



**Lambert
Smith
Hampton**

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Photographic Schedule of Condition

On

Goulbourne
Borras Park Road
Wrexham
Clywd, LL12 7TF

on behalf of

Star Pubs & Bars

Prepared by
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Date: 4 May 2016
Ref: 0101487-BC-0000



Goulbourne, Borrass Park Road, Wrexham, Clywd, LL12 7TF

Photographic Schedule of Condition
Goulbourne, Borrass Park Road, Wrexham, Clywd, LL12 7TF
May 2016



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Inspection Date: 4 May 2016

This document has been prepared and checked in accordance with the Lambert Smith Hampton Quality Assurance procedures and authorised for release.

Signed: *Lambert Smith Hampton*

.....

For and on behalf of Lambert Smith Hampton

This document has been prepared as an accurate record of the condition of the property as at the date of inspection.

Signed: Signed:

For and on behalf of: For and on behalf of:

Date: Date:

This Schedule of Condition consists of 1No. volume of photographs only. One copy has been produced for each party.

1.0 Introduction

- 1.1 We were instructed by Star Pubs & Bars to prepare a Schedule of Condition of the premises known as the Goulbourne, Borrass Park Road, Wrexham, Clywd, LL12 7TF.
- 1.2 The inspection of the premises was carried out on 4 May 2016 by William Jacobs BSc (Hons) MRICS on behalf of Lambert Smith Hampton.

2.0 Generally

- 2.1 Weather conditions at the time of the inspection were sunny and warm.
- 2.2 Our inspection was based on a visual examination only, without the aid of ladders and with no special facilities for access having been provided.

The inspection was limited as follows:

- This Schedule records the condition of the property photographically at the time of inspection and does not state the cause of defects or prescribe remedies, as this is beyond the scope of a Schedule of Condition,
- We have not carried out a Structural Survey or checked the design of the building in any way whatsoever.
- Covered, unexposed or inaccessible parts of the building structure have not been inspected and are therefore not included within the Schedule. We were not able to gain access to the following areas:
 - No access to roof void and flat roofs.
- We have not carried out sampling or testing to establish the level or presence of radon gas within the building or established whether or not there are any contaminants or hazardous materials present within the building, soil, or sub-strata. We have not undertaken any concrete tests and thus are unable to confirm the presence of high alumina cement, calcium chloride, carbonation of concrete or insufficient depth of concrete cover to reinforcement.
- No specialist inspections of the plumbing, heating, drainage or electrical installations have been arranged and we are therefore unable to confirm they are free from defect and in working order.

3.0 Orientation

- 3.1 Any directions given assume you are facing the front elevation of the premises with 'left', 'right', 'front' and 'rear' referred to accordingly.
- 3.2 The terms 'left' and 'right' are used to describe the two sides of any specific element as viewed by an observer facing the element.

PORTFOLIO OF PHOTOGRAPHS



Photograph 1:



Photograph 2:



Photograph 3:



Photograph 4:



Photograph 5:



Photograph 6:



Photograph 7:



Photograph 8:



Photograph 9:



Photograph 10:



Photograph 11:



Photograph 12:



Photograph 13:



Photograph 14:



Photograph 15:



Photograph 16:



Photograph 17:



Photograph 18:



Photograph 19:



Photograph 20:



Photograph 21:



Photograph 22:



Photograph 23:



Photograph 24:



Photograph 25:



Photograph 26:



Photograph 27:



Photograph 28:



Photograph 29:



Photograph 30:



Photograph 31:



Photograph 32:



Photograph 33:



Photograph 34:



Photograph 35:



Photograph 36:



Photograph 37:



Photograph 38:



Photograph 39:



Photograph 40:



Photograph 41:



Photograph 42:



Photograph 43:



Photograph 44:



Photograph 45:



Photograph 46:



Photograph 47:



Photograph 48:



Photograph 49:



Photograph 50:



Photograph 51:



Photograph 52:



Photograph 53:



Photograph 54:



Photograph 55:



Photograph 56:



Photograph 57:



Photograph 58:



Photograph 59:



Photograph 60:



Photograph 61:



Photograph 62:



Photograph 63:



Photograph 64:



Photograph 65:



Photograph 66:



Photograph 67:



