

# Schedule of Condition

<u>Property</u>	<u>The Leisure Centre, Bumbles Green, Nazeing</u>
<u>Date</u>	<u>February 2017</u>
<u>Prepared by</u>	<u>David Blewitt</u>

## Contact

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## Preliminaries - Schedule of Condition

1. This Schedule factually records the condition of the property at the time of inspection but does not state the cause of defects or prescribe remedies, as this is beyond the scope of a Schedule of Condition.
2. The property was inspected on 16 and 18 February 2017
3. This Schedule of Condition is to be read in conjunction with the accompanying portfolio of photographs, particularly where cross reference is made to the photographs.
4. Covered, unexposed or inaccessible parts of the building structure have not been inspected and are therefore not included within the Schedule. Floor and ceiling voids were not inspected. The schedule is based upon a visual inspection of accessible areas of the property. Neither the building fabric nor the service installations have been subject to physical testing.
5. Where directions are given in this Schedule (i.e. left, right), these are given as if facing the element being described.
6. Where elements such as doors or windows are numbered, these are given with the extreme left hand element numbered one.
7. All dimensions mentioned in this Schedule are an approximate nature and should be taken as a guide to the position, size etc, of items only.
8. For the purposes of this Schedule it has been assumed that the building faces approximately North
9. An inspection of the existing services has not been undertaken (i.e. drainage, heating, plumbing, electrical appliances, etc) and these are therefore excluded from the contents of this Schedule.

## Definitions

The following brief guidelines form the basis on which the following Schedule of Condition is prepared.

### **Good Condition**

This means that the item referred to is acceptable, although it may have suffered somewhat in the usage but has not reached a stage where any refurbishment would normally be undertaken, unless a first class standard was sought.

### **Reasonable/Fair/Satisfactory Condition**

This indicates items that have deteriorated to the point where some remedial or decorative works may now be required, but normally these works would not be undertaken until sufficient dilapidation has occurred, so as to make the job economical. Similarly, it is assumed for the purpose of this description that no major consequential deterioration will occur to the item in question or associated items.

### **Poor Condition**

Items referred to as poor are in such a condition as to warrant remedial measures being taken forthwith, in order to prevent further deterioration of the item in question or adjoining items.

### **Very Poor or Extremely Poor Condition**

This refers to items that require immediate attention to prevent further and rapid deterioration occurring. It may also be used to describe deterioration of a protective nature, such as steelwork or external woodwork.

**Validation Statement**

This Schedule of Condition should not be considered validated unless signed by an Authorised Signatory of Stace LLP

Name: David Blewitt

Position: Principal Building Surveyor

Signed:



For and on behalf of Stace LLP

Item no	Element	Description	Condition	Photo no
	INTERNALLY  Rear Section  Shower/Changing Rooms  Ceiling	The ceiling is formed by the soffit of the shallow pitched roof lined with cement board having a painted finish supported on inverted 'T' section along edges of boards which in turn are supported on square hollow section metal purlins and square hollow section two part steel trusses with welded joints and central bolted joint. The purlins are bolted to steel angle pleats welded to the top of the truss and there are hook bolts connected to the purlins penetrating the ceiling to retain the external roof panels. The steelwork has a painted finish.	Fair. The paint finishes to the steelwork are flaking and the decorative condition is heavily soiled.	1 - 8
	Walls & Partitions	External walls and partitions to storage area and changing area lined with chipboard panels fitted with cover battens to joints and having an emulsion painted finish. A timber skirting has been provided along the lower edges.	Chipboard panels and cover battens generally fair but heavily soiled and scuffed. Impact damage has occurred to the rear wall where the door handle has penetrated. Here it can be seen there is a polythene lining and fibreglass insulation.  The timber skirting is affected by dry/wet rot particularly on the partition to the shower area.	9 - 31, 39 - 43

