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GENERAL

Brief and Personnel

This schedule of condition has been prepared by Mr Simon Kealy BSc (Hons) MSc MRICS following an inspection of the premises on 18th July 2018.

Description

The property comprises a series of buildings and an extensive area of landscaping, both hard and soft. Buildings within this schedule include:

- Boat Store
- Changing Rooms
- Main Community Centre

Limitations

We have not inspected parts of the property which are built in, covered up or made otherwise inaccessible in the normal course of construction, alteration or fitting out and no specialist inspections of the electrical plumbing drainage and mechanical services installations have been arranged. We are therefore unable to state that such parts or services are free from rot, beetle, corrosion or other defects.

The schedule excludes any investigation into structural engineering design, compliance with legislation relating to buildings, or the unsuitable use of high alumina cement or calcium chloride in concrete construction, wood-wool, permanent shuttering or asbestos, except in so far as such matters may come to our knowledge in the normal course of inspecting materials and state of repair.

Finally, in accordance with our standard practice, we confirm this Schedule of Condition is for the attention and purposes of the addressee only and consequently this Practice cannot accept any Third Party liability for the whole or any part hereof.

Glossary of Terms

The descriptive and expressive terms used in the schedule which describe the state of condition of the property are for the purposes of this report defined as follows.

Expression	Definition
Good	Soiled and showing slight signs of wear but able to perform the function for which it was installed.
Fair	Subject to several years wear, but still serviceable and functioning adequately.
Poor	Subject to hard or long-term wear with repair and or renovation generally necessary.

LOCATION	DESCRIPTION	CONDITION	PHOTOGRAPHS
Boat Store:			
Exterior:			
	Profiled asbestos cement roof sheet with integral GRP rooflights and asbestos cement ridge capping pieces.	Extensive lichen and moss growth. Section of ridge capping missing although roof is watertight. GRP rooflights heavily discoloured.	1,2,3,4,5,21
	PVC gutters to both slopes. To the north slope these discharge into a pvc downpipe. On the south slope they discharge into a painted steel downpipe.	Damaged pvc gutter on north slope.	6, 22,24,25
	Gas bottle store is provided with a felted flat roof.	Fair condition.	7.
	External walls comprise rendered blockwork to the north elevation, rendered blockwork to part of the west elevation with timber cladding to the west elevation and timber cladding to the southern elevation.	Render generally fair condition with areas of staining evident. Area of patched render above pedestrian door in gable end and vertical crack extending from this lintel bearing. Minor vertical crack extending through gable end wall at approximate centre position. Finish to boarding weathered.	13, 14, 15,18,19, 20,23,26
	Up and over type pressed metal garage door with paint finish.	Paint finish to door discoloured and flaking with areas of bare metal apparent.	9
	Metal clad pedestrian door with stained timber threshold and frame. Door fitted with digital lock and separate deadlock.	Fair condition. Stain finish to timberwork degraded.	16,17

	Boarded timber door to gas bottle store.	Fair condition.	8
	Exterior lighting comprises bulkhead fitting on western gable.	Fair condition.	18
Interior:			
	Roof structure comprises timber trusses with timber cladding rails/purlins. Trusses have been painted at some time.	Historic damp staining evident to face of timbers. Paint finish to trusses is poor. Weldmesh panels have been installed on the north slope of the roof for security purposes.	27,28,29,30,31,32,33,34,35,36
	Roof storage area comprising timber joists with butt jointed softwood boarding for roof storage area.	Fair condition	
	Elevations to the north, east and west comprise in part facing blockwork with a paint finish. The upper (gable) section to the west elevation is of timber frame construction.	Fair condition.	
	The floor comprises a mass concrete ground bearing slab.	Extensive cracking to surface of slab is evident otherwise fair condition.	40, 41, 42,
	Door onto gas bottle store comprises a pair of steel angle framed doors with mesh infill and paint finish.	Fair condition.	38
	Batten fluorescent light fittings.	Fair condition. Diffusers dirty and discoloured.	