Photograph 68:



Photograph 69:



Photograph 70:



Photograph 71:



Photograph 72:



Photograph 73:



Photograph 74:



Photograph 75:



Photograph 76:



Photograph 77:



Photograph 78:



Photograph 79:



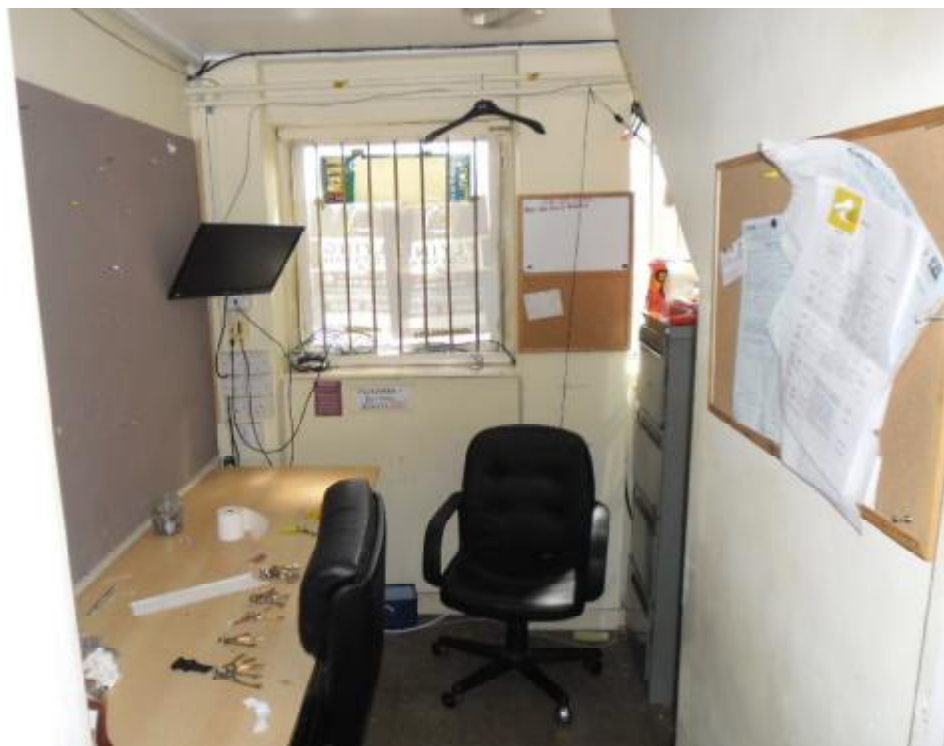
Photograph 80:



Photograph 81:



Photograph 82:



Photograph 83:



Photograph 84:



Photograph 85:



Photograph 86:



Photograph 87:



Photograph 88:



Photograph 89:



Photograph 90:



Photograph 91:



Photograph 92:



Photograph 93:



Photograph 94:



Photograph 95:



Photograph 96:



Photograph 97:



Photograph 98:



Photograph 99:



Photograph 100:



Photograph 101:



Photograph 102:



Photograph 103:



Photograph 104:



Photograph 105:



Photograph 106:



Photograph 107:



Photograph 108:



Photograph 109:



Photograph 110:



Photograph 111:



Photograph 112:



Photograph 113:



Photograph 114:



Photograph 115:



Photograph 116:



Photograph 117:



Photograph 118:



Photograph 119:



Photograph 120:



Photograph 121:



Photograph 122:



Photograph 123:



Photograph 124:



Photograph 125:



Photograph 126:



Photograph 127:



Photograph 128:



Photograph 129:



Photograph 130:



Photograph 131:



Photograph 132:



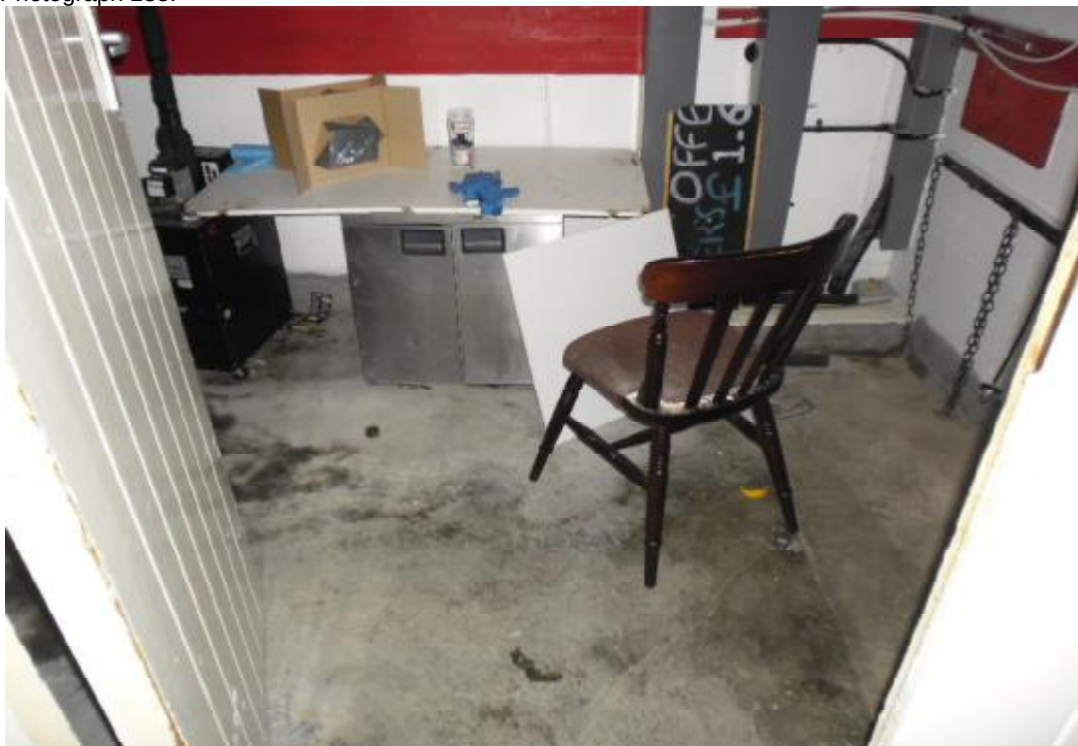
Photograph 133:



Photograph 134:



Photograph 135:



Photograph 136:



Photograph 137:



Photograph 138:



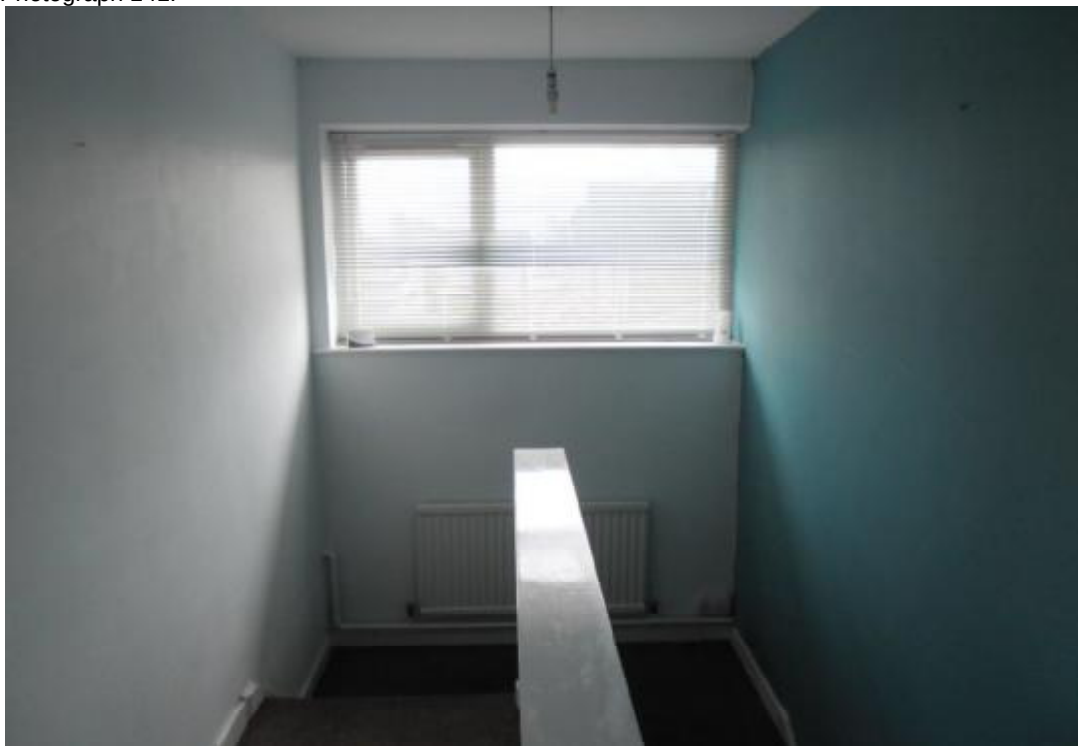
Photograph 139:



Photograph 140:



Photograph 141:



Photograph 142:



Photograph 143:



Photograph 144:



Photograph 145:



Photograph 146:



Photograph 147:



Photograph 148:



Photograph 149:



Photograph 150:



Photograph 151:



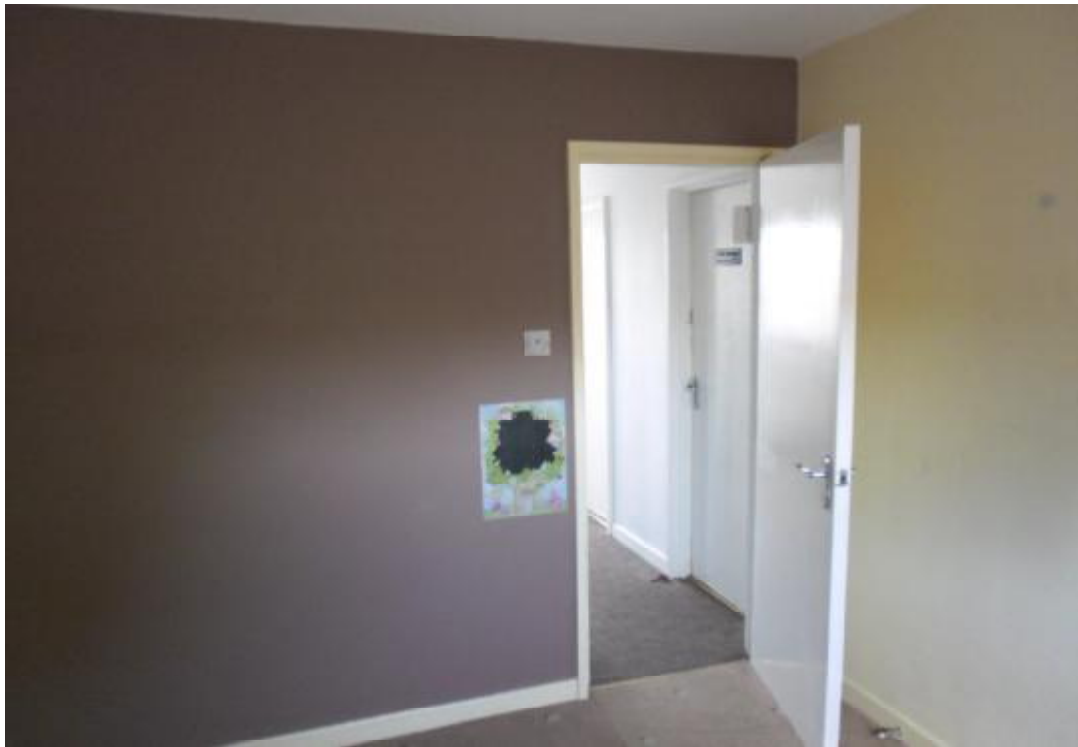
Photograph 152:



Photograph 153:



Photograph 154:



Photograph 155:



Photograph 156:



Photograph 157:



Photograph 158:



Photograph 159:



Photograph 160:



Photograph 161:



Photograph 162:



Photograph 163:



Photograph 164:



Photograph 165:



Photograph 166:



Photograph 167:



Photograph 168:



Photograph 169:



Photograph 170:



Photograph 171:



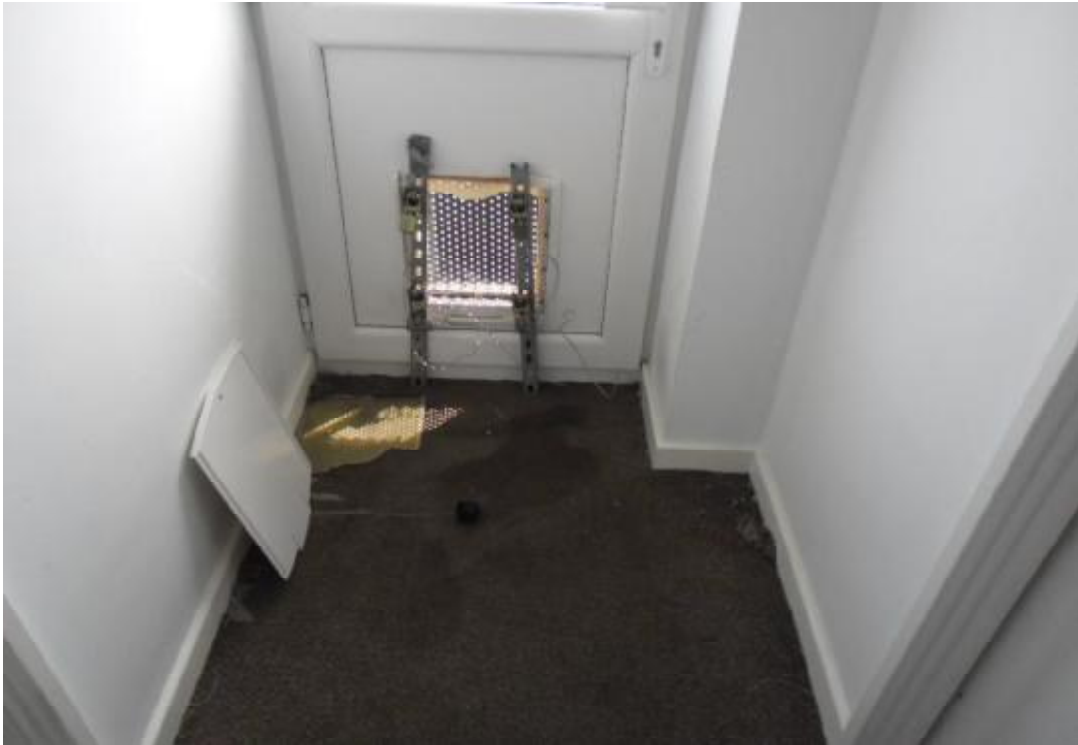
Photograph 172:



Photograph 173:



Photograph 174:



Photograph 175:



Photograph 176:



Photograph 177:



Photograph 178:



Photograph 179:

DESCRIPTION OF PHOTOGRAPHS

Photograph 1: General view of pub.

Roof

Photograph 2: General view of roof to front elevation.

Photograph 3: Alternative view of roof to front elevation.

Photograph 4: General view of roof to front elevation.

Photograph 5: View of vegetation growth within rainwater gutter to front elevation.

Photograph 6: View of roof to left-hand side elevation.

Photograph 7: View of chimney to left-hand side elevation.

Photograph 8: General view of roof to left-hand side elevation.

Front Elevation

Photograph 9: General view of front elevation.

Photograph 10: Right-hand view of front elevation.

Photograph 11: Central view of front elevation.

Photograph 12: Left-hand view of front elevation.

Left-Hand Side Elevation

Photograph 13: General view of left-hand elevation.

Photograph 14: Right-hand view of left elevation.

Photograph 15: Poor decorations to soffits.

Photograph 16: Poor decorations to fascias and soffits.

Photograph 17: General view of left-hand side elevation.

Photograph 18: Left-hand view of left-hand elevation.

Photograph 19: View of damaged brickwork to left-hand side of entrance door.

Photograph 20: Damage to timber threshold.

Rear Elevation

Photograph 21: Right-hand view of rear elevation.

Photograph 22: View of rear elevation.

Photograph 23: View of rear elevation. Decorations to access door flaking.

Photograph 24: View of rear elevation.

Photograph 25: View of rear elevation.

Photograph 26: Damaged timber to soffits to left-hand side of rear elevation.

Right-Hand Elevation

Photograph 27: General view of right-hand elevation.

