

# Schedule of Condition



**Property Address:**

The Engine Inn  
Cripples Ease  
Nanclatra  
TR20 8NF

**Outlet Number:**

202681

**Document  
Reference:**

N/A

Rev.  
Year 0

**Document Date:**

6th November 2018



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

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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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.

Revision	Revision Date	Revision Details	Reviewers Company	Report Authors Name
Year 0	6th November 2018	Initial Issue	Romans Professional Services Ltd	Josh Thomas



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## B. Background Information.

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### 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.
Good Condition	Reported elements had no apparent defects, being, clean and well maintained, element is likely to offer a long serviceable life.
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 Tuesday 6th November 2018 and, at the time of inspection the weather was mixed conditions with some rain and, the premises were closed to the public 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 Cripples Ease. 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.

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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.

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### B3. Summary of Construction

The Engine Inn is a public house constructed of rubble filled stone walls and masonry walls with either stone facing or render finishes. Internal partitions are formed of both masonry and timber stud types and the main building and outbuildings are enveloped by a hand-cut timber and purlin pitched roof structure and are covered with both natural and artificial slate and clay ridge tiles. There is also a section of flat roof covered with mineral felt and a shallow pitched roof above the commercial kitchen covered with asbestos board. The ground floor is of a solid concrete type and the first floors are suspended timber, both floors with mixed coverings.

### B4. Accommodation

#### Ground Floor -

Bar area, ladies toilets, gents toilets, dining area, commercial kitchen, chilled beer store in outbuilding, ground floor letting room, ground floor letting room bathroom

#### First Floor -

Stairs and first-floor landing, left side room, first-floor room centre left aspect, first-floor office, first-floor room centre right aspect, right side room, first-floor bathroom, first-floor toilet, first-floor letting room, first-floor letting room bathroom



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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	Front elevation		Photographs [ 2-3 ]					
1.1.1	Chimney	Two stone built chimneys, the right hand of which has brickwork upper section and cement flaunching. Both have clay pots and lead flashing. There is also a central chimney which has been rendered and appears to have a steel cowling.	Satisfactory Condition					
1.1.2	Rainwater Goods	Painted plastic gutters, plastic downpipes with surface water gullies.	Satisfactory Condition					
1.1.3	Roof	Multiple pitched roofs with both natural and artificial slate covering and concrete ridge tiles.	Satisfactory Condition - note moss growth, replaced tiles and missing tile from left section of roof.					
1.1.4	Walls	Rubble filled stonewall with stone facing.	Satisfactory Condition - note some vegetation to wall.					
1.1.5	Joinery	Three solid timber entrance doors, fascia board and multiple timber framed sash windows all paint finished.	Satisfactory Condition					
1.1.6	Miscellaneous	Satellite dish, mixed external lighting, illuminated pub signage, cables, wall mounted planters and security alarm sounder.	Satisfactory condition although no formal test of these items have been undertaken by us.					



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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
1.2	<b>Left elevation</b>		<b>Photographs [ 4 ]</b>					
1.2.1	Rainwater Goods	Painted plastic gutters running from front elevation to downpipe running over single storey extension and into unseen surface water drainage. Also plastic gutter to flat roof and downpipe running into unseen drainage connection.	Satisfactory Condition where seen. Some vegetation to extension gutter.					
1.2.2	Roof	Shallow flat roof covered with asbestos board.	Satisfactory Condition					
1.2.3	Walls	Rubble filled stonewall with stone facing. Solid masonry single storey extension with paint decoration.	Satisfactory Condition					
1.2.4	Joinery	Two timber framed windows to single storey extension, timber fascia board and timber enclosing fence.	Satisfactory Condition					
1.3	<b>Rear elevation</b>		<b>Photographs [ 5-7 ]</b>					
1.3.1	Rainwater Goods	Painted plastic gutters and downpipes with surface water gullies.	Satisfactory Condition - note some downpipes miss gullies.					
1.3.2	Roof	Multiple pitched roofs with both natural and artificial slate covering, concrete ridge tiles and lead valley gutter. Also mineral felt flat roof to left-hand side, plastic covering to lean-to and asbestos board to right-hand side single-storey extensions.	Satisfactory Condition overall but note some debris and moss to right side roofs.					