	Three phase electrical supply with circuits wired in PVC sheathed cable, numerous electrical sockets fed via surface mounted cable contained within mini trunking.	Fair condition.	37
Changing Rooms:			
Exterior:			
	Roof finish comprises trapezoidal steel sheet with polyester paint finish. Stained timber fascia.	Paint finish is discoloured. Roof finish is watertight.	44, 45, 53, 60
	Half round black uPVC gutters with circular uPVC downpipes. Stained softwood fascias and soffits.	Fair condition. Localised timber decay in fascia adjacent gutter stop end.	54, 57, 61, 63
	External walls comprise loadbearing blockwork with untreated vertical timber board cladding.	Stained timber boarding weathered but generally sound. Areas of board have sprung or split. Minor decay in base of boards at rear where these are in direct contact with raised ground levels. Block plinth visible at base of cladding.	43, 46, 49, 52, 58, 59, 62, 64, 65, 70, 71, 72
	Softwood double glazed windows.	Fair condition.	68,69,70
	Flush faced plywood exterior door to fire escape.	Exterior plywood face delaminating at base.	47,48
	Stained softwood half glazed exterior door with plywood lower panel.	Fair condition	66

Interior:			
Kitchen and Ticket Kiosk	Painted plaster ceiling	Good condition	
	Painted plaster walls with tile upstand to work surfaces.	Fair condition	
	Sheet vinyl floor coverings.	Fair condition	77, 78
	Panelled interior doors with paint finish	Fair condition	80
	Various kitchen cupboards with laminated work surfaces.	Missing drawer front but otherwise fair condition.	74, 75, 76
	Santon electric water heater	Good condition.	81
Central Corridor	Plastered ceiling with emulsion paint finish.	Fair condition.	85
	Fair faced blockwork walls with paint finish and painted timber skirting boards.	Minor cracking through blockwork joints extending from high level adjacent emergency exit.	82, 83, 84, 86, 87
	Sheet vinyl floor coverings	Good condition.	
Disabled Toilet	Plastered ceiling with emulsion paint finish.	Fair condition.	
	Fully tiled wall surfaces	Fair condition.	88, 89
	Sheet vinyl floor coverings with coved vinyl upstands.	Fair condition.	90, 91

	Vitreous china sanitaryware with painted steel grab rails.	Good condition.	
	Painted panelled door.	Fair condition. Minor damage to bottom rail.	92, 93
Electrical Switch Room/Store			
	Part ply boarded part plasterboard ceiling.	Poor condition. Extensive damp staining and mould growth to surfaces.	95, 96
	Fair faced blockwork walls.	Fair condition.	
	Screeded floor	Fair condition.	94
	Painted timber door.	Fair condition.	
	Electrical fittings	Fair condition.	97
Referee Changing Room:			
	Plasterboard and painted ceiling	Fair condition. Mould growth on ceiling area within toilet and shower.	102
	Fair faced blockwork walls, painted with tiled surfaces to wet areas.	Fair condition.	99, 100
	Sheet vinyl floor coverings	Good condition.	98
	Joinery fixtures comprising coat rail, bench seat.	Fair condition.	
	Sanitary fittings	Fair condition.	101, 103

Boiler Room:			
	Plasterboard and painted ceiling	Fair condition. Limited mould growth on ceiling area.	109
	Fair faced blockwork walls.	Fair condition.	
	Screeded concrete floor.	Fair condition.	108
	Hot water storage tanks, pressure vessels and associated controls.	Good condition.	104, 105, 106, 107
	Painted flush plywood doors.	Fair condition.	
Home Team Changing Room:			
	Painted plasterboard ceiling generally. PVC tongued and grooved ceiling board.	Fair condition. Paintwork flaking within toilet cubicle.	112, 119
	Painted plaster finishes to wall surfaces generally, fully tiled within wet areas.	Fair condition. Uneven plaster to base of walls.	110, 116, 117, 118, 120
	Sheet vinyl floor coverings.	Fair condition.	113
	Fixed seating comprising blockwork bases and painted timber slats.	Fair condition.	
	Painted timber rails with aluminium cost hooks.	Fair condition.	114, 115
	Thermostatically controlled showers with surface mounted copper feed pipework and chromed fittings.	Fair condition.	
	Painted flush plywood doors.	Fair condition.	

	Vitreous china sanitary ware	Good condition.	111
Away Team Changing Room:			
	Painted plasterboard ceiling generally. PVC tongued and grooved ceiling board.	Fair condition. Paintwork flaking within toilet cubicle.	
	Painted plaster finishes to wall surfaces generally, fully tiled within wet areas.	Fair condition. Paint finishes within toilet area stained at low level.	122, 123, 124, 125, 129, 130
	Sheet vinyl floor coverings.	Fair condition.	127, 128
	Fixed seating comprising blockwork bases and painted timber slats.	Fair condition.	126
	Painted timber rails with aluminium cost hooks.	Fair condition.	
	Thermostatically controlled showers with surface mounted copper feed pipework and chromed fittings.	Fair condition.	131
	Painted flush plywood doors.	Fair condition.	132
	Vitreous china sanitary ware	Good condition.	
Swim Changing Rooms			
	Corrugated polycarbonate roof sheet	Good condition	
	Timber framed construction with stained ship lap board to external face.	Good condition	147, 148, 149, 151, 152, 153, 154
	Pre-cast concrete slab flooring.	Good condition	150

