



CONDITION SURVEY
Punch Taverns
202954 | Liverpool Arms
79 Northgate Street
Chester

UK

CONDITION SURVEY

25 June 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	15



Condition Survey
Punch Taverns

PHOTO SCHEDULE

1. Property Overview

Address

Pub Name:	202954 Liverpool Arms
Site Reference Number:	202954
Address:	79 Northgate Street
	Chester
	UK
Prepared by:	Gleeds
Conducted On:	
Document No.	
Audit:	

Condition Survey
Punch Taverns

PHOTO SCHEDULE

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: 02.04. TRADE AREA – BAR</p> <p>Element: 2.26. Internal Doors /</p> <p>Description: Timber door</p> <p>Grade: 2 - Satisfactory</p> <p>Priority: Years 1-5</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Door won't closer properly</p> <p>Location: Bar area leading to ladies toilets</p>
	<p>Section: 03.01. DOMESTIC ACCOMMODATION - LOUNGE</p> <p>Element: 2.26. Internal Doors /</p> <p>Description: Timber door</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Replace</p> <p>Defect:</p> <p>Scope of Works: Handles missing</p> <p>Location: Accommodation lounge</p>
	<p>Section: 01.01. PUB FRONTAGE</p> <p>Element: 2.6. Roof Coverings /</p> <p>Description: Natural slating</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Loose slates</p> <p>Location: External</p>

PHOTO SCHEDULE




	
	<p>Section: 01.01. PUB FRONTAGE</p> <p>Element: 2.6. Roof Coverings /</p> <p>Description: Natural slating</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Loose slates</p> <p>Location: External</p>
	<p>Section: 01.01. PUB FRONTAGE</p> <p>Element: 2.6. Roof Coverings /</p> <p>Description: Natural slating</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Loose slates</p> <p>Location: External</p>

PHOTO SCHEDULE




	<p>Section: 01.01. PUB FRONTAGE</p> <p>Element: 2.6. Roof Coverings /</p> <p>Description: Natural slating</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Loose slates</p> <p>Location: External</p>
	<p>Section: 01.01. PUB FRONTAGE</p> <p>Element: 2.6. Roof Coverings /</p> <p>Description: Natural slating</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Loose slates</p> <p>Location: External</p>
	<p>Section: 01.01. PUB FRONTAGE</p> <p>Element: 2.6. Roof Coverings /</p> <p>Description: Natural slating</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Loose slates</p> <p>Location: External</p>

PHOTO SCHEDULE




	<p>Section: 01.01. PUB FRONTAGE</p> <p>Element: 2.6. Roof Coverings /</p> <p>Description: Natural slating</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Loose slates</p> <p>Location: External</p>
	<p>Section: 01.01. PUB FRONTAGE</p> <p>Element: 2.6. Roof Coverings /</p> <p>Description: Natural slating</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Loose slates</p> <p>Location: External</p>
	<p>Section: 01.01. PUB FRONTAGE</p> <p>Element: 2.6. Roof Coverings /</p> <p>Description: Natural slating</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Loose slates</p> <p>Location: External</p>

PHOTO SCHEDULE

	<p>Section: 02.04. TRADE AREA – BAR</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: None</p> <p>Defect:</p> <p>Scope of Works: Lessee reports damp issues on this wall caused by damaged down pipes outside</p> <p>Location: Bar area</p>
	<p>Section: 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Damp issues</p> <p>Location: Accommodation bedroom 1</p>
	<p>Section: 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Damp issues</p> <p>Location: Accommodation bedroom 1</p>

PHOTO SCHEDULE




	<p>Section: 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Damp issues</p> <p>Location: Accommodation bedroom 1</p>
	<p>Section: 03.04. DOMESTIC ACCOMMODATION - BEDROOM 2</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Damp damage caused by loose slates above on the roof</p> <p>Location: Accommodation bedroom 2</p>
	<p>Section: 03.01. DOMESTIC ACCOMMODATION - LOUNGE</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Carpet</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Replace</p> <p>Defect:</p> <p>Scope of Works: Poor condition</p> <p>Location: Accommodation lounge</p>

PHOTO SCHEDULE




	<p>Section: 03.01. DOMESTIC ACCOMMODATION - LOUNGE</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Carpet</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Replace</p> <p>Defect:</p> <p>Scope of Works: Poor condition</p> <p>Location: Accommodation lounge</p>
	<p>Section: 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Carpet</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Replace</p> <p>Defect:</p> <p>Scope of Works: Poor condition</p> <p>Location: Accommodation bedroom 1</p>
	<p>Section: 03.05. DOMESTIC ACCOMMODATION - BEDROOM 3</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Damp damage from the loose slates on the roof above</p> <p>Location: Accommodation bedroom 3</p>

PHOTO SCHEDULE

	<p>Section: 03.17. DOMESTIC ACCOMMODATION - CORRIDORS</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 2 - Satisfactory</p> <p>Priority: Years 1-5</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Damp damage</p> <p>Location: Accommodation corridor</p>
	<p>Section: 03.17. DOMESTIC ACCOMMODATION - CORRIDORS</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 2 - Satisfactory</p> <p>Priority: Years 1-5</p> <p>Action: Repair</p> <p>Defect:</p> <p>Scope of Works: Damp damage</p> <p>Location: Accommodation corridor</p>
	<p>Section: 02.04. TRADE AREA – BAR</p> <p>Element: 3.4. Internal Windows /</p> <p>Description: Glazing</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Replace</p> <p>Defect:</p> <p>Scope of Works: Cracked glass</p> <p>Location: Trade area bar</p>

PHOTO SCHEDULE




	<p>Section: 02.04. TRADE AREA – BAR</p> <p>Element: 3.4. Internal Windows /</p> <p>Description: Glazing</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Replace</p> <p>Defect:</p> <p>Scope of Works: Cracked glass</p> <p>Location: Trade area bar</p>
	<p>Section: 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1</p> <p>Element: 3.4. Internal Windows /</p> <p>Description: Glazing</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Replace</p> <p>Defect:</p> <p>Scope of Works: Cracked glass</p> <p>Location: Accommodation bedroom 1</p>
	<p>Section: 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1</p> <p>Element: 3.4. Internal Windows /</p> <p>Description: Glazing</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Replace</p> <p>Defect:</p> <p>Scope of Works: Cracked glass</p> <p>Location: Accommodation bedroom 1</p>

PHOTO SCHEDULE

	<p>Section: 03.05. DOMESTIC ACCOMMODATION - BEDROOM 3</p> <p>Element: 3.4. Internal Windows /</p> <p>Description: Glazing</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Replace</p> <p>Defect:</p> <p>Scope of Works: Cracked glass</p> <p>Location: Accommodation bedroom 3</p>
	<p>Section: 03.05. DOMESTIC ACCOMMODATION - BEDROOM 3</p> <p>Element: 3.4. Internal Windows /</p> <p>Description: Glazing</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Replace</p> <p>Defect:</p> <p>Scope of Works: Cracked glass</p> <p>Location: Accommodation bedroom 3</p>
	<p>Section: 03.15. DOMESTIC ACCOMMODATION - STAIRCASE / CIRCULATION AREAS</p> <p>Element: 3.4. Internal Windows /</p> <p>Description: Glazing</p> <p>Grade: 1 - Poor</p> <p>Priority: Less than 1 year</p> <p>Action: Replace</p> <p>Defect:</p> <p>Scope of Works: Broken windows - window frames in bad condition</p> <p>Location: Accommodation stairs</p>



Condition Survey
Punch Taverns

PHOTO SCHEDULE

3. Section Photographic Schedule