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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
1.3.3	Walls	Rubble filled stonewall with stone facing and solid masonry wall with render finishes.	Satisfactory Condition					
1.3.4	Joinery	Timber framed lean-to shelter, timber fascia board, multiple timber framed windows, solid timber entrance door and glazed timber double entrance doors all paint finished.	Satisfactory Condition					
1.3.5	Miscellaneous	Mixed external lighting, illuminated pub signage, non-illuminated pub signage, weather vane, plastic soil and waste pipes and mixed plastic and metal soil and waste pipes.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>1.4</b>	<b>Right elevation</b>		<b>Photographs [ 8 ]</b>					
1.4.1	Rainwater Goods		Fair Condition/Good Condition/New Condition/Poor Condition/Satisfactory Condition/Satisfactory condition although no formal test of these items have been undertaken by us.   -					
1.4.2	Walls	Rubble filled stone wall with stone facing and rubble and masonry constructed single store rear extension with paint and render finishes.	Satisfactory Condition					
1.4.3	Joinery	Glazed timber door and timber framed casement window, both stain finished.	Satisfactory Condition					
1.4.4	Miscellaneous	Mixed cabling and service boxes	Satisfactory condition although no formal test of					



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
			these items have been undertaken by us.					
<b>1.5</b>	<b>Rear beer garden</b>		<b>Photographs [ 49-55 ]</b>					
1.5.1	Grounds	Partial concrete slab hardstanding enclosed by rubble stone walls and timber fencing. Large grassy garden area enclosed by mixed boundary fencing. Timber play structure to garden and mixed planting throughout.	Satisfactory Condition - garden maintenance required.					
1.5.2	Outbuildings	Two stone constructed outbuildings enveloped by pitched roof with slate tiles and clay ridge tiles. One is two storey and contains letting rooms and has timber doors and timber framed windows. The other is single storey and contains a chilled beer store. Both have plastic gutters with metal downpipes.	Satisfactory Condition - note timber lean-to abutted to single storey outbuilding has defective roof covering.					
<b>2</b>	<b>Internal</b>							
<b>2.6</b>	<b>Bar area</b>		<b>Photographs [ 9-16 ]</b>					
2.6.1	Ceilings	Mixed plasterboard with lining paper and some timber boarding.	Satisfactory Condition					
2.6.2	Walls	solid masonry walls and partitions with exposed masonry finishes, paint decoration and timber cladding. There are also two stone built fireplaces.	Satisfactory Condition					