	Stained softwood benching and coat rails.	Good condition	
Pump Room			
(no internal inspection possible)	Felted flat roof	Fair condition. PVC gutter dropped.	156, 157
	Timber framed construction with stained timber horizontal cladding.	Fair condition	155
External Areas to Swimming Pool			
	Galvanized steel posts with galvanized chain mesh fencing to part.	Fair condition.	143, 144, 141, 142, 189
	Horizontal timber plank fencing on timber posts to part.	Fair condition	145, 146, 139, 140, 133, 134, 137, 138, 135, 136
	Pre-cast concrete pavings with grouted joints and pre-cast edgings onto pool.	Areas of paving uneven and grouting between slabs perished/missing.	158 to 178
	Pavings generally comprise a mixture of in-situ concrete and pre-cast concrete paving.	Pre-cast concrete pavings uneven and approximately ten percent of these cracked. In-situ concrete paving in fair condition, one small area settled/cracked.	179 to 188
Community Centre			
Exterior:			
	Profiled asbestos cement roof coverings to main pitched roof area.	Asbestos cement sheeting is degraded with extensive lichen and moss growth.	240, 241, 242, 257, 258, 259, 260

	uPVC half round rainwater goods to main pitched roof.	Fair condition. Downpipe on south elevation out of alignment.	274
	Painted board fascias and barge board to pitched roof areas.	Fair condition.	243, 245
	Felted flat roof coverings to single storey building at rear with welted detail to perimeter, PVC gutters and painted plywood fascia.	Felt covering aged but watertight. Wet rot in ply fascia. Extensive moss growth on surface of roof.	214, 215, 222, 227, 228, 229
	Profiled asbestos cement sheet covering to boiler room and adjoining store with PVC rainwater good.	Fair condition. Extensive moss growth on surface of sheet.	250, 251
	Stained softwood vertical boarding to elevations to two-storey building with portion of asbestos cement/GRP cladding to upper portion of west gable.	Timber boarding weathered. Areas of sprung timber board on west gable. Section of GRP cladding on the west gable lifted.	190, 191, 192, 193, 194, 233, 244, 249, 261, 262, 263, 264, 275
	Cavity masonry single storey extension at rear with painted render finish.	Fractured render to right hand reveal of double doors onto western end of skittle alley. Minor diagonal crack from left handle lintel bearing to ground floor window on west elevation. Vertical crack extending through render full height to north elevation. Diagonal crack from right hand lintel bearing to double doors on north elevation. Hairline crack below window cill on east elevation.	208, 212, 213, 216, 217, 219, 221, 223, 224, 225
	Painted single glazed steel windows with timber sub-frames and cills.	Extensive wet rot in subframes and cills.	205, 206, 207, 209, 230, 231, 232, 234, 266, 267, 268, 269, 273

	Single storey lean-to extension to boiler room/dry goods store with mixture of timber boarding, painted and unpainted brick and render.	Fair condition. Paint finish blistered to northern elevation. Step cracking through brick joints.	246, 254, 256
	Flush ply door onto bottle store.	Wet rot in frame. Fair condition.	247, 248
	Flush ply fire door at first floor to west elevation	Fair condition	
	Flush ply fire door at first floor to north elevation	Weather bar missing to base of door. Wet rot in door frames. Delaminating plywood to base of door.	235
	Pair of flush plywood exterior doors to north elevation.	Wet rot in frames and delaminating plywood to door leaves.	218, 220
	Pair of flush plywood exterior doors with fanlight over onto skittle alley, west elevation.	Poor condition. Delamination of plywood to base of doors.	204, 210, 211
	Painted timber louvre doors onto boiler room.	Poor condition. Wet rot in styles and bottom rails. Louvres missing.	252, 253
	uPVC windows onto bar area	Good condition	
	uPVC doors to main entrance and kitchen.	Good condition	
	Felted roof to main entrance porch and canopy.	Fair condition	265
	Tiled porch floor with concrete access ramp.	Fair condition	272

