



200139 | Trafalgar Hotel / 1

CONDITION SURVEY
Punch Taverns
200139 | Trafalgar Hotel
60 Trafalgar Street West

Scarborough
UK

CONDITION SURVEY

24 August 2018

Gleeds
Wilford House
1 Clifton Lane
Wilford
Nottingham
NG11 7AT



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Condition Survey
Punch Taverns

PHOTO SCHEDULE

1. Property Overview

Address

Pub Name:	200139 Trafalgar Hotel
Site Reference Number:	200139
Address:	60 Trafalgar Street West
	Scarborough
	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>200139 Trafalgar Hotel / 01.02. EXTERNALS / 1.1.1 / 1</p>	<p>Section: 01.02. EXTERNALS</p> <p>Element: 1.1. Foundations & Structure /</p> <p>Description: General condition of external structure</p> <p>Grade: 6</p> <p>Priority: Y20+</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: External</p>
 <p>200139 Trafalgar Hotel / 01.02. EXTERNALS / 2.10.2 / 1</p>	<p>Section: 01.02. EXTERNALS</p> <p>Element: 2.10. Roof Features /</p> <p>Description: Chimney</p> <p>Grade: 6</p> <p>Priority: Y20+</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Roof</p>
 <p>200138 Trafalgar Hotel / 01.02. EXTERNALS / 2.16.24 / 1</p>	<p>Section: 01.02. EXTERNALS</p> <p>Element: 2.16. External Walls (Facia) Finish Shop Front /</p> <p>Description: External wall decoration</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: In a good condition</p> <p>Location: External</p>

PHOTO SCHEDULE


 <p>380138 Trafalgar Hotel / 01.02. EXTERNALS / 2.16.24 / 2</p>	<p>Section: 01.02. EXTERNALS Element: 2.16. External Walls (Facia) Finish Shop Front / Description: External wall decoration Grade: 6 Priority: Y6-10 Action: Other Defect: Good Scope of Works: In a good condition Location: External</p>
 <p>380138 Trafalgar Hotel / 01.02. EXTERNALS / 2.20.6 / 1</p>	<p>Section: 01.02. EXTERNALS Element: 2.20. Windows / Description: uPVC casement Grade: 6 Priority: Y20+ Action: Other Defect: Good Scope of Works: Good condition Location: External</p>
 <p>380138 Trafalgar Hotel / 01.02. EXTERNALS / 2.20.6 / 2</p>	<p>Section: 01.02. EXTERNALS Element: 2.20. Windows / Description: uPVC casement Grade: 6 Priority: Y20+ Action: Other Defect: Good Scope of Works: Good condition Location: External</p>

PHOTO SCHEDULE



 <p>200139 Traftalgar Hotel / 01.02. EXTERNALS / 2.21.3 / 1</p>	<p>Section: 01.02. EXTERNALS Element: 2.21. External Doors / Description: Timber Grade: 6 Priority: Y11-20 Action: Other Defect: Good Scope of Works: Good condition Location: External doors</p>
 <p>200139 Traftalgar Hotel / 02.10. TRADE AREA - GENTS TOILETS / 2.26.6 / 1</p>	<p>Section: 02.10. TRADE AREA – GENTS TOILETS Element: 2.26. Internal Doors / Description: Timber door Grade: 6 Priority: Y11-20 Action: Other Defect: Good Scope of Works: Good condition Location: Gents WC</p>
	<p>Section: 02.11. TRADE AREA – LADIES TOILETS Element: 2.26. Internal Doors / Description: Timber door Grade: 6 Priority: Y11-20 Action: Other Defect: Good Scope of Works: Good condition Location: Ladies WC</p>

PHOTO SCHEDULE


 <p>200139 Thealgar Hotel / 02.11. TRADE AREA - LACKIES TOILETS / 2.26.6 / 1</p>	
 <p>200139 Thealgar Hotel / 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1 / 2.26.4 / 1</p>	<p>Section: 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1</p> <p>Element: 2.26. Internal Doors /</p> <p>Description: Timber door</p> <p>Grade: 6</p> <p>Priority: Y11-20</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 1</p>
	<p>Section: 03.04. DOMESTIC ACCOMMODATION - BEDROOM 2</p> <p>Element: 2.26. Internal Doors /</p> <p>Description: Timber door</p> <p>Grade: 6</p> <p>Priority: Y11-20</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 2</p>

