

**SUMMARY OF MAIN ISSUES ARISING FROM A BUILDING SURVEY
OF
THE COMMUNITY CENTRE
PILL PARKS WAY
LLANGWM
HAVERFORDWEST
PEMBROKESHIRE, SA62 4HT.**

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**DATE OF INSPECTION
3rd July 2020.**



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1.0 INSTRUCTIONS

1.1 I am instructed by Ms. L. Rawlings, The Chair of the Community Centre Committee (villacasagaia@gmail.com) to carry out a building survey of, The Community Centre, Llangwm, SA62 4HT.

The purpose of the survey is to inform the client on the condition of the property to assist in making a reasoned and informed judgment on whether to proceed with the demolition of the existing building to be replaced by a larger purpose built facility.

1.2 The survey report was requested to be available on 14 July 2020. I have advised that my report would not be available by that date but that a summary of the main findings of the survey would be presented by that date which is the content of this report.

1.2 The Survey was carried out on 3rd July 2020 with a return visit on 8th July 2020 to inspect the external areas. Weather conditions on 3rd July were cloudy with rain and 8th July (morning) dry and sunny (afternoon) cloudy with rain. Previous days generally dry and sunny.

1.3 Attention is drawn to the Limitations of the Inspection and Report as set out in Section 2 of this Report.

1.4 The Report is prepared on the assumption that the property is not subject to any unusual or onerous restrictions encumbrances or outgoings and that good title can be shown.

2.0 LIMITATIONS OF INSPECTION AND REPORT

2.1 A visual inspection of the general condition of the interior of the property was made from floor levels and from accessible roof spaces. Furniture, fittings, wall hangings, wall coverings and floor coverings were not removed. Heating and hot water installations were not tested.

Unless otherwise stated no parts of the structure or woodwork that were covered, unexposed or inaccessible were inspected and it cannot be reported that any such part of the property was free from defect. The surfaces of floors not covered with fixed coverings were inspected as far as practicable. Fixed floorboards were not lifted.

2.2 Unless otherwise stated no tests were made on service installations, drainage systems, chimney flues. A separate electrical installation survey has been commissioned by the Committee.

2.3 It has been assumed that no deleterious or hazardous materials or techniques have been used in the construction of the property and that inspection of those parts not inspected would not have revealed material defects.

2.4 No tests for emission levels of radon gas were carried out on the property. The prospective purchaser is advised to seek further advice on this.

2.5 Unless otherwise stated no comment has been made on materials that may have been manufactured from or may contain asbestos fibres. A separate "asbestos survey" has been commissioned by the Committee.

2.6 A visual inspection of the general condition of the exterior of the property was made from ground level of the property with areas up to a height of 4.0m inspected with the assistance of ladders where safe approaches were available. No foundations were opened up for examination.

2.7 Unless otherwise stated external areas, external structures and boundary walls / fences were not inspected in detail.

2.8 This report is prepared for the sole use of the client and his / her professional advisers. The contents shall not be disclosed to any third party without prior written approval.

3.0 GENERAL DESCRIPTION OF PROPERTY

3.1 The property was a detached single storey building used as a Community Hall and located on the perimeter of the local rugby and cricket field to the eastern edge of the village.

There were no defined boundaries to the property and it was approached via a concrete footpath leading from a car parking area off the public highway. There was a rear access to the building again leading off the car parking area via a concrete paved footpath.

While car parking was available adjacent to the property it was unclear whether this formed part of the premises.

3.2 Generally the property was in reasonable structural condition but there were a number of significant matters which required attention in the short to medium term.

Important Note; While the survey noted that the property was in reasonable structural condition any alteration work which may be contemplated may have a serious impact on the structural stability of the property. Appropriate professional advice should be sought prior to alterations being carried out to assess the impact of such alterations.

3.3 The building was of cavity wall concrete block construction (assessed by wall thickness) with a rendered finish externally. The ground floor was of solid construction. The pitched roof to the building was covered with asbestos cement tiles and the roof structure comprised pre formed timber trusses.

I was advised that the building was constructed during 1978.

No energy efficiency rating for the building was available.

3.4 The accommodation within the building was laid out on a single storey with no change in floor levels between the separate areas.

Accommodation comprised;
Entrance vestibule (approx. 2.95 x 3.23m).
Main Hall (approx. 8.9 x 11.6m).
Kitchen (approx. 3.35 x 4.1m).
Toilets and Lobby (approx. (3.76 x 7.41m).

The property offered a gross internal floor area of 156 square metres approx.

3.5 The building was furnished and useable at the time of inspection.

4.0 SUMMARY OF MAIN ISSUES FOLLOWING THE SURVEY

INTERNALLY

4.1 ROOF STRUCTURE AND ROOF VOID

1. Bitumen felt slaters underfelt to underside of slates. Some rips and tears but no ingress noted around these areas.
2. Roof structure – prefabricated roof trusses. No binders, diagonal bracing or anchors to gable trusses provided. While these would not have been mandatory at the time of construction it is recommended that diagonal bracing and binders be provided.
3. No roof void cross ventilation evident to minimize the effect of condensation – recommend that this be provided.
4. Nominal 300mm thick thermal insulation provided – recommend additional 100mm insulation be provided.
5. Water ingress at ridge level at abutment of Kitchen roof with Hall gable wall. Ingress appears to have been long term and has caused wet rot to roof truss members. Affected truss requires repair as a minimum if not total replacement.