## 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
2.6.3	Floors	Solid concrete floor, stone flooring and carpet finishes. There is vinyl fitted to the rear of the bar.	Satisfactory Condition - note metal strip to edge of carpet loose.					
2.6.4	Joinery	Timber bar area with mixed shelving. Fixed timber seating areas, exposed framework and mixed shelving throughout, all paint finished.	Satisfactory Condition - note some wear and tear to bar counter.					
2.6.5	Miscellaneous	Mixed ceiling and wall lights, emergency light fitting, switches and sockets, fire alarm call point, smoke detector, cabling, speakers, wall mounted TV, wood burning stove, feature fire opening, radiator, pipework, extractor fan and steel sink.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.7</b>	<b>Ladies toilets</b>		<b>Photographs [ 17-18 ]</b>					
2.7.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition					
2.7.2	Walls	Mixed timber stud partitions and masonry walls with timber panelling and paint decoration.	Satisfactory Condition					
2.7.3	Floors	Solid concrete floor with vinyl covering and ceramic tiling.	Satisfactory Condition					
2.7.4	Joinery	Solid timber doors, timber framed windows and timber sink unit all paint finished.	Satisfactory Condition					
2.7.5	Miscellaneous	Fluorescent light, pendant light, emergency light fitting, switches and sockets, smoke detector, fire alarm sounder, electric heater, radiator, pipework, extractor fan, ceramic sink and toilet.	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
<b>2.8</b>	<b>Gents toilets</b>		<b>Photographs [ 19-21 ]</b>					
2.8.1	Ceilings	Plasterboard ceiling with textured paint decoration.	Satisfactory Condition					
2.8.2	Walls	Mixed timber stud partitions and masonry walls with ceramic tiling and textured paint decoration.	Satisfactory Condition - note some removal holes to tiles and one cracked at low level rear of toilet door.					
2.8.3	Floors	Solid concrete floor with ceramic tiling.	Satisfactory Condition					
2.8.4	Joinery	Solid timber doors, timber framed windows and sills all paint finished.	Satisfactory Condition					
2.8.5	Miscellaneous	Spotlights, switches and sockets, radiator, pipework, extractor fan, ceramic sink, slab urinal and toilet. Also electric heater.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.9</b>	<b>Dining area</b>		<b>Photographs [ 22 ]</b>					
2.9.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition					
2.9.2	Walls	Mixed timber stud partitions and masonry walls with mixed lining paper decoration, painted timber cladding and exposed stonework. There is also a fireplace.	Satisfactory Condition					
2.9.3	Floors	Solid concrete floor and carpet finishes.	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
2.9.4	Joinery	Timber door, timber storage area, fixed timber seating area and timber framed sash window, all paint finished. Also exposed timber joists.	Satisfactory Condition					
2.9.5	Miscellaneous	Spotlight, switches and sockets, fire alarm control panel, smoke detector, cabling, feature fire opening, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.10</b>	<b>Commercial kitchen</b>		<b>Photographs [ 23-26 ]</b>					
2.10.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition					
2.10.2	Walls	Mixed timber stud partitions and masonry walls with plastic cladding and ceramic tiling.	Satisfactory Condition - note some wear and tear to tiles including removal holes and hairline cracks.					
2.10.3	Floors	Solid concrete floor with vinyl covering.	Satisfactory Condition - note individual areas of damaged vinyl under sink.					
2.10.4	Joinery	Glazed timber doors, solid timber door to front entrance, timber framed windows and roof windows, working surfaces, mixed storage and shelving.	Satisfactory Condition					
2.10.5	Miscellaneous	Fluorescent light, emergency light fitting, switches and sockets, fire alarm call point, electrical distribution board, smoke detector, cabling, conduits, PIR sensor, commercial	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
		kitchen air extract equipment, steel sink and ceramic sink.						
<b>2.11</b>	<b>Chilled beer store in outbuilding</b>		<b>Photographs [ 27-28 ]</b>					
2.11.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition					
2.11.2	Walls	Solid masonry walls and partitions with paint decoration.	Satisfactory Condition - lightly soiled due to wear and tear- painting in progress.					
2.11.3	Floors	Solid concrete floor and no floor coverings.	Satisfactory Condition - soiled in places due to wear and tear.					
2.11.4	Joinery	Solid timber door, boarded windows, loft hatch and mixed shelving, all paint finished.	Satisfactory Condition					
2.11.5	Miscellaneous	Bulkhead light, switches and sockets, electrical distribution board, pipework, cellar cooling equipment and ceramic sink.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.12</b>	<b>Ground floor letting room</b>		<b>Photographs [ 29-30 ]</b>					
2.12.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition					
2.12.2	Walls	Mixed timber stud partitions and masonry walls with lining paper and paint decoration.	Satisfactory Condition					
2.12.3	Floors	Solid concrete floor with timber laminate covering.	Satisfactory Condition					



## C. Schedule of Condition.

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2.12.4	Joinery	Solid timber doors, timber-framed windows, exposed timber joists and low-level pipe boxing.	Satisfactory Condition					
2.12.5	Miscellaneous	Feature wall lights, emergency light fitting, switches and sockets, electrical distribution board, electric radiator and smoke detector.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.13</b>	<b>Ground floor letting room bathroom</b>		<b>Photographs [ 31 ]</b>					
2.13.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition					
2.13.2	Walls	Timber stud walls with ceramic tiling.	Satisfactory Condition					
2.13.3	Floors	Solid concrete floor with ceramic tiling. Note, this is a wet room so there is a drain within the floor.	Satisfactory Condition					
2.13.4	Joinery	Solid timber door.	Satisfactory Condition					
2.13.5	Miscellaneous	Bulkhead light, emergency light fitting, ceramic sink, toilet, extractor fan, towel radiator, electric space heater, electric shower and disabled seat and handrails.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.14</b>	<b>First floor letting room</b>		<b>Photographs [ 32-33 ]</b>					
2.14.1	Ceilings	Exposed roof void with infill panelling between rafters.	Satisfactory Condition					
2.14.2	Walls	Mixed timber stud partitions and masonry walls with paint decoration.	Satisfactory Condition					