PHOTO SCHEDULE



 <p>390139 Taberna Hotel 03.04. DOMESTIC ACCOMMODATION - BEDROOM 2 / 2.26.4 / 1</p>	
 <p>390139 Taberna Hotel 03.05. DOMESTIC ACCOMMODATION - BEDROOM 3 / 2.26.4 / 1</p>	<p>Section: 03.05. DOMESTIC ACCOMMODATION - BEDROOM 3</p> <p>Element: 2.26. Internal Doors /</p> <p>Description: Timber door</p> <p>Grade: 6</p> <p>Priority: Y11-20</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 3</p>
	<p>Section: 03.06. DOMESTIC ACCOMMODATION - BEDROOM 4</p> <p>Element: 2.26. Internal Doors /</p> <p>Description: Timber door</p> <p>Grade: 6</p> <p>Priority: Y11-20</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 4</p>

PHOTO SCHEDULE


 <p>280139 Trafalgar Hotel / 03.09. DOMESTIC ACCOMMODATION - BEDROOM 4 / 2.26.6 / 1</p>	
 <p>280139 Trafalgar Hotel / 03.15. DOMESTIC ACCOMMODATION - wc / 2.26.6 / 1</p>	<p>Section: 03.15. DOMESTIC ACCOMMODATION - wc Element: 2.26. Internal Doors / Description: Timber door Grade: 6 Priority: Y11-20 Action: Other Defect: Good Scope of Works: Good condition Location: WC</p>
	<p>Section: 03.13. DOMESTIC ACCOMMODATION - KITCHEN Element: 2.26. Internal Doors / Description: Fire door solid Grade: 6 Priority: Y11-20 Action: Other Defect: Good Scope of Works: Good condition Location: Kitchen</p>

PHOTO SCHEDULE



 <p>200139 Tavalagar Hotel / 03.13. DOMESTIC ACCOMMODATION - KITCHEN / 2.26.7 / 1</p>	
 <p>200139 Tavalagar Hotel / 04.04. BACK OF HOUSE - TRADE KITCHEN / 2.26.7 / 2</p>	<p>Section: 04.04. BACK OF HOUSE – TRADE KITCHEN</p> <p>Element: 2.26. Internal Doors /</p> <p>Description: Fire door solid</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Kitchen</p>
	<p>Section: 02.04. TRADE AREA – BAR</p> <p>Element: 2.26. Internal Doors /</p> <p>Description: Fire door glazed</p> <p>Grade: 6</p> <p>Priority: Y11-20</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bar</p>

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 <p>200139 Trafalgar Hotel / 02.04. TRADE AREA – BAR / 2.26.B / 1</p>	
 <p>200139 Trafalgar Hotel / 02.07. TRADE AREA – FUNCTION ROOM / 2.26.B / 1</p>	<p>Section: 02.07. TRADE AREA – FUNCTION ROOM</p> <p>Element: 2.26. Internal Doors /</p> <p>Description: Fire door glazed</p> <p>Grade: 6</p> <p>Priority: Y11-20</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Entrance door</p>
 <p>200138 Trafalgar Hotel / 01.02. EXTERNALS / 2.6.3 / 1</p>	<p>Section: 01.02. EXTERNALS</p> <p>Element: 2.6. Roof Coverings /</p> <p>Description: Clay tiles</p> <p>Grade: 6</p> <p>Priority: Y20+</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Roof</p>

PHOTO SCHEDULE


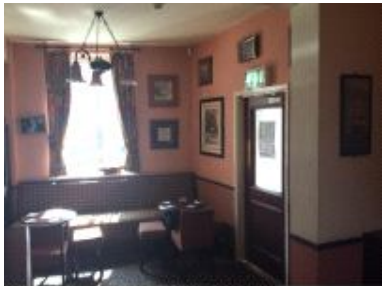

 <p>280126 TheFolger Hotel / 02.04. TRADE AREA – BAR / 3.1.1 / 1</p>	<p>Section: 02.04. TRADE AREA – BAR</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bar</p>
 <p>280126 TheFolger Hotel / 02.04. TRADE AREA – BAR / 3.1.1 / 2</p>	<p>Section: 02.04. TRADE AREA – BAR</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bar</p>
 <p>280126 TheFolger Hotel / 02.07. TRADE AREA – FUNCTION ROOM / 3.1.1 / 1</p>	<p>Section: 02.07. TRADE AREA – FUNCTION ROOM</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Games room</p>