Item no	Element	Description	Condition	Photo no
	Floor	<p>Solid partition and walls to shower enclosure rendered and painted up to door head level.</p> <p>The floor is solid concrete construction having a painted finish to the store and changing areas and a quarry tiled finish to the shower area. The tiled floor to the shower area is provided with a drainage channel along the right hand edge.</p>	<p>Poor. There is a vertical crack to the centre of the flank elevation wall in line with one of the columns supporting the roof truss. There is also horizontal cracking to the base of this wall along the top edge of the drainage channel.</p> <p>On the rear wall there is vertical and horizontal cracking and a section of the rendering to the right hand side is loose. In the front right hand corner there is a vertical crack that is wider at the top approximately 12mm.</p> <p>The decorative finish to the walls is poor.</p> <p>There is a vertical crack at the junction of the solid partition to the front wall which is widest at the top of about 25mm tapering down to the lower edge. The indications are this is due to settlement of the rear part of the structure towards the rear.</p> <p>Poor. The painted finish to the concrete floors is heavily soiled and much of the paint finish has worn away. There is a diagonal crack across the central changing room area and a noticeable slope towards the rear. The shower room floor also slopes towards the rear and there is an original built-in slight gradient across the</p>	32 - 38

Item no	Element	Description	Condition	Photo no
	Joinery	<p>Painted timber framed openings and cappings to partitions.</p> <p>Painted flush timber door at front leading to toilets in painted timber frame.</p> <p>Painted flush door and frame leading to hall.</p> <p>Painted flush external door to rear corner on flank elevation.</p>	<p>floor down to the drainage channel.</p> <p>The drainage channel is silted and the drain connection at the front has been temporarily bunged.</p> <p>The quarry tiled surface is heavily soiled and the finely grouted joints have eroded. There is also a diagonal crack across the front part of this floor showing a minor gap along the staggered tile joints of approximately 2mm.</p> <p>The outer walls above the line of the door heads are lined with chipboard panels having cover battens to the joints and all having a painted finish. Fair but soiled.</p> <p>Poor decorative order and evidence of wet rot at the lower ends of frames leading into shower area.</p> <p>Poor decorative condition. Slightly tapered gap to top of door frame. There is minor damage to the door frame adjacent to the door lock/latch.</p> <p>Poor decorative condition and slightly tapered gap at the top of the door.</p> <p>Poor. The door frame has been damaged due to forced entry in the past and the</p>	44 - 58, 71 - 73

Item no	Element	Description	Condition	Photo no
	FIXTURES & FITTINGS	<p>3 No. pairs of white UPVC double glazed top hung casement windows at high level to flank and rear elevations.</p> <p>2 No. pairs of painted timber top hung casement windows fitted with wired glass to flank elevation of shower room.</p> <p>Timber framed platform below cold water storage tanks supported on partition and painted steel post.</p> <p>Aluminium coat hooks supported on horizontal timber rails.</p> <p>4 No. Galaxy Aqua 1000 electric shower units with plastic shower heads and flexi-hose fitted to vertical rails served by copper pipes and cold water rising main</p>	<p>edge of the door adjacent to the mortice locks/latches is also severely damaged. Externally this door is now protected with a painted steel roller shutter. The steelwork is corroding slightly and is in poor decorative condition.</p> <p>Good. It was noted the original opening to the central window on the rear elevation is severely distorted and there is a slight distortion to the window near the corner on the rear elevation. This movement appears to be longstanding and pre-existed the installation of replacement windows. The opening casements operated and are in satisfactory condition.</p> <p>The windows have been neglected and are heavily soiled. The opening casements are firmly stuck within their frames.</p> <p>Poor decorative condition but otherwise fair.</p> <p>Fair.</p> <p>Units appear to be of fairly recent origin but were not operated or tested. No obvious defects were noted except that the pipework is not insulated. The cable entry</p>	59 - 70