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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
2.14.3	Floors	Suspended timber floor with timber laminate covering.	Satisfactory Condition					
2.14.4	Joinery	Solid timber doors, timber framed windows and exposed timber roof structure.	Satisfactory Condition					
2.14.5	Miscellaneous	Feature wall lights, pendant light, emergency light fitting, switches and sockets, electrical distribution board and smoke detector. Also electric radiator.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.15</b>	<b>First floor letting room bathroom</b>		<b>Photographs [ 34 ]</b>					
2.15.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition					
2.15.2	Walls	Timber stud walls with ceramic tiling.	Satisfactory Condition					
2.15.3	Floors	Suspended timber floor with ceramic tiling.	Satisfactory Condition					
2.15.4	Joinery	Solid timber door and timber framed window.	Satisfactory Condition					
2.15.5	Miscellaneous	Bulkhead light, emergency light fitting, ceramic sink, toilet, extractor fan, towel radiator, electric space heater, electric shower with plastic tray and glass enclosure.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.16</b>	<b>Stairs and first floor landing</b>		<b>Photographs [ 35-37 ]</b>					
2.16.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition					
2.16.2	Walls	Timber stud walls with lining paper.	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
2.16.3	Floors	Suspended timber floor with carpet finishes.	Poor Condition - carpet worn and fraying at joints.					
2.16.4	Joinery	Timber staircase with stringer but no handrail. Solid timber doors, skirting boards, loft hatch and timber framed windows.	Satisfactory Condition					
2.16.5	Miscellaneous	Pendant light, emergency light fitting, switches and sockets, fire alarm call point, smoke detector and conduits.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.17</b>	<b>Left side room</b>		<b>Photographs [ 38 ]</b>					
2.17.1	Ceilings	Timber boarded ceiling with lining paper.	Satisfactory Condition					
2.17.2	Walls	Mixed timber stud partitions and masonry walls with paint decoration. Fireplace filled in.	Satisfactory Condition					
2.17.3	Floors	Suspended timber floor with timber laminate covering.	Satisfactory Condition where seen.					
2.17.4	Joinery	Solid timber door, timber sash window with sill, timber skirting boards, storage area and worktop with mixed storage.	Satisfactory Condition - where seen.					
2.17.5	Miscellaneous	Mixed ceiling and wall lights, switches and sockets, smoke detector, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					