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 <p>280138 Trafalgar Hotel / 02.07. TRADE AREA – FUNCTION ROOM / 3.1.1 / 2</p>	<p>Section: 02.07. TRADE AREA – FUNCTION ROOM</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Games room</p>
 <p>280139 Trafalgar Hotel / 03.01. DOMESTIC ACCOMMODATION - LOUNGE / 3.1.1 / 2</p>	<p>Section: 03.01. DOMESTIC ACCOMMODATION - LOUNGE</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Lounge</p>
 <p>280138 Trafalgar Hotel / 03.01. DOMESTIC ACCOMMODATION - LOUNGE / 3.1.1 / 3</p>	<p>Section: 03.01. DOMESTIC ACCOMMODATION - LOUNGE</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Lounge</p>

PHOTO SCHEDULE



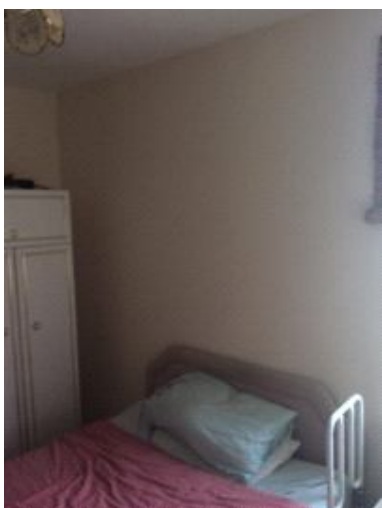
 <p>200130 Tobacco Hotel / 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1 / 3.3.1 / 1</p>	<p>Section: 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 1</p>
 <p>200139 Tobacco Hotel / 03.04. DOMESTIC ACCOMMODATION - BEDROOM 2 / 3.3.1 / 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: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 2</p>
 <p>200139 Tobacco Hotel / 03.05. DOMESTIC ACCOMMODATION - BEDROOM 3 / 3.3.1 / 1</p>	<p>Section: 03.05. DOMESTIC ACCOMMODATION - BEDROOM 3</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Be 3</p>

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 <p>200126 Trafalgar Hotel / 03.06. DOMESTIC ACCOMMODATION - BEDROOM 4 / 3.1.5 / 1</p>	<p>Section: 03.06. DOMESTIC ACCOMMODATION - BEDROOM 4</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 4</p>
 <p>200128 Trafalgar Hotel / 03.13. DOMESTIC ACCOMMODATION - KITCHEN / 3.1.5 / 1</p>	<p>Section: 03.13. DOMESTIC ACCOMMODATION - KITCHEN</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Kitchen</p>
 <p>200139 Trafalgar Hotel / 03.14. DOMESTIC ACCOMMODATION - BATHROOM / 3.1.5 / 1</p>	<p>Section: 03.14. DOMESTIC ACCOMMODATION - BATHROOM</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bathroom</p>

PHOTO SCHEDULE




 <p>200139 Trafalgar Hotel / 03.15. DOMESTIC ACCOMMODATION - WC / 3.1.1 / 1</p>	<p>Section: 03.15. DOMESTIC ACCOMMODATION - wc</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: WC</p>
 <p>200138 Trafalgar Hotel / 04.05. CELLAR / 3.1.1 / 1</p>	<p>Section: 04.05. CELLAR</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Decoration generally</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Cellar</p>
 <p>200139 Trafalgar Hotel / 03.14. DOMESTIC ACCOMMODATION - BATHROOM / 3.1.1 / 1</p>	<p>Section: 03.14. DOMESTIC ACCOMMODATION - BATHROOM</p> <p>Element: 3.1. Wall Finishes /</p> <p>Description: Ceramic tiles</p> <p>Grade: 7</p> <p>Priority: Y20+</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bathroom</p>

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 <p>200139 Trafalgar Hotel / 02.04. TRADE AREA – BAR / 3.2.1 / 1</p>	<p>Section: 02.04. TRADE AREA – BAR</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Carpet</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bar</p>
 <p>200139 Trafalgar Hotel / 02.07. TRADE AREA – FUNCTION ROOM / 3.2.1 / 1</p>	<p>Section: 02.07. TRADE AREA – FUNCTION ROOM</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Carpet</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Games room</p>
	<p>Section: 03.01. DOMESTIC ACCOMMODATION - LOUNGE</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Carpet</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Lounge</p>

