

Schedule of Condition



Property Address:

Painters Arms
51 Cross Street
Cowes
PO31 7TA

Outlet Number:

300221

**Document
Reference:**

N/A

Rev.

Document Date:

17th March 2018



- A. [Document Control Sheet](#)
- B. [Background Information](#)
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A. Document Control Sheet.

This document was initially prepared by Romans Surveyors and Valuers on behalf of Punch Taverns and, subsequent to the release of the initial document, revisions are made at regular intervals to reflect the requirements of Punch Taverns 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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.



Painters Arms, 51 Cross Street, Cowes, PO31 7TA



B. Background Information.

Important note:

Romans Surveyors and Valuers 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.

B1. Condition Rating Definitions

Condition Rating	Definition
New Condition	Reported element is new or very recently incorporated.
Satisfactory Condition	Reported element presented in a serviceable condition with signs of wear and tear or minor damage but not requiring immediate attention.
Poor Condition	Reported element in a deteriorated condition or with disrepair evident, likely to require substantial repair or replacement.



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B2. Circumstances of Inspection

In accordance with instructions received from Punch Taverns, Romans Surveyors and Valuers 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 Saturday 17th March 2018 and, at the time of inspection the weather was dry and sunny and, the premises were at the time of inspection.

Whilst a schedule of photographs is provided to compliment the report, it should be noted that any defects may not be restricted to those identified within the photographs.

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 51 Cross Street. 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 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.

This survey does not constitute an asbestos survey and therefore enquiries should be made with to ascertain the existence and extent of previous asbestos surveys and associated findings thereof, e.g. Asbestos management survey or, Asbestos refurbishment and demolition survey or, the asbestos survey predecessors including Type 2 or type 3 asbestos survey.



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B. Background Information.

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 Romans Professional Services of the form and context in which it may appear.



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B. Background Information.

B3. Summary of Construction

Traditional construction techniques adopted. Main roof is of multiple pitched and hipped design with slate tile finishes. Main walls are solid masonry brick. Floors are mixed solid concrete and suspended timber construction.

B4. Accommodation

Ground Floor -

Main bar, Ladies WC, Gents WC, Cellar.

First Floor -

Bathroom, Kitchen, Living Room, x3 Bedrooms.



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C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1	External							
1.1	Rear elevation		Photographs [2-4]					
1.1.1	Walls	Solid masonry walls with brick finishes and brick masonry boundary wall with part render.	Satisfactory Condition - patch of damaged bricks and render noted.					
1.1.2	Chimney	Brick chimney stack with clay pots.	Satisfactory Condition -					
1.2	Right elevation		Photographs [5-11]					
1.2.1	Chimney	Brick chimney stack with clay pots and metal flashing.	Satisfactory Condition -					
1.2.2	Roof	Pitched and hipped roof with slate tile finishes and metallic flashing.	Satisfactory Condition - slates slipping to rear right hand verge.					
1.2.3	Rainwater Goods	Painted metallic gutters and downpipes.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.2.4	Walls	Solid masonry walls with brick finishes, rendered masonry and corbel details.	Satisfactory Condition -					
1.2.5	Joinery	Single glazed timber windows, timber doors, fascia and soffit boards with painted decorations.	Satisfactory Condition - some glass broken.					
1.2.6	Miscellaneous	Mixed external lighting and illuminated pub signage.	Satisfactory condition although no formal test of these items have been undertaken by us. - pub signage timber frame rotting.					



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Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.3	Front elevation		Photographs [12-17]					
1.3.1	Chimney	Brick chimney stack with clay pots and metal flashing.	Satisfactory Condition -					
1.3.2	Roof	Pitched and hipped roof with slate tile finishes and metallic flashing.	Satisfactory Condition - flashing to ridge warped, and tiles slipped.					
1.3.3	Rainwater Goods	Painted metallic gutters and downpipes.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.3.4	Walls	Solid masonry walls with brick finishes, rendered masonry and corbel details.	Satisfactory Condition -					
1.3.5	Joinery	Single glazed timber windows, timber doors, fascia and soffit boards with painted decorations.	Satisfactory Condition -					
1.3.6	Miscellaneous	Mixed external lighting and illuminated pub signage.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.4	Left elevation		Photographs [18-27]					
1.4.1	Chimney	Solid masonry chimney stacks with clay pots and metal flashing.	Satisfactory Condition -					
1.4.2	Roof	Pitched and hipped roof with slate tile finishes and metallic flashing. Single storey flat roofing provided with felt and plastic covering.	Satisfactory Condition - slipped slates noted to valley and verges.					