Item no	Element	Description	Condition	Photo no
	GENTS TOILETS Ceiling	<p>fitted with isolating valves.</p> <p>Copper hot was cylinder with sprayed foam lagging fitted with electric immersion heater and served direct from cold water tank.</p> <p>2 No. linked plastic cold water storage tanks located at high level served by copper pipework. The tanks are fitted with covers which are slightly displaced and should be repositioned.</p> <p>2 No. Xpelair wall mounted fan heaters and associated power supply cable in conduit with spur switch.</p> <p>Various spur switches.</p> <p>Chipboard panels on inverted 'T' section supports and square hollow section. Purlins all having a painted finish.</p>	<p>to the rear of the shower units at the top is exposed where the rendering has not been made good following installation of the cable.</p> <p>Not operated or tested. Cylinder sits direct on the floor and the switch for the immersion heater is located on the wall adjacent. The pipework serving the cylinder is not lagged.</p> <p>3 No. circular fluorescent light fittings fixed to one side of roof truss served by cables within conduit and individual light switches. Lights operated but were not tested.</p> <p>Units appears to be quite old - operated when switched on but is noisy. Only one of the two units located nearest the cold water tanks operated when switched on.</p> <p>The switches are provided with PAT testing labels indicating they passed the electrical safety test but they are dated 10.01.2001 indicating next test date January 2002.</p> <p>Fair but signs of slight condensation mould.</p>	74 - 88

Item no	Element	Description	Condition	Photo no
	Walls	Solid rendered wall with painted finish to rear shower room.	Fair.	
		Chipboard panelled walls and partition including infill above solid partition provided with timber cover battens to joints, all having a painted finish.	Good/fair.	
		Tiled splashback to hand basin.	Fair but grout missing from joints.	
	Floor	Solid construction with quarry tiled finish.	Fair.	
	Joinery	Painted flush cubicle door and timber frame.	Fair. The heat of the door frame slopes down towards the rear.	
		Flush painted door and frame leading to hall.	Binds at head.	
		Painted timber skirting.	Fair.	
		Painted timber top hung casement windows with wired glass at high level.	Fair but stuck painted shut.	
	Fixtures & Fittings	2 No. china urinals with plastic waste pipes and copper supply pipes and plastic cistern with automatic flush mechanism.	Fair.	
		China hand basin with chrome pillar taps, plastic waste pipes and copper hot and cold water supply pipes.	Fair.	

Item no	Element	Description	Condition	Photo no
	DISABLED WC	Painted plastic soil and ventilation pipe.	Fair.	89 - 103
		Batten light fitting with cable conduit and light switch.	Fair.	
	Ceiling	As Gents WC.	Condensation and mould evident.	
	Walls & Partitions	Chipboard panelled with cover battens, all emulsion painted.	Good.	
	Floor	Solid construction with thermos plastic tile covering.	Fair. Paint marks visible where partition removed. <u>Note:</u> Possibility of asbestos content to tiles and/or adhesive.	
	Fixtures & Fittings	Low level WC with disabled pack comprising back rest, grab rails and adjustable grab rail.	Good.	
		2 No. china hand basins with plastic waste pipes and copper hot and cold water supplies and isolating valves and chrome taps.	Fair.	
	Joinery	Painted flush door and frame.	Good.	
		Painted timber skirting.	Good.	
		2 No. windows as in Gents.	Painted shut and 1 No. pane of glass broken.	