Photograph 28: General view of right-hand elevation.

Photograph 29: Decorations to fascia flaking and mortar joints between roof verge cracked.

Photograph 30: Left-hand view of right-hand elevation.

Rear Yard and Garage

Photograph 31: General view of yard wall and garage.

Photograph 32: Boundary wall and access gate to rear yard.

Photograph 33: Brickwork damage to right-hand side of vehicle access gate.

Photograph 34: General view of garage.

Photograph 35: Mortar joint damage to roof verge.

Photograph 36: Side view of garage.

Photograph 37: Rear view of garage and boundary wall forming rear yard.

Photograph 38: General view of boundary wall forming rear yard.

Photograph 39: Internal view of rear yard.

Photograph 40: View of yard hardstandings.

Photograph 41: View of hardstandings adjacent garage.

Car Park

Photograph 42: General view of car park.

Photograph 43: General view of car park.

Photograph 44: General view of car park.

Photograph 45: General view of car park.

Photograph 46: View of vegetation growth within car parking area adjacent to kerb stones.

Photograph 47: General view of debris and mud within car parking area.

Photograph 48: View of vegetation growth over spilling into car park.

Photograph 49: General view of car park.

Photograph 50: General view of car park and access road into car park area.

Photograph 51: View of car park to the rear.

Photograph 52: View of car park to the rear of the building.

Hardstandings

Photograph 53: General view of hardstandings to the front elevation and car parking area.

Photograph 54: View of hardstandings adjacent front car park.

Photograph 55: View of hardstandings to the entrance lobby to the front elevation.

Photograph 56: View of manhole cover and undulated tarmacadam pavement area to the front elevation.

Photograph 57: View of cracked paving slabs to front elevation.

Photograph 58: General view of hardstandings to front elevation.

Photograph 59: View of lawn to the left-hand elevation.

Photograph 60: View of pedestrian walkway to left-hand side elevation hardstandings.

Photograph 61: View of lawn to left-hand elevation.

Photograph 62: View of hardstandings to rear elevation.

Photograph 63: View of hardstandings in front of garage.

Photograph 64: View of hardstandings to the right-hand elevation.

Photograph 65: View of hardstandings to right-hand elevation access door.

Photograph 66: View of hardstandings to right-hand elevation.

Yard and Boundary Fence

Photograph 67: View of timber fence enclosing right-hand side yard area.

Photograph 68: View of timber fence.

Photograph 69: View of right-hand side yard area and boundary fence.

Photograph 70: View of right-hand side yard area.

Photograph 71: Alternative view of right-hand side yard area.

Photograph 72: View of right-hand side boundary fence.

Photograph 73: View of boundary fence to right-hand side.

Photograph 74: View of right-hand side yard area.

Photograph 75: View or rear yard area with timber and metal fence.

Photograph 76: View of rear yard.

Photograph 77: View of rear boundary fence.

Photograph 78: View of rear boundary fence.

Photograph 79: View of rear boundary fence with vegetation growth in front of timber fence.

Photograph 80: View of boundary fence between school and car parking area.

INTERNAL

Ground Floor

WC

Photograph 81: General view of hand wash basin.

Photograph 82: General view of WC.

Office

Photograph 83: General view of office.

Photograph 84: General view of safe.

Photograph 85: Alternative view of office.

Photograph 86: View of plasterboard damage to internal office wall.

Corridor

Photograph 87: General view of corridor and corridor floor covering.

Photograph 88: Alternative view of corridor area.

Storage Room

Photograph 89: General view of storage room.

Photograph 90: Light cover missing to light fitting within storage room.

Trading Area

Photograph 91: General view of trading area.

Photograph 92: Damage to ceiling board cover to the centre of the trading area.

Photograph 93: Damage to carpet floor covering to centre of trading area.

Photograph 94: View of missing timber to ceiling to the centre of the main trading area.

Photograph 95: Damage to ceiling within trading area and general view of seating.

Photograph 96: Impact damage to ceiling.

Photograph 97: General view of trading area.

Photograph 98: General view of trading area.

Photograph 99: View of redundant fixing holes to internal walls.

Photograph 100: General view of trading area.

Photograph 101: View of bar.

Photograph 102: Alternative view of bar.