	Timber fire escape stair.	Timbers weathered. Wet rot in base of newel at ground level. Decay in timbers to landing.	196, 197, 198, 199, 200, 201, 202, 203
	Steel fire escape stair.	Extensive corrosion in treads and frame. Paving below is very uneven	226, 236, 237, 238, 239
	Interior:		
Cellar area	Boarded ceiling with paint finish.	Poor condition. Mould growth evident and boards deflected.	276, 278, 279
	Painted blockwork enclosing walls	Fair condition.	277, 281, 282, 283
	Plain screeded concrete floor.	Fair condition.	280
Bar Area	Painted board ceiling	Fair condition.	
	Plastered/boarded wall surfaces.	Fair condition.	284
	Sheet vinyl covering to floor.	Fair condition.	285, 287
	Bar fixtures comprises stained and varnished blockboard and softwood framing.	Fair condition.	286, 289
Kitchen Area	Suspended ceiling comprising exposed grid and lay in tiles.	Good condition.	291, 293
	Hygienic PVC wall linings to working areas	Good condition.	
	Sheet vinyl covering to floor	Good condition.	294, 295, 296

	White laminated kitchen units with grey post formed work surface and inset sink.	Good condition.	291, 292
Pantry/Dry Goods Store	Plasterboard ceiling with paint finish.	Minor staining otherwise good condition	298
	Painted plasterwork to wall surfaces	Good condition.	
	Sheet vinyl floor coverings	Good condition.	299
Rear Lobby	Suspended ceiling comprising exposed grid and lay in tiles.	Good condition	300
	Painted plasterwork to wall surfaces	Fair condition. Some uneven plaster at base of wall.	301
	Sheet vinyl floor coverings	Fair condition	
Skittle Alley	Plasterboard ceiling with Artex finish.	Good condition	302, 303
	Plastered masonry walls with emulsion paint finish.	Fair condition. Some damage to plaster around alley. Hairline vertical cracking through plaster on north wall.	304, 306, 307, 308, 310, 311, 312, 313
	Parquet floor covering to majority of floor area with low loop pile carpet tile to part.	Parquet in good condition. Carpet worn.	305, 309, 314, 315
Lounge Area	Dark stained timber down stand beams with plasterboard infill between with Artex finish.	Good condition	320, 324, 325, 326, 327
	Plastered wall surfaces with paint finish.	Areas of uneven plaster at base of wall but otherwise fair condition.	316, 319, 322, 328

	Carpet coverings to floor finishes. Vinyl adjacent bar area.	Areas of carpet worn and stained.	317, 318, 321, 323, 329, 330, 331
Female Toilet	Painted plasterboard ceiling	Good condition.	
	Painted plaster surfaces to walls. Three course tiled splashback to sinks.	Good condition	332, 333, 334, 335, 338
	Sheet vinyl coverings to floor.	Fair condition	
	Timber framed cubicles with flush plywood doors and paint finish.	Good condition	336
	Vitreous china sanitaryware	Fair condition	337, 339, 340
	Painted flush plywood doors.	Fair condition. Broken spring to door lever.	341, 344
Male Toilets:	Painted plasterboard ceiling	Fair condition	352
	Painted plaster surfaces to walls. Tiled splashback to sinks.	Fair condition	346, 347, 348, 349
	Sheet vinyl coverings to floor.	Fair condition	
	Timber framed cubicles with flush plywood doors and paint finish.	Fair condition	350, 351
	Vitreous china sanitaryware	Fair condition	
	Painted flush plywood doors.	Fair condition	
Entrance Lobby:	Painted plasterboard ceiling	Fair condition	

	Painted plaster surfaces to walls.	Fair condition	357, 359
	Carpet tile coverings to floor.	Fair condition	360, 362, 363
	Glazed timber doors. Flush plywood door to under-stair cupboard.	Fair condition	356, 361
	Brick reception desk with timber surface.	Fair condition	358
First Floor Main Meeting Room	Boarded ceiling with paint finish.	Damaged soffit adjacent windows. Boards to ceiling deflected but in fair condition.	366, 367, 370, 371
	Exposed timber truss with paint finish	Fair condition	364
	Walls boarded with paint finishes. Boards at high level to gable end marked as asbestos containing.	Fair condition	368, 369, 372, 373, 374, 376, 377, 379
	Carpet tile finish to suspended timber floor with integral dance floor.	Good condition	375
	Painted or stained flush plywood internal doors.	Good condition	
First floor corridor and stairwell.	Painted plasterboard ceiling	Fair condition	
	Painted fair faced blockwork to walls.	Good condition	380, 381
	Carpet tile coverings to floor.	Fair condition	382, 383, 384
	Painted flush plywood door onto stair with glazed side screen	Good condition	