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 <p>280139 Trafalgar Hotel / 03.03. DOMESTIC ACCOMMODATION - LOUNGE / 3.2.1 / 1</p>	
 <p>280139 Trafalgar Hotel / 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1 / 3.2.1 / 1</p>	<p>Section: 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Carpet</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 1</p>
	<p>Section: 03.04. DOMESTIC ACCOMMODATION - BEDROOM 2</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Carpet</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 2</p>

PHOTO SCHEDULE



 <p>280139 Tabbys Hotel 03.04. DOMESTIC ACCOMMODATION - BEDROOM 2 / 3.2.1 / 1</p>	
 <p>280139 Tabbys Hotel 03.05. DOMESTIC ACCOMMODATION - BEDROOM 3 / 3.2.1 / 1</p>	<p>Section: 03.05. DOMESTIC ACCOMMODATION - BEDROOM 3</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Carpet</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 3</p>
	<p>Section: 03.06. DOMESTIC ACCOMMODATION - BEDROOM 4</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Carpet</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 4</p>

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 <p>200129 Trafalgar Hotel / 03.04. DOMESTIC ACCOMMODATION - BEDROOM 4 / 3.2.1 / 1</p>	
 <p>200129 Trafalgar Hotel / 03.15. DOMESTIC ACCOMMODATION - wc / 3.2.1 / 1</p>	<p>Section: 03.15. DOMESTIC ACCOMMODATION - wc Element: 3.2. Floor Finishes / Description: Carpet Grade: 6 Priority: Y11-20 Action: Other Defect: Good Scope of Works: Good condition Location: WC</p>
	<p>Section: 02.04. TRADE AREA – BAR Element: 3.2. Floor Finishes / Description: Timber Floor Grade: 6 Priority: Y11-20 Action: Other Defect: Good Scope of Works: Good condition Location: Bar</p>

PHOTO SCHEDULE

 <p>200139 Trafalgar Hotel / 02.04. TRADE AREA – BAR / 3.2.17 / 1</p>	
 <p>200139 Trafalgar Hotel / 02.07. TRADE AREA – FUNCTION ROOM / 3.2.17 / 1</p>	<p>Section: 02.07. TRADE AREA – FUNCTION ROOM</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Timber Floor</p> <p>Grade: 7</p> <p>Priority: Y11-20</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Games room</p>
	<p>Section: 04.05. CELLAR</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Solid Concrete</p> <p>Grade: 7</p> <p>Priority: Y20+</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: In a good condition</p> <p>Location: Cellar</p>

PHOTO SCHEDULE



 <p>200139 Trafalgar Hotel / 04.05. CELLAR / 3.2.18 / 1</p>	
 <p>290139 Trafalgar Hotel / 03.13. DOMESTIC ACCOMMODATION - KITCHEN / 3.2.4 / 1</p>	<p>Section: 03.13. DOMESTIC ACCOMMODATION - KITCHEN</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Vinyl sheet (standard)</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Kitchen</p>
	<p>Section: 02.04. TRADE AREA – BAR</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Vinyl sheet (non-slip)</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bar</p>

PHOTO SCHEDULE



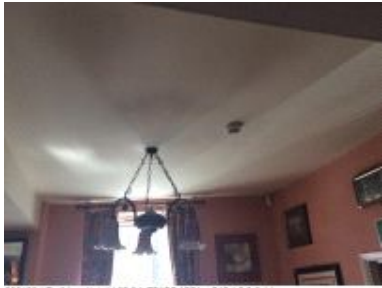
 <p>200139 Trafalgar Hotel / 02.04. TRADE AREA – BAR / 3.2.5 / 1</p>	
 <p>200139 Trafalgar Hotel / 03.14. DOMESTIC ACCOMMODATION – BATHROOM / 3.2.5 / 1</p>	<p>Section: 03.14. DOMESTIC ACCOMMODATION - BATHROOM</p> <p>Element: 3.2. Floor Finishes /</p> <p>Description: Vinyl sheet (non-slip)</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bathroom</p>
 <p>200139 Trafalgar Hotel / 02.04. TRADE AREA – BAR / 3.3.0 / 1</p>	<p>Section: 02.04. TRADE AREA – BAR</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bar</p>

