

THE FINE PUB GROUP – SCHEDULE OF DILAPIDATIONS

PROPERTY: The Fine Pub
Anytown Road, Anytown

LEASE: 20 Year FRI

LESSEE (Outgoing): Mr. Landlord

LESSEE (Ingoing):

Date of Inspection: xxxx

Weather Conditions: Overcast with Drizzle

General Description: A 2-storey brick building with render and timber cladding under slated and felt roofs. Accommodation comprises at 1st floor full bathroom, office, 2 bedrooms and lounge. Ground floor has bar area, dining room, trade kitchen, ladies & gents toilets and cellar area. Externally is a timber barn under corrugated metal sheet roofing.

<u>ITEM</u>	<u>LEASE CLAUSE</u>	<u>AREA</u>	<u>DEFECT</u>	<u>REMEDY</u>	<u>COST</u>
<u>External Areas</u>					
<u>Front Elevation</u>					
Slated Roof	3.7	Complete Roof	Sagging Roof Slopes	Inspect roof timbers and repair as necessary	
Slated Roof	3.7	Right Hand End	Slipped Slates	Re-fix slipped slates	
Brickwork	3.7	Low level below windows	Missing pointing and lifting joints	Re-point in mortar to match existing and re-bed lifting bricks	
Timberwork	3.7	Storm Lobby	Damaged and missing shiplap	Replace timber to match existing profile and decorate to match existing	
<u>Right Elevation</u>					
Rainwater Goods	3.7	Rainwater Pipe	Discharge Shoe buried in ground	Adjust Rainwater shoe to finish above ground level and into rainwater drainage system	

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Rear Elevation					
Rainwater Goods	3.7	Complete System all levels	Blocked and misaligned	Clean out complete system, realign to falls and leave clear and free running	
Slated Roof	3.7	Lean-to over Kitchen	Numerous slipped and damaged slates	Thoroughly overhaul replacing all damaged slates, fixing all slipped slates and leaving all sound	
Felted Roof	3.7	Over Toilets	Accumulated debris	Remove all plant debris and leave clean	
Cement Render	3.7	Adjacent to Kitchen Door	Damaged sections	Properly remove all loose render and renew to finish flush with surrounding areas. Decorate on completion	
Timberwork	3.7	Toilet Block soffit	Rotting plywood	Remove damaged sections and renew to match. Decorate to match existing	
Decorations	3.10.1	All surfaces Render & Timber	Peeling and discoloured surfaces	Decorate all to comply with lease clauses	
Left Elevation					
Decorations	3.10.1	Timber Boarding	Bare timber in areas	Decorate all with Timber preservative paints	

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External Barn					
Corrugated Metal	3.7	Main Roof	Damaged sections	Inspect roof structure and repair with replacement of damaged corrugated sheets to match existing	
Decorations	3.10.1	All vertical surfaces	Undecorated	Decorate all with Timber preservative paints	
Internal Areas					
Electrical	3.7	1 st Floor Bathroom	No light pullcord	Install lighting pullcord	
Decorations	3.10.2	1 st Floor Bathroom	Ceiling Hatch	Decorate ceiling Hatch	
Ironmongery	3.7	1 st Floor Bathroom	No Door Lock	Install Door Lock	
Ironmongery	3.7	1 st Floor Hallway	Missing window lock	Install window locking device to match existing	
Plasterwork	3.7	Staircase at 1 st floor level	Damaged and Damp	Investigate dampness and rectify. Repair damaged plaster to finish flush with surrounding areas.	
Plasterwork	3.7	Ground floor ceiling in lobby under hot water cylinder	Hole in ceiling	Repair hole and decorate to match existing	
Plasterwork	3.7	Trade Kitchen ceiling	Damaged areas	Repair and redecorate	

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General Items Decorations	3.10.1 & 3.10.2	All Levels all Surfaces not previously mentioned	As per lease clauses	Carry out Decorations	
Electrical System	3.23.2	Complete premises	No Certificate on Site	Provide NICEIC certificate of compliance	
Electrical Equipment	3.11.1	All Trade appliances	No PAT certification visible	Provide certification of compliance with Portable Appliance Testing for equipment.	
Asbestos Survey	3.11.1	Complete premises	No survey to establish the presence of any Asbestos	Provide Type 2 survey to comply with Control of Asbestos at Work Regulations 2002	
Disability Discrimination Act	3.11.1	Trade Areas including Toilet Facilities	No Audit Survey available	Provide audit survey report to indicate compliance with Act	
Gas Installation	3.11.1	Complete Gas Installation and Appliances	No Landlords Gas Inspection Certificate available	Supply “Corgi” Gas Inspection Certificate for Installation and Appliances	
Drainage System	3.7	Complete waste management system	No records of service or maintenance	Provide records of servicing and maintenance contracts	