Photograph 103: Impact damage to ceiling above bar area.

Photograph 104: General view of trading area.

Photograph 105: General view of trading area.

Photograph 106: Alternative view of trading area.

Photograph 107: View of internal wall to trading area.

Entrance Lobby

Photograph 108: View of entrance lobby to front elevation.

Photograph 109: Alternative view of entrance lobby to front elevation.

Male WC

Photograph 110: General view of male WC.

Photograph 111: Redundant fixing holes to internal wall tiles.

Photograph 112: Alternative view of male WC.

Photograph 113: Damage to wall tiles fitted to window cill to the right-hand side window.

Photograph 114: View of urinal generally blocked.

Photograph 115: View of WC.

Female WC

Photograph 116: General view of female WC.

Photograph 117: General view of floor covering to female WC.

Photograph 118: View of WC.

Photograph 119: View of WC.

Kitchen

Photograph 120: General view of kitchen.

Photograph 121: Alternative view of kitchen.

Photograph 122: View of removed kitchen sink and kitchen cupboards.

Photograph 123: View of floor covering to entrance lobby to kitchen area acting as storage room.

Photograph 124: View of storage room.

Photograph 125: View of high level kitchen cupboard with both doors removed.

Area Behind Bar

Photograph 126: General view of area behind bar.

Photograph 127: Alternative view of area behind bar.

Photograph 128: General view of area behind bar with metal sink.

Photograph 129: General view of floor covering to area behind bar.

Storage Room to Rear

Photograph 130: General view of storage room.

Photograph 131: Alternative view of storage room.

Photograph 132: View of internal wall to storage room.

Photograph 133: View of concrete floor covering to storage room.

Photograph 134: View of aperture to low level brickwork to rear.

Photograph 135: View of internal walls to storage room.

Photograph 136: View of internal storage room.

Cellar Room

Photograph 137: General view of cellar.

Photograph 138: Alternative view of cellar.

Photograph 139: View of removed suspended ceiling tile to cellar.

First Floor

Staircase

Photograph 140: General view of staircase to first floor.

Photograph 141: General view of first floor landing.

Photograph 142: Alternative view of staircase landing.

Photograph 143: View of removed ceiling access hatch.

Lounge

Photograph 144: General view of lounge.

Photograph 145: View of light fitting.

Photograph 146: View of hairline crack to ceiling covering above window aperture.

Photograph 147: View of crack to ceiling.

Photograph 148: View of damaged power point to internal wall.

Bedroom 1

Photograph 149: General view of bedroom 1.

Photograph 150: General view of bedroom 1.

Photograph 151: General view of bedroom 1.

Photograph 152: View of redundant fixing holes to internal wall to bedroom 1.

Bedroom 2

Photograph 153: General view of bedroom 2.

Photograph 154: General view of floor covering to bedroom 2.

Photograph 155: General view of bedroom 2.

Bedroom 3

Photograph 156: General view of bedroom 3.

Photograph 157: Alternative view of bedroom 3.

Photograph 158: View of internal walls to bedroom 3.

Photograph 159: View of soiled carpet floor coverings to bedroom 3.

Bathroom

Photograph 160: General view of bathroom.

Photograph 161: General view of bathroom walls.

Photograph 162: View of hand wash basin.

Photograph 163: View of soiled vinyl floor covering.

Photograph 164: View of impact damage to plasterboard wall to the left-hand side of the access door to bathroom.

WC

Photograph 165: General view of WC.

Photograph 166: View of soiled floor covering to WC.

Kitchen

Photograph 167: General view of kitchen.

Photograph 168: General view of kitchen.

Photograph 169: General view of kitchen.

Photograph 170: View of dislodged worktop to kitchen area.

Photograph 171: View of internal wall to kitchen.

Corridor

Photograph 172: General view of corridor.

Photograph 173: General view of light fitting within corridor area.

Photograph 174: View of corridor to rear access door.

Photograph 175: View of rear access door.

Photograph 176: View of damaged floor covering to the right-hand side of the rear access door.

Photograph 177: View of damaged pet entrance access hatch to rear entrance door. Also note damage to carpet floor covering.

Photograph 178: View of pet access hatch.

Photograph 179: View of crack to left-hand side of rear access door.

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