Item no	Element	Description	Condition	Photo no
	<b>KITCHEN</b>	Circular fluorescent light fitting and plastic cable trunking.	Good including pull switch.	119 - 131
	Ceiling	As for Gents.	Signs of minor condensation mould to soffit of lining.	
	Walls	Chipboard panels with cover battens - all emulsion painted and tiled splashback to sink unit.	Chipboard panels and battens sound. Tiled splashback slightly loose.	
	Floor	Solid construction with vinyl tile covering.	Fair but damage to threshold below door.	
	Joinery	Painted flush door in frame.	Fair. Slightly tapered gap to head of door.	
	<b>Fixtures &amp; Fittings</b>	Pair of flush sliding doors to hatch.	Fair but required adjustment.	104 - 118
		Painted timber windows as in Gents.	Painted shut, otherwise appear fair.	
		Sink base unit and open fronted melamine shelving below tiled worktop.	Poor - showing signs of heavy wear and tear. A section of the plinth beneath the shelving unit is also displaced.	
		Electricity Supply Cupboard	Fair but of basic construction showing signs of wear and tear.	
		Tall storage cupboard of timber construction with painted finish including flush door and frame.	Fair.	
		Stainless steel sink with chrome pillar taps.	Fair.	

Item no	Element	Description	Condition	Photo no
		Supreme 140 Heatray Sadia Electric Water Boiler.	Does not appear to be working.	
		Cooker panel and associated conduits.	Old and PAT testing out of date as before.	
		Main electric intake and associated consumer panels and isolating switches etc.	A label indicates the electricity meter was checked and identified for correct polarity on 30 August 2016.  A 415V AC supply with switch fuses is labelled "date of last inspection 4/4/2014 - recommended date of next inspection 4.4.2019".	
		Electrical safety test labels.	DB3 panel labelled "date of last inspection 4/4/2014 and date of next inspection 4/4/2019". Similar labelling has been provided to a smaller panel.  Out of date as before.	
	<b>FEMALE TOILETS</b>			<b>132 - 146</b>
	Ceiling	As Gents.		
	Walls & Partitions	As Gents.		
	Joinery	Flush doors and frames to cubicles as Gents.	Right hand door finds severely at head.	
		Flush door and frame to hall with painted finish.	Fair.	

Item no	Element	Description	Condition	Photo no
	Floor	Solid construction with vinyl tile finish.	Poor. Tiles are starting to crumble and sections are missing to rear of WC's leaving original tile adhesive exposed. It is possible the tiles and adhesive may be asbestos containing materials.	147 - 166
		2 No. painted timber frame top hung casement windows.	As before.	
		Painted timber skirtings.	Fair.	
	Fixtures & Fittings	2 No. low level WC's with plastic cisterns.	Fair (Note: plastic cisterns may be asbestos containing materials).	
		Corner china hand basin with chrome taps etc and tiled splashback.	Fair. Tiled splashback, grout - part missing.	
		Batten light fitting and conduit to light switch.	Fair.	
	OFFICE			
	Ceiling	As before.	Good.	
	Walls	As before.	Good including infill section of strand board to rear partition.	
	Floor	Solid construction with carpet covering.	Carpet in fair condition. Slight undulation noted to floor surface.	
	Joinery	4 No. top hung painted timber casement	As before.	

Item no	Element	Description	Condition	Photo no
	FIXTURES & FITTINGS	windows with wired glass.  Painted timber frame fixed picture window overlooking wall.  Painted flush door and frame.  2 No. twin fluorescent light fittings with bright diffusers suspended on chains from ceiling.  2 No. electric convector heaters.  Various power points, junction boxes, switch spurs and cable conduits.	Good. <u>Note</u> : partition around window formed with painted strand board.  Fair. Door binds slightly on top hinge.  Good but not tested.  1 No. operating to front wall and 1 No. not switched on to rear partition.  Not tested.	
	MAIN HALL			167 - 186
	Ceilings	Steel trusses, plasterboard linings etc.	Good.	
	Walls	Chipboard lined walls and partitions with timber cover battens, all emulsion painted including strand board forming office partition.	Good but finishes scuffed and soiled and areas not made good where replacement electric convector heaters installed.	
	Floor	Solid construction with vinyl sheet covering and welded seams.	Poor. There are 2 No. circular areas that are very uneven where it appears some cracking has occurred and we are not certain as to the cause for these. Vinyl covering has been patched with tape to both these areas. Suspect possible old tree	