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1.4.3	Rainwater Goods	Painted metallic gutters and downpipes.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.4.4	Walls	Solid masonry walls with brick finishes, rendered masonry and corbel details.	Satisfactory Condition -					
1.4.5	Joinery	Single glazed timber windows, timber doors, fascia and soffit boards with painted decorations.	Satisfactory Condition -					
1.4.6	Miscellaneous	Mixed external lighting and illuminated pub signage.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.4.7	Grounds	Concrete finished yard with timber fencing, brick boundary and gates, beer garden paved with timber fencing and metal railings.	Satisfactory Condition - brick masonry to boundary wall damaged.					
2	Internal							
2.5	Main bar	Photographs [28-36]						
2.5.1	Ceilings	Lath and plaster ceiling, fully decorated including, lining paper and water based paint, oil based paint.	Satisfactory Condition -					
2.5.2	Walls	Solid masonry walls and partitions with, plaster finishes, timber panelling, lining paper and mixed decorations.	Satisfactory Condition -					
2.5.3	Floors	Suspended timber floor, timber boarding and vinyl flooring.	Satisfactory Condition -					



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2.5.4	Joinery	Single glazed timber windows, timber doors, frames, skirting boards, bar unit and back bar fittings.	Satisfactory Condition -					
2.5.5	Miscellaneous	Emergency lighting, smoke detection, call point, wall mounted TV, speakers, switch gear, cables, fixed seating.	Satisfactory condition although no formal test of these items have been undertaken by us. - fixed seating fabric deteriorated.					
2.6	Ladies toilets		Photographs [37-43]					
2.6.1	Ceilings	Plasterboard ceiling , fully decorated including, lining paper and water based paint, oil based paint.	Satisfactory Condition -					
2.6.2	Walls	Mixed timber stud partitions and masonry walls with, plaster finishes, paint decoration and ceramic tiling.	Satisfactory Condition -					
2.6.3	Floors	Solid concrete floor and vinyl flooring.	Satisfactory Condition -					
2.6.4	Joinery	Timber non fire rated door, timber panel door, skirting boards, architraves and reported items fully decorated.	Satisfactory Condition -					
2.6.5	Miscellaneous	Bulk head light fittings, ceramic bathroom suite, emergency light.	Satisfactory condition although no formal test of these items have been undertaken by us. -					



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2.7	Gents toilets		Photographs [44-52]					
2.7.1	Ceilings	lath and plaster ceiling, fully decorated including, lining paper and water based paint, oil based paint.	Satisfactory Condition -					
2.7.2	Walls	solid masonry walls and partitions with, plaster finishes, plastic cladding, lining paper and paint decoration.	Satisfactory Condition - plastic clad wall sections damaged.					
2.7.3	Floors	solid concrete floor and ceramic tiling.	Satisfactory Condition - some tiles broken.					
2.7.4	Joinery	Single glazed timber windows, timber doors and frames with painted decorations.	Satisfactory Condition - split timber door insets.					
2.7.5	Miscellaneous	Emergency light fitting, bulkhead light, ceramic bathroom suite.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.8	Bedroom (front left)		Photographs [53-54]					
2.8.1	Ceilings	lath and plaster ceiling, fully decorated including, lining paper and water based paint, oil based paint.	Satisfactory Condition -					
2.8.2	Walls	solid masonry walls and partitions with, plaster finishes, lining paper and paint decoration.	Satisfactory Condition -					



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.8.3	Joinery	single glazed timber windows, timber panel door, skirting boards and reported items fully decorated.	Satisfactory Condition -					
2.8.4	Floors	suspended timber floor and carpet finishes.	Satisfactory Condition -					
2.8.5	Miscellaneous	pendant light, switches and sockets and radiator.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.9	Living room		Photographs [55-59]					
2.9.1	Ceilings	plasterboard ceiling , fully decorated including, lining paper and water based paint, oil based paint.	Satisfactory Condition -					
2.9.2	Walls	solid masonry walls and partitions with, plaster finishes, timber panels, lining paper and paint decoration.	Satisfactory Condition -					
2.9.3	Joinery	single glazed timber windows, timber panel door, skirting boards and reported items fully decorated.	Satisfactory Condition -					
2.9.4	Floors	suspended timber floor and carpet finishes.	Satisfactory Condition -					
2.9.5	Miscellaneous	pendant light, switches and sockets and radiator.	Satisfactory condition although no formal test of these items have been undertaken by us. -					