	Painted timber balustrade and handrail.	Good condition	
Kitchenette/ Small Meeting Room	Plasterboard ceiling with Artex finish. Marked as asbestos containing.	Good condition.	388
	Painted plasterboard with tiled splashback to sink area.	Fair condition.	389, 387, 385
	Carpet tile floor coverings.	Fair condition.	391, 392
	Painted flush plywood door.	Vertical crack in door lining otherwise good condition.	390
	Santon electric water heater	Good condition	386
	Kitchen fixtures comprising roll top sink and base unit, 1000mm base unit and work surface.	Fair condition	
First Floor Bar Area	Boarded ceiling with paint finish to sloping soffit and Artex to horizontal areas.	Fair condition	394, 395, 403
	Exposed timber trusses with stain finish.	Fair condition	402
	Carpet tile floor coverings. Sheet vinyl around bar area.	Vinyl damaged where fixture removed. Floor coverings otherwise in fair condition.	396, 399, 400, 406
	Painted board wall surfaces with stained softwood dado to part.	Fair condition	401
	Flush plywood doors with stain or paint finish.	Fair condition	397

	Bar fittings comprising stained softwood fascia with laminated bar surface and integral security grilles.	Good condition	393, 398, 404, 405
Snooker Room	Suspended ceiling comprising lay-in grid with tiles and integral lighting.	Fair condition	409, 410, 411, 415
	Timber effect hardboard linings to internal wall surfaces to dado height with painted fair faced block work above.	Fair condition. Localised impact damage to board finish.	413
	Broadloom carpet floor coverings.	Worn joints in carpet. Poor condition.	412, 414
	Flush plywood door.	Fair condition.	
	Steel framed single glazed windows with timber sub-frames.	Fair condition. Glazing has been overpainted.	408
Boiler Room	Gas fired wall mount boiler.	Good condition.	416
	Gas fired warm air heater unit.	Poor condition. Inoperative at time of inspection.	418, 419
	Electrical switchgear	Fair condition	417
	Face concrete brick/blockwork to internal walls.	Fair condition	

EXTERNAL AREAS:			
Service Road and Turning Head	Bitumen macadam paved pedestrian footway and vehicular road. Precast concrete kerbs to carriageway and tactile paving to drop kerbs. Some limited interlocking brick pavers to speed ramp detail. Thermoplastic markings to road and turning head.	Fair condition. Previous repairs to path and carriageway evident. Thermoplastic line marking worn.	420-431
Childrens Play Area	Play equipment comprising see-saw, swings and climbing frame. Rubber paving provided around the base of the see-saw and swings, woodchip around climbing frame.	Fair condition	432, 442, 443, 444, 451, 469 to 473 and 479
Splash Pool	Screeded concrete bed with in-situ concrete edging and pre-cast concrete paving to perimeter.	Areas of screed finish cracked. Weed growth at joints. Loss of original sealant to section joints. Pump and fountain inoperative.	433-439
Pathway in Vicinity of Childrens' Play Equipment	Bitumen macadam pathway.	Fair condition. Some movement cracking evident in tarmac surface.	441, 452, 453
Netball/tennis courts	Bitumen macadam surfacing with chain mesh fence to part of steel posts and thermoplastic line marking.	Fair condition. Line marking worn. Some cracking through macadam surface and weed growth at perimeter.	454 to 466
Slide	Pressed steel slide with rubber paving to base and pre-cast concrete pavings to top and side.	Fair condition	475, 476, 477, 478, 490

Pathways adjacent public highway and leading back into play areas.	Bitumen macadam pathway with tactile paving at drop kerbs	Fair condition. Some settlement and cracking in macadam surfacing to paths. Extensive cracking through tactile paving.	481-507
Car Park	Bitumen macadam paving with stone/concrete edging to perimeter and thermoplastic line marking to bays.	Fair condition. Thermoplastic marking worn. Impact damage to kerbs on east side of car park.	508 - 526
Pedestrian Bridge	Timber bridge structure with timber balustrades and handrails. Pre-cast concrete paving on approach.	Fair condition	527, 528
Public Playing Fields	Open grassed area with extensive woodland to perimeter and incorporating pathways of tarmac, pre-cast concrete and gravel/earth. Some softwood fencing at points and some steel post and wire elsewhere. Painted steel gates and side fencing onto public highway. Pedestrian gate onto public highway.	Generally fair condition. Vehicular gates onto public highway are good condition as is the pedestrian gate. Small section of timber fencing, not more than 4 metres length has collapsed due to decayed timber posts.	529- 576

APPENDIX A
Photographs