Item no	Element	Description	Condition	Photo no
	Joinery	<p>The doors to the office, toilets, kitchen and changing room are generally as described for the individual rooms.</p> <p>Pair of wired glass, part glazed fire exit doors to the flank elevation (these also serve as wheelchair access) but there is a timber threshold of about 40mm proud of the internal floor finish.</p> <p>Pair of dual swing doors to front porch area with wired glass panes and fire exit signage and illuminated exit sign.</p> <p>Pair of external doors glazed panels covered externally with security mesh.</p> <p>Double glazed UPVC plastic frame window, top hung ventilators.</p>	<p>trunks may be the cause of this circular cracking. Further investigation is required. The floor also has a slight but noticeable slope down from left to right when standing at the front of the hall looking towards the rear. There is also some general unevenness throughout the floor.</p> <p>The doors internally are in fair condition but there is a cracked pane of glass to the right hand door. Fire exit signage and push bar to open is provided to the doors including a illuminated exit sign above.</p> <p>Fair.</p> <p>Poor with severe rot affecting bottom of doors particularly right hand door when viewed from inside the porch. <u>Note:</u> There is a gap in the cement threshold adjacent to the front pair of doors.</p> <p>Good.</p>	
	FIXTURES &	Electric convector panel heaters with cable	Newly installed less than 2 years ago.	



Item no	Element	Description	Condition	Photo no
	FITTINGS	conduit and switch spurs.  Single tube fluorescent light fittings fixed to underside of roof trusses served with cable conduit etc.	Lights operating. No diffusers fitted to light fittings.	
	EXTERNALLY  Roof	The main roof is pitched from side to side with a central ridge extending the full length of the building from front to rear covered with corrugated asbestos cement panels secured with hook bolts. Asbestos cement wind fill sections are provided under the lower eaves. A small section of roof to the right hand side extends forward over a projecting entrance porch. Galvanised metal trims have been provided to the front edges of the roof along the verge and to the return section along the top of the projecting porch roof. There is also a metal trim provided along the verge to the rear edge.	The corrugated asbestos panels are heavily weathered and supporting an extensive amount of moss growth but appears to be generally functioning satisfactorily.  The junction of the metal trim to the corrugated asbestos panels along the rear edges of the roof have been patch repaired with self-adhesive foil backed bitumen tape which has deteriorated and requires renewal. The lap joint to the central section of the right hand rear verge has lifted and a cement fill has been provided under this. This is not a satisfactory	187 - 244

Item no	Element	Description	Condition	Photo no
			<p>arrangement and the cement fill should be removed and the trim re-secured and sealed.</p> <p>Isolated sections of the wind fill below the eaves are broken but it is not considered this is a significant defect and it may be possible to seal the gaps. There are also open gaps between the sections of the wind fill.</p> <p>The projecting bolts and nuts securing the roof panels in place are corroding and would benefit treatment with a rust inhibiting paint but this is not currently essential.</p> <p>The front section of ridge is of a slightly higher shaped pattern to the majority of the ridge to the rear but is adequate.</p> <p>The top row of corrugated panels to the left hand slope have lifted slightly where they lap onto the lower panels.</p> <p>There has been a patch repair on the left hand slope approximately 25% of the way along from the front. Here a section has been covered with foil backed bituminous tape and over-coated with a paint finish. Just forward of this there are 2 No. panels where the lower edges have broken away</p>	