4.2 CEILINGS

1. Textured coating to plasterboard ceiling. See “Asbestos Report” on asbestos content to textured coating.
2. Undulations at ceiling board joints.
3. Area of ceiling devoid of textured coating adjacent to west wall in Hall – minor crack to ceiling in this area and possible damp stain but no ingress noted in roof void.
4. Undulations to Kitchen ceiling and tapes partially debonded at board joints.
5. Severe condensation to Kitchen ceiling above Delta boiler position extending down wall at high level with deterioration to finishes.
6. Damp to ceiling around vent pipe boxing. Suspect defect to weathering to roof around vent pipe exit position through roof.

4.3 WALLS AND PARTITIONS

1. Where inspection possible indications that insufficient cavity wall ties. Intrusive inspection recommended to confirm this and remedial work may ensue.
2. Minor cracks to external walls not considered to be structural.
3. Some condensation to Kitchen walls.

4. Dry lining to Toilet areas.
5. Corrosion to plaster bead in Gents toilet.

4.4 FLOORS

1. Floor coverings to all areas. See "Asbestos Survey" on asbestos content to floor tiles.
2. Some undulations to floor finish in Toilet area.
3. Minor damage to floor adjacent to Servery in Hall.

4.5 JOINERY AND WOODWORK

1. PVCU Windows – fixed lights to eastern elevation and no trickle vents for background ventilation. Fixed lights do allow for good cross ventilation when required.
2. Wet rot to skirting adjacent to Kitchen external door.
3. Fire escape door from Hall in poor condition and is not compliant for means of fire escape.
4. Kitchen door, doors between Vestibule and Hall and Servery shutter are not fire resistant.

4.6 FIXTURES AND FITTINGS

1. Kitchen fittings and splash backs unlikely to conform to Food Hygiene and Safety Regulations.
2. Inadequate mechanical extraction to Kitchen.
3. Extractor to Ladies Toilet appears inoperative and capacity of extractor to Gents Toilet may be inadequate.

EXTERNALLY

4.7 ROOF

1. Clay ridge tiles to roof delaminating and require replacing.
2. Asbestos cement slates to roof (see "Asbestos Survey"). A number of slates damaged and broken. Verge overhang considered inadequate. Asbestos cement slates considered to be approaching the end of their serviceable life (curling to lower edges evident) and would require replacing in the short to medium term.
3. Suspected leak around vent pipe and ridge abutment of Kitchen roof with Hall roof.

4. Lead flashings suspect at Vestibule roof abutment with gable wall to Hall. DPC tray provided at abutment (as opposed to lead tray) not considered suitable for the location.
5. Verge pointing defective – replacement required.

4.8 RAINWATER GOODS

1. PVCU rain water goods. Some uv damage and a number of leaks and missing components. Downpipes not properly fixed. Replacement of rain water goods recommended.

4.9 FASCIAS

1. Timber facias in need of repainting. Anticipate extensive pre painting repairs / preparation.

4.10 EXTERNAL WALL SURFACES

1. Extensive cracking and crazing to render finishes, some mechanical damage and debonded areas particularly to the southern elevation and isolated areas to western elevation. Extensive flaking to decoration to south elevation and some algae growth. Anticipate rerendering and extensive “patch” repairs and redecoration in the short to medium term.

4.11 STRUCTURAL OPENINGS

1. Defective sub cills to window openings – replacement required.

4.12 DOORS FRAMES AND WINDOWS

1. See 4.5 above.

SERVICES

Services were not tested. A separate electrical installation survey has been commissioned by the Committee.

4.13 HEATING AND HOT WATER

1. Point of use water heaters may be defective.
2. Space heating provided by high level infra red heaters – efficiency questionable.

4.14 FIRE DETECTION AND SECURITY

1. Some fire detection and emergency lighting in place – assume this covered in electrical survey but if not a comprehensive review of fire detection, alarm and exit installation required. The current installation may not meet current Fire Risk and Management Regulations.

2. No intruder alarm installation.

4.15 DRAINAGE

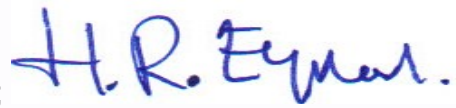
1. Foul drainage inspection chamber to west partially blocked. Unable to lift inspection chamber covers to south. Gullies blocked. Assume foul drainage connects to main sewer.
2. Downpipes discharge to gullies and assume connect to soakaways. All gullies blocked and unserviceable.
3. Drainage survey including camera survey recommended for all drainage runs.

4.16 PATHS AND THE LIKE

1. Concrete paved path to perimeter of building. Weed and soil require clearing from path. Some undulations and cracks and serious disrepair to west and south.
2. Ramped paved approach to main entrance but no platform at door position to aid wheelchair users.
3. Additional handrails required to entrance approach to aid semi ambulant persons.
4. Weed growth to wall adjacent to pedestrian gate prevents gate from fully opening.
5. Car parking arrangements not determined but consideration to identifying disabled parking recommended.

13th July 2020.

Signature;



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