PHOTO SCHEDULE




 <p>200136 Thafalgar Hotel / 02.04. TRADE AREA – BAR / 3.3.3 / 2</p>	<p>Section: 02.04. TRADE AREA – BAR</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bar</p>
 <p>200139 Thafalgar Hotel / 02.07. TRADE AREA – FUNCTION ROOM / 3.3.3 / 1</p>	<p>Section: 02.07. TRADE AREA – FUNCTION ROOM</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Games room</p>
 <p>200138 Thafalgar Hotel / 02.07. TRADE AREA – FUNCTION ROOM / 3.3.3 / 2</p>	<p>Section: 02.07. TRADE AREA – FUNCTION ROOM</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Games room</p>

PHOTO SCHEDULE

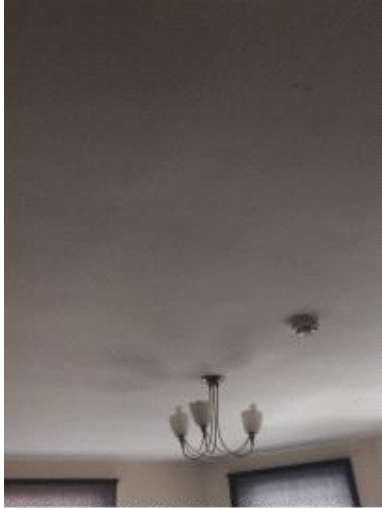

 <p>290139 Trafalgar Hotel / 03.01. DOMESTIC ACCOMMODATION - LOUNGE / 3.3.8 / 1</p>	<p>Section: 03.01. DOMESTIC ACCOMMODATION - LOUNGE</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Lounge</p>
 <p>290139 Trafalgar Hotel / 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1 / 3.3.8 / 1</p>	<p>Section: 03.03. DOMESTIC ACCOMMODATION - BEDROOM 1</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 1</p>
	<p>Section: 03.04. DOMESTIC ACCOMMODATION - BEDROOM 2</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 2</p>

PHOTO SCHEDULE




 <p>280139 Troligårn Hotel / 03.04. DOMESTIC ACCOMMODATION - BEDROOM 2 / 3.3.8 / 1</p>	
 <p>280139 Troligårn Hotel / 03.05. DOMESTIC ACCOMMODATION - BEDROOM 3 / 3.3.8 / 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: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 3</p>
 <p>280139 Troligårn Hotel / 03.06. DOMESTIC ACCOMMODATION - BEDROOM 4 / 3.3.8 / 1</p>	<p>Section: 03.06. DOMESTIC ACCOMMODATION - BEDROOM 4</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bed 4</p>

PHOTO SCHEDULE


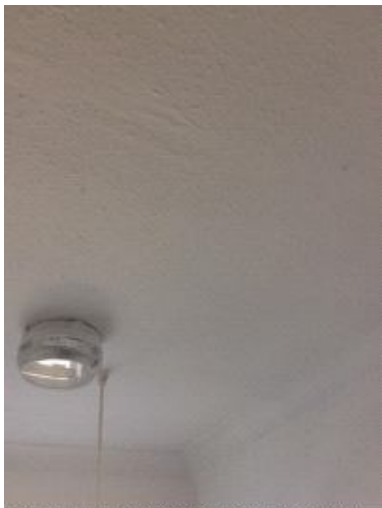

 <p>280138 Trafalgar Hotel / 03.13. DOMESTIC ACCOMMODATION - KITCHEN / 3.3.8 / 1</p>	<p>Section: 03.13. DOMESTIC ACCOMMODATION - KITCHEN</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Kitchen</p>
 <p>280139 Trafalgar Hotel / 03.14. DOMESTIC ACCOMMODATION - BATHROOM / 3.3.8 / 1</p>	<p>Section: 03.14. DOMESTIC ACCOMMODATION - BATHROOM</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bathroom</p>
 <p>280139 Trafalgar Hotel / 03.15. DOMESTIC ACCOMMODATION - wc / 3.3.8 / 1</p>	<p>Section: 03.15. DOMESTIC ACCOMMODATION - wc</p> <p>Element: 3.3. Ceiling Finishes /</p> <p>Description: Decoration paint</p> <p>Grade: 5</p> <p>Priority: Y5</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: WC</p>