Item no	Element	Description	Condition	Photo no
		<p>Half round plastic rainwater gutters and plastic rainwater downpipes.</p>	<p>and local repair would be recommended to these to prevent water running onto the original timber fascia below.</p> <p>An additional metal cover trim has been provided along the verge to the front of the roof to weatherproof the top edge of the plastic bargeboard. The trim is not adequately secured and two of the fixing pins have caused damage to the top edge of the bargeboard. There is also a loose section at the junction with the porch projection which has been temporarily patched over with cement which is not satisfactory and the cement is loose. There is also a further damaged section to the bargeboard caused by the fixing pins.</p> <p>The original galvanised trims to the front verges are corroding and require treatment with a rust inhibiting paint.</p> <p>The gutters and downpipes in fair condition but slightly misaligned and generally silted. A section of gutter to left hand side distorted and requires realignment where it appears an interim fixing bracket has been omitted. On the right hand side the rear rainwater pipe has fallen away. The rainwater pipes discharge onto the adjacent ground. On the right hand side the pipes discharge onto the paving which</p>	

Item no	Element	Description	Condition	Photo no
	EXTERNAL WALLS  Front Elevation	<p>Plastic fascias are provided along the eaves one each side and to the front and rear verges. It would appear these overlaid the original timber fascias and it is not known what condition the original timber fascias are. There is some slight misalignment to the fascias which follow the lines of the wall panels.</p> <p>Pre-cast concrete panels with a spar chipping finish set between slotted concrete posts including a short forward projection creating the porch.</p> <p>Plastic rainwater pipes to left hand side.</p> <p>Horizontal plastic shiplap cladding to gable and return porch elevation with "Welcome To Nazeing Leisure Centre" sign.</p> <p>2 No. floodlights.</p> <p>2 No. CCTV dome cameras.</p> <p>Concrete plinth to base of walls with</p>	<p>generally runs away from the building.</p> <p>Aggregate panels are in fair condition but the mastic sealant provided along the panel joints horizontally and to the vertical joints with the columns has dried out, cracked and is falling away.</p> <p>The concrete posts are in fair condition.</p> <p>Bottom bracket broken.</p> <p>Fair but generally soiled similar to the plastic fascia and soffit boarding.</p> <p>Not tested.</p> <p>Not tested.</p> <p>Weathered and soiled. Some moss growth</p>	245 - 247, 253 - 270

Item no	Element	Description	Condition	Photo no
	RIGHT HAND FLANK ELEVATION ADJACENT ROW OF CONIFERS	chamfered cement top to projection.	and minor cracks to cement capping. Concrete below entrance doors has broken where front entrance steps have settled away.	
		Concrete entrance steps leading up to pair of porch entrance doors provided with wrought iron balustrade each side.	Steps have settled and rotated away slightly and the broken concrete at the junction with the door threshold needs breaking out and repair.	
		The pair of part glazed panelled timber frame entrance doors and surrounding frame and timber threshold have a painted finish and the glass panels are covered with a steel framed wire mesh for security.	The wrought iron balustrade is corroding and requires treating with a rust inhibitor and re-painting.	
		Plastic sign indicating disabled entrance to side.	The doors and frame are severely affected by rot and should be renewed.	
		Pre-cast concrete panels and posts as described for front elevation.	Fair.	
		Bay 1	Similar to front elevation with similar defects as noted in the following bays numbered from the front corner.	248 - 252, 271 - 276
		Bay 2	Defective mastic pointing.	
		Bay 3	Defective mastic pointing.	
			Defective mastic pointing. Crack to	274

Item no	Element	Description	Condition	Photo no
		Bay 4	concrete plinth adjacent to right hand column.  Defect mastic pointing and eroded cement capping to plinth.	275
		Bay 5	Defective mastic pointing and eroded cement plinth.  <u>Note:</u> the concrete ramped access rises to the right hand column.	276
		Bay 6 - Pair of painted timber part glazed doors provided disabled access.	Right hand column cracked and spalled adjacent to 2 No. lower panels. Further cracking and spalling noted to top 300mm of column also.  Poor. Weatherboards to lower edges of doors severely rotted. Mid rails to both doors affected by wet rot including repaired mid rail to left hand door. Pane of wired glass to left hand door broken and patched with tape. It would be better in the long term to have this pair of doors renewed but it appears the frame and glazed top lights are in satisfactory condition.	277, 278  279 - 283
		Bay 7	Defective mastic pointing.  Middle panel has a spalled concrete finish where vertical reinforcing bar has	284

