Section: 02.10. TRADE AREA – GENTS TOILETS</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 2 - Satisfactory</p> <p>Priority: Years 1-5</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Redecorate plastered walls in toilet lobby</p> <p>Location: Toilet lobby</p>

PHOTO SCHEDULE


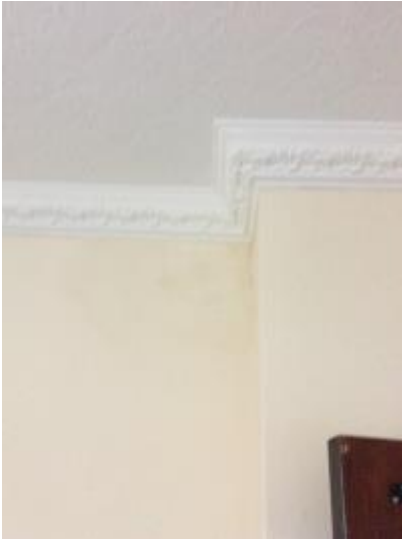

	<p>Section: 03.05. DOMESTIC ACCOMMODATION - BEDROOM 3</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 2 - Satisfactory</p> <p>Priority: Years 1-5</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Rear wall showing damage from water ingress</p> <p>Location: Rear wall of domestic bedroom 3</p>
	<p>Section: 03.05. DOMESTIC ACCOMMODATION - BEDROOM 3</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 2 - Satisfactory</p> <p>Priority: Years 1-5</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Rear wall showing damage from water ingress</p> <p>Location: Rear wall of domestic bedroom 3</p>
	<p>Section: 02.12. TRADE AREA – DISABLED TOILETS</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Ceramic tiles</p> <p>Grade: 2 - Satisfactory</p> <p>Priority: Years 1-5</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Tiles have come away</p> <p>Location: Easy Accessible Toilet</p>

PHOTO SCHEDULE



Section: 04.05. CELLAR

Element: 4.1. General Fittings, Furnishings and Equipment
/

Description: Fixed shelving

Grade: 2 - Satisfactory

Priority: Years 1-5

Action: Repair

Defect:

Scope of Works: Refix metal gully cover

Location: Cellar



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3. Section Photographic Schedule