PHOTO SCHEDULE




 <p>200138 Trafalgar Hotel / 04.05. CELLAR / 3.3.8 / 1</p>	<p>Section: 04.05. CELLAR Element: 3.3. Ceiling Finishes / Description: Decoration paint Grade: 5 Priority: Y5 Action: Other Defect: Good Scope of Works: Good condition Location: Cellar</p>
 <p>200139 Trafalgar Hotel / 02.11. TRADE AREA – LADIES TOILETS / 5.1.3 / 1</p>	<p>Section: 02.11. TRADE AREA – LADIES TOILETS Element: 5.1. Sanitary Facilities / Description: Ladies Toilet generally Grade: 6 Priority: Y6-10 Action: Other Defect: Good Scope of Works: Good condition Location: Ladies WC</p>
 <p>200139 Trafalgar Hotel / 02.11. TRADE AREA – LADIES TOILETS / 5.1.3 / 2</p>	<p>Section: 02.11. TRADE AREA – LADIES TOILETS Element: 5.1. Sanitary Facilities / Description: Ladies Toilet generally Grade: 6 Priority: Y6-10 Action: Other Defect: Good Scope of Works: Good condition Location: Ladies WC</p>

PHOTO SCHEDULE



 <p>200139 Trafalgar Hotel / 02.10. TRADE AREA – GENTS TOILETS / 5.1.10 / 1</p>	<p>Section: 02.10. TRADE AREA – GENTS TOILETS</p> <p>Element: 5.1. Sanitary Facilities /</p> <p>Description: Gents Toilet generally</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Gents WC</p>
 <p>200139 Trafalgar Hotel / 02.10. TRADE AREA – GENTS TOILETS / 5.1.10 / 2</p>	<p>Section: 02.10. TRADE AREA – GENTS TOILETS</p> <p>Element: 5.1. Sanitary Facilities /</p> <p>Description: Gents Toilet generally</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Gents WC</p>
	<p>Section: 04.04. BACK OF HOUSE – TRADE KITCHEN</p> <p>Element: 5.2. Trade Kitchen /</p> <p>Description: Trade Kitchen</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Trade kitchen</p>

PHOTO SCHEDULE


 <p>200139 Trillick Hotel / 04.04. BACK OF HOUSE - TRADE KITCHEN / 5.2.1 / 3</p>	
 <p>200139 Trillick Hotel / 04.04. BACK OF HOUSE - TRADE KITCHEN / 5.2.1 / 2</p>	<p>Section: 04.04. BACK OF HOUSE – TRADE KITCHEN</p> <p>Element: 5.2. Trade Kitchen /</p> <p>Description: Trade Kitchen</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Trade kitchen</p>
	<p>Section: 01.02. EXTERNALS</p> <p>Element: 8.5. External Signage /</p> <p>Description: External signage</p> <p>Grade: 6</p> <p>Priority: Y6-10</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: External</p>

PHOTO SCHEDULE

 <p>200139 Trafalgar Hotel / 01.02. EXTERNALS / 8.5.1 / 1</p>	
 <p>200139 Trafalgar Hotel / 01.02. EXTERNALS / 8.5.1 / 2</p>	<p>Section: 01.02. EXTERNALS Element: 8.5. External Signage / Description: External signage Grade: 6 Priority: Y6-10 Action: Other Defect: Good Scope of Works: Good condition Location: External</p>
	<p>Section: 05.01. SERVICES Element: 9.3. Boilers & Heating / Description: Boiler Plant - Gas General Grade: 6 Priority: Y6-10 Action: Other Defect: Good Scope of Works: Stelrad group Location: Boiler room</p>

Condition Survey
Punch Taverns

PHOTO SCHEDULE

<p>200139 Trafalgar Hotel / 05.01. SERVICES / 9.3.1 / 1</p>	
<p>200139 Trafalgar Hotel / 05.01. SERVICES / 9.4.13 / 1</p>	<p>Section: 05.01. SERVICES</p> <p>Element: 9.4. Fire Alarm & Protection /</p> <p>Description: Fire Alarm Panel</p> <p>Grade: 6</p> <p>Priority: Y11-20</p> <p>Action: Other</p> <p>Defect: Good</p> <p>Scope of Works: Good condition</p> <p>Location: Bottom of stairs</p>



Condition Survey
Punch Taverns

PHOTO SCHEDULE

3. Section Photographic Schedule