Item no	Element	Description	Condition	Photo no
			corroded.	
			Severe corrosion to right hand edge of left hand column where vertical reinforcing bar is corroding.	285 - 287
			Severe spalling of concrete to lower section on left hand side of right hand column adjacent to rainwater downpipe. There is also slight cracking and spalling to the right hand side of this column at the top adjacent to the rainwater pipe.	288 - 293
		Bay 8	Defective mastic pointing.	
		Bay 9	Defective mastic pointing.	
		Bay 10	Defective mastic pointing.	
		Painted flush door with security roller shutter door provided externally.	Generally as described internally and in need of renewal. Metal framework to roller shutter door requires treating with a rust inhibitor and re-painting.	294
			The concrete column to the right hand edge of the roller shutter door is chipped along the edge near the head of the roller shutter door and needs repair.	295
	REAR ELEVATION	Pre-cast concrete panels and posts as described elsewhere.	Mastic pointing to joints failed.	296, 298 - 302, 305

Item no	Element	Description	Condition	Photo no	
	LEFT HAND FLANK ELEVATION		Left hand column to rear corner has a horizontal crack at mid height and requires local repair.	297	
			Left hand column to right hand bay cracked and spalled at top.	303	
			Hole in bottom panel on 3 <sup>rd</sup> bay along from left hand side near right hand column.	304	
			Cement plinth fair.		
			Horizontal plastic shiplap cladding to gable section.	Heavily soiled.	
			2 No. CCTV dome cameras.	Heavily soiled - not tested.	
			9 No. bays formed with pre-cast concrete panels and concrete posts as described elsewhere and numbered 1-9 from front to rear.	Raised earth levels and vegetation encroaching over concrete plinth requires clearing away particularly adjacent to soil and ventilation pipe where displaced earth has been piled up against the wall.	306 - 310, 312
			Bay 9	Mastic pointing defective.	311, 313 - 317
			Bay 8	Concrete panels slightly displaced where it appears slight settlement has occurred to the left hand side.	
				Mastic pointing defective.	318 - 324
			Slight displacement has occurred to the		



Item no	Element	Description	Condition	Photo no
		Bay 7	<p>concrete panels indicating slight settlement to the left hand side.</p> <p>Right hand column cracked and spalling on left hand side adjacent to 2<sup>nd</sup> panel up from ground level and further cracking and spalling to right hand side adjacent to top panel and window.</p> <p>Mastic pointing defective.</p> <p>Heavy staining from plastic overflow pipe.</p>	325 - 329
		Bay 6	<p>Mastic pointing defective.</p> <p>Cracked and spalling concrete to right hand edge of left hand column adjacent to 2<sup>nd</sup> panel down below window and also adjacent to top panel and window.</p> <p>Overflow pipe rotated to discharge sideways may require adjustment.</p> <p>4 No. bolt ends projecting through wall require cropping as a matter of safety.</p> <p>Ivy is starting to grow over the wall and requires removal.</p>	
		Bay 5	<p>Mastic pointing defective.</p> <p>Concrete panels slope down slightly to right</p>	330, 331

Item no	Element	Description	Condition	Photo no	
	Timber Windows	Timber casement windows fitted with wired glass provided at high level along left hand flank elevation.	hand side.		
			Bay 4	Ivy growth commencing and requires removal. Mastic pointing defective.	
			Bay 3	Galvanised cable cover to telephone cable entry in fair condition. Mastic pointing defective.	333 - 336
			Bay 2	Light spalling to right hand side of left hand column at top adjacent to window.	333
			Bay 1	2 No. plastic overflow pipes. Mastic pointing defective.	337
				Mastic pointing defective.	338 - 340
				Minor chips to corners of right hand column (corner column).	
				Severe rot to frame, cill and corner of casement on Bay 1 requires replacement.	340, 341
				Windows to Bay 2 heavily weathered.	342, 343
				Bay 3, Bay 4 and Bays 6-9 heavily weathered. 1 No. pane of glass to left hand	344 - 351