## 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
<b>2.18</b>	<b>First floor room centre left aspect</b>		<b>Photographs [ 39 ]</b>					
2.18.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition					
2.18.2	Walls	Mixed timber stud partitions and masonry walls with paint decoration and lining paper	Satisfactory Condition					
2.18.3	Floors	Suspended timber floor with carpet covering.	Satisfactory Condition where seen.					
2.18.4	Joinery	Solid timber door, timber sash window with sill, internal borrowed light windows, timber skirting boards and storage area. Also, filled in interconnecting doorway.	Satisfactory Condition - where seen.					
2.18.5	Miscellaneous	Pendant light, switches and sockets, smoke detector, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.19</b>	<b>First floor office</b>		<b>Photographs [ 40 ]</b>					
2.19.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition					
2.19.2	Walls	Mixed timber stud partitions and masonry walls with paint decoration and lining paper	Satisfactory Condition					
2.19.3	Floors	Suspended timber floor with carpet covering.	Satisfactory Condition where seen.					
2.19.4	Joinery	Solid timber door, timber sash window with sill, mixed shelving and timber skirting boards. Also, filled in interconnecting doorway.	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
2.19.5	Miscellaneous	Pendant light, switches and sockets, smoke detector, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.20</b>	<b>First floor room centre right aspect</b>		<b>Photographs [ 41 ]</b>					
2.20.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition					
2.20.2	Walls	Mixed timber stud partitions and masonry walls with paint decoration and lining paper	Satisfactory Condition					
2.20.3	Floors	Suspended timber floor with carpet covering.	Satisfactory Condition where seen.					
2.20.4	Joinery	Solid timber door, timber sash window with sill, mixed shelving, storage and work counter and timber skirting boards. Also, filled in interconnecting doorway.	Satisfactory Condition					
2.20.5	Miscellaneous	Pendant light, switches and sockets, smoke detector, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.21</b>	<b>Right side room</b>		<b>Photographs [ 42-43 ]</b>					
2.21.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition					
2.21.2	Walls	Mixed timber stud partitions and masonry walls with and paint decoration and lining paper.	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
2.21.3	Floors	Suspended timber floor and timber laminate flooring. No covering within storage area.	Satisfactory Condition where seen.					
2.21.4	Joinery	Solid timber door, timber sash window with sill, timber skirting boards and storage area.	Satisfactory Condition.					
2.21.5	Miscellaneous	Pendant light, switches and sockets, smoke detector, radiator and pipework.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.22</b>	<b>First floor bathroom</b>		<b>Photographs [ 44-45 ]</b>					
2.22.1	Ceilings	Plasterboard ceiling and lining paper.	Satisfactory Condition					
2.22.2	Walls	Mixed timber stud partitions and masonry walls with, lining paper and ceramic tiling.	Satisfactory Condition					
2.22.3	Floors	Suspended timber floor with vinyl covering.	Satisfactory Condition					
2.22.4	Joinery	Solid timber door, storage unit and timber sash window all paint finished.	Satisfactory Condition					
2.22.5	Miscellaneous	Bulkhead light, pipework, ceramic sink, acrylic bath, shower tray, glass surround and electric shower. Also towel radiator.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.23</b>	<b>First floor toilet</b>		<b>Photographs [ 46 ]</b>					
2.23.1	Ceilings	Plasterboard ceiling and lining paper.	Satisfactory Condition					



## C. Schedule of Condition.

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2.23.2	Walls	Mixed timber stud partitions and masonry walls with, lining paper and ceramic tiling.	Satisfactory Condition					
2.23.3	Floors	Suspended timber floor with vinyl covering.	Satisfactory Condition					
2.23.4	Joinery	Solid timber door.	Satisfactory Condition					
2.23.5	Miscellaneous	Bulkhead light, pipework, extractor fan, ceramic sink and toilet.	Satisfactory condition although no formal test of these items have been undertaken by us.					
<b>2.24</b>	<b>Roof void</b>		<b>Photographs [ 47-48 ]</b>					
2.24.1	Miscellaneous	Rafter and purlin roof structure with principal rafters and partial mineral insulation.	Satisfactory Condition					



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Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



The Engine Inn, Cripples Ease, Nancledra, TR20 8NF





Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



The Engine Inn, Cripples Ease, Nancledra, TR20 8NF







Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19





Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



## D. Supplementary Photographs.



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



The Engine Inn, Cripples Ease, Nancledra, TR20 8NF





Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37





Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

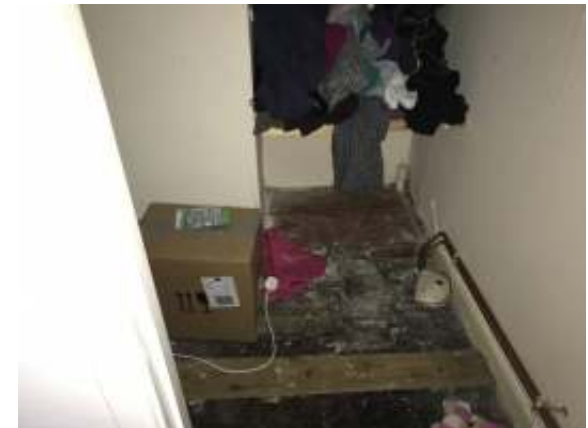


Photo 43





Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49





Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



# E. Declaration of document publication.

## E1. Original Document Issue

Signature	<b>"I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection".</b>  Josh Thomas		
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	The Engine Inn, Cripples Ease, Nancledra, TR20 8NF		
Client's name	Punch Taverns	Date this report was produced	6th November 2018



The Engine Inn, Cripples Ease, Nancledra, TR20 8NF





# E. Declaration of document publication.

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## 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:

Josh Thomas

Signature:



The Engine Inn, Cripples Ease, Nancledra, TR20 8NF