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.10	Kitchen		Photographs [60-63]					
2.10.1	Ceilings	plasterboard ceiling , fully decorated including, lining paper and water based paint, oil based paint.	Satisfactory Condition -					
2.10.2	Floors	suspended timber floor and carpet flooring.	Satisfactory Condition -					
2.10.3	Walls	solid masonry walls and partitions with, plaster finishes, lining paper, paint decoration and ceramic tiling.	Satisfactory Condition -					
2.10.4	Joinery	Timber fitted kitchen units, single glazed timber window, panelled door.	Satisfactory Condition -					
2.10.5	Miscellaneous	pendant light and switches and sockets.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.11	Bedroom (rear right)		Photographs [64-65]					
2.11.1	Ceilings	lath and plaster ceiling, fully decorated including, lining paper and water based paint, oil based paint.	Satisfactory Condition -					
2.11.2	Walls	solid masonry walls and partitions with, plaster finishes, lining paper and paint decoration.	Satisfactory Condition -					
2.11.3	Joinery	single glazed timber windows, timber panel door, skirting boards and reported items fully decorated.	Satisfactory Condition -					



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2.11.4	Floors	suspended timber floor and carpet finishes.	Satisfactory Condition -					
2.11.5	Miscellaneous	pendant light, switches and sockets and radiator.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.12	Bathroom		Photographs [66-68]					
2.12.1	Ceilings	plasterboard ceiling , fully decorated including, lining paper and water based paint, oil based paint.	Satisfactory Condition -					
2.12.2	Walls	mixed timber stud partitions and masonry walls with, plaster finishes, lining paper, stain decoration and ceramic tiling.	Satisfactory Condition -					
2.12.3	Floors	suspended timber floor and vinyl flooring.	Satisfactory Condition -					
2.12.4	Joinery	Single glazed timber window, panelled doors, with painted decorations.	Satisfactory Condition -					
2.12.5	Miscellaneous	spot light, hot water cylinder, radiator, pipework, ceramic sink, toilet and acrylic bath.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.13	Bedroom (rear left)		Photographs [69-71]					
2.13.1	Ceilings	Plaster ceiling fully decorated.	Satisfactory Condition -					



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2.13.2	Walls	Mixed solid masonry and timber stud walls with plaster finishes, and timber cladding.	Satisfactory Condition -					
2.13.3	Floors	Suspended timber floor with carpet finishes.	Satisfactory Condition - stained carpet.					
2.13.4	Joinery	Timber panelled doors, single glazed window, skirting and architrave joinery.	Satisfactory Condition -					
2.13.5	Miscellaneous	Gas boiler, pendant lights, switches and sockets.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.14	Cellar		Photographs [72-75]					
2.14.1	Ceilings	Plaster ceiling with painted decorations.	Satisfactory Condition -					
2.14.2	Walls	Solid painted masonry with plaster finishes.	Satisfactory Condition -					
2.14.3	Floors	Solid concrete floor.	Satisfactory Condition -					
2.14.4	Joinery	Timber doors, frames and painted decorations.	Satisfactory Condition -					
2.14.5	Miscellaneous	Air cooling unit, bulkhead lights.	Satisfactory condition although no formal test of these items have been undertaken by us. -					





Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Painters Arms, 51 Cross Street, Cowes, PO31 7TA





Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Painters Arms, 51 Cross Street, Cowes, PO31 7TA





Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Painters Arms, 51 Cross Street, Cowes, PO31 7TA





Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Painters Arms, 51 Cross Street, Cowes, PO31 7TA



D. Supplementary Photographs.



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Painters Arms, 51 Cross Street, Cowes, PO31 7TA



D. Supplementary Photographs.



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Painters Arms, 51 Cross Street, Cowes, PO31 7TA



D. Supplementary Photographs.



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Painters Arms, 51 Cross Street, Cowes, PO31 7TA



D. Supplementary Photographs.



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Painters Arms, 51 Cross Street, Cowes, PO31 7TA





Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Painters Arms, 51 Cross Street, Cowes, PO31 7TA



D. Supplementary Photographs.



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Painters Arms, 51 Cross Street, Cowes, PO31 7TA



D. Supplementary Photographs.



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Painters Arms, 51 Cross Street, Cowes, PO31 7TA



D. Supplementary Photographs.



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Painters Arms, 51 Cross Street, Cowes, PO31 7TA



D. Supplementary Photographs.



Photo 74



Photo 75




Painters Arms, 51 Cross Street, Cowes, PO31 7TA



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			
	David Brooks		
Company	Romans Professional Services Limited.		
Address	Crowthorne House, Nine Mile Ride.		
Town	Crowthorne	County	Berkshire
Postcode	RG40 3GZ	Phone number	02380 820110
Website	www.romanssurveyors.com	Fax number	02380 820119
Email	surveyors@romans.co.uk		
Property address	Painters Arms, 51 Cross Street, Cowes, PO31 7TA		
Client's name	Punch Taverns	Date this report was produced	17th March 2018



Painters Arms, 51 Cross Street, Cowes, PO31 7TA



E. Declaration of document publication.

E2. Document Publication declaration.

I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection.

Actioned by: David Brooks

Signature:



Painters Arms, 51 Cross Street, Cowes, PO31 7TA