Item no	Element	Description	Condition	Photo no
			casement of Bay 6 broken.	
	Plastic Windows	Double glazed UPVC plastic windows with top hung opening casements provided to right hand flank elevation.	Redundant duct/flue projecting through solid panel to left hand side of Bay 7 requires removal or capping off. It appears also the infill surround to this duct requires renewal.	351
	EXTERNAL AREAS	Concreted parking area to front of building laid in bays.	Windows in satisfactory condition but generally soiled. Minor damage noted to right hand edge of window to left hand side of disabled entrance doors.	352
		Service access road with tarmac surface.	The concrete has generally settled very unevenly. Gaps have opened up between the bays and there is considerable unevenness. There is also some erosion to the surface including where patch repairs have been carried out in the past. There are also isolated potholes. The unevenness in places is quite severe and a potential trip hazard. Some of the gaps are also quite wide and a potential hazard. As a temporary measure patch repairs and filling of gaps and cracks could be undertaken to minimise the risk. In particular, there is an area at the base of the entrance steps that requires attention and elsewhere isolated patching could be carried out.	353 - 368, 390
			Generally fair but in need of some isolated patch repairs where cracked and uneven	

Item no	Element	Description	Condition	Photo no
		<p>Concrete access path along right hand side of property providing disabled access up to side entry doors.</p> <p>Conifer trees to right hand side of the building located approximately 3m away. The trees have been cut back. They provide a dense hedge which affords some protection from footballs straying from the adjacent football pitches.</p> <p>Trees along rear of building approximately 5m distance.</p>	<p>and potholed.</p> <p>Path cracked and generally littered with leaf debris etc. Slight unequal settlement has occurred and repairs are required. Over a distance of about 5m the ramp rises approximately 350mm.</p> <p>However, it is likely the trees are the cause of some of the displacement to the pavings and also the building.</p> <p>Trees have been lopped in the past but are still form a formidable boundary and will again have contributed to problems of movement to the rear of the unit.</p>	<p>369 - 371</p>
		<p>Earthenware pipe adjacent to rainwater pipe on rear left hand corner of building.</p>	<p>Earthenware pipe has broken away and is choked with debris.</p>	<p>372</p>
		<p>2 No. inspection chambers located along left hand side of building of brick construction with concrete benching and earthenware drainage channels. Galvanised covers set in plastic frames.</p>	<p>Rear chamber blocked. Some root penetration and galvanised cover eroding.</p>	<p>373, 374</p>
			<p>Cover to forward chamber also corroding. This chamber is also partially blocked and water was running through at the time of</p>	<p>375 - 378</p>

Item no	Element	Description	Condition	Photo no
		<p>Small rectangular plastic screw down cover adjacent to shed.</p> <p>Plastic stud soil and ventilation stack with sink waste pipe connection.</p> <p>2 No. store sheds located adjacent to the left hand side of the property.</p>	<p>inspection.</p> <p>Not lifted. Cover and frame stand slightly proud of adjacent ground level.</p> <p>No obvious defects noted.</p> <p>Rear store shed is in severely dilapidated condition and a potential hazard. This should be taken down and removed. The store shed at the front is in fair condition but was not inspected internally. It appears the roof covering to the shed is reaching the end of its useful life and will need to be renewed. There is an accumulation of debris between the two sheds.</p>	<p>379 - 386</p>
		<p>Concrete post and straining wire boundary parallel to adjacent road.</p>	<p>Fair but heavily overgrown and opening created to one section with flimsy timber posts.</p>	<p>387 - 389</p>