



## **SCHEDULE OF CONDITION**

**5 HIGH STREET, BEMBRIDGE  
ISLE OF WIGHT**

**FEBRUARY 2017**

**Report carried out by:**

**Christopher Scott  
Chartered Surveyors & Development Consultants  
East Quay  
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PO33 4LA**

**24th February 2017**

**Report prepared for:**

**Bembridge Parish Council  
5 Foreland Road  
Bembridge  
Isle of Wight  
PO35 5XN**

## **INSTRUCTIONS**

Bembridge Parish Council have instructed Christopher Scott Chartered Surveyors to prepare a Schedule of Condition to illustrate the standard repair and condition of the property at the current time as a result of our inspection on Friday 10<sup>th</sup> February 2017

This is a confidential report prepared for the benefit and use of Bembridge Parish Council and their agents. The contents should not be relied upon, or disclosed to, any third party without the express consent of Christopher Scott Chartered Surveyors and Bembridge Parish Council.

The premises currently comprise of a Wet Fish Shop and Public Conveniences to the rear on ground level, as well as a first floor self-contained office with a separate staircase.

At the time of the inspection it was cold & cloudy.

Reference should be made to the Patterson Reeves structural engineers report dated 28<sup>th</sup> March 2014.

## **OBSERVATIONS**

### **External – Front Elevation**

The property is constructed in a brick built cavity wall with rendered elevations with Tudor style inset timbers to the upper part. There is a bay window to the upper part which has a tiled roof. The roof is of plain clay tile type on timber rafters supported by feature trusses & purlins

The following observations were made:-

1. Rendered masonry infill panels between timber posts require additional ties to restrain them or possibly fully rebuilt.
2. External paintwork found to be in average condition and needs to be re-decorated within the next 12-24 months.
3. The visible areas of the roof are in reasonable order but given the age of the building it is likely that re-roofing will be required in the medium term future

### **Right Side Elevation**

4. The cast iron gutters are in need of general cleaning remaking joints and re-painting. Consideration should be given to their replacement in the medium term
5. The brick arch lintol to the 1<sup>st</sup> window has been damaged by the installation of service cables and requires complete re-building.
6. The external skin of brickwork towards the rear has bowed out with a small area of loose brickwork evident, probably due to wall tie failure, and requires rebuilding.
7. The remaining face brickwork requires raking out & repointing
8. The timber window frammess support the brickwork above, consideration should be given to the insertion of proprietary lintols to support the brickwork.
9. You may wish to consider replacing the windows as the metal crittal inserts within the timber frames are showing signs of corrosion
10. The WC entrance door requires minor repair and full redecoration.
11. Full re-decoration required externally within the next 12 months.

### **Rear Elevation**

12. Brick built construction similar to the side elevation with rendered parts to the upper part.
13. The crittall metal window to upper level found to be corroded – replace.
14. Full redecoration to joinery & render surfaces will be required within 12 – 24 months.
15. The masonry piers between the rear windows are heavily damaged by, wall tie corrosion and require complete rebuilding including replacement windows to ensure the ongoing life of the structure. Dependent on the ongoing use of the building you may wish to rationalise the window arrangement
16. The remaining face brickwork would benefit raking out & repointing in totality
17. Take off ivy growth to the left of the wall .

### **Left Side Elevation**

18. The cast iron gutters are in need of general cleaning remaking joints and re-painting. Consideration should be given to their replacement in the medium term
19. The face brickwork requires raking out & repointing in totality
20. The timber windows support the brickwork above, consideration should be given to the insertion of proprietary lintols to support the brickwork
21. The WC entrance door requires minor repair and full redecoration.
22. Full re-decoration required externally within the next 12 months
23. The rendered wall at roof level is bowing outwards with a gap between the wall & soffit and we would repeat the structural engineers recommendation for further investigation work to establish the condition of the roof timbers and the connection details to the wall to establish if the bowing is still active or historic
24. The mass concrete staircase to the first floor office is in functional condition with no obvious defects

## **INTERIOR OBSERVATIONS**

The interior of the property was inspected by the surveyor at both ground and first floor level. Due to the presence of fitted floor coverings, fixtures and fittings, and furniture, a complete inspection could not be made of all surfaces in the property.

We are making no comment as to the fixtures and fittings such as shop fitting, freezer, bookcases etc as we understand these are the responsibility of the tenant.

The interior will be described on a room by room basis.

### **General**

We would recommend full electrical test to public WC areas is carried out if no test has been undertaken in the last 5 years

### **Ladies WC**

1. Ceiling and plasterwork found to be in a generally satisfactory condition although we repeat the structural engineers recommendations for further investigation of the historic cracking to the beam & slab
2. Walls – solid construction with glazed ceramic tile work finish. It was noted there were 2-3 damaged tiles. These should be replaced.
3. Floor – of solid construction with tiled finish. Found in a functional condition.
4. Cubicle doors & sanitaryware – Currently functional but consideration should be given to their replacement with modern anti vandal type equipment.
5. Decoration – Full redecoration will be required in the 12-24 months

### **Gents WC**

6. Ceiling and plasterwork found to be in a generally satisfactory condition although we repeat the structural engineer's recommendations for further investigation of the historic cracking to the beam & slab
7. Cracking located above the window. Make good and re-paint.
8. Walls are fully tiled and found to be in a functional condition.

9. Floors solid with tiled finish. Found to be in a functional condition.
10. Cubicle doors & sanitaryware – Currently functional but consideration should be given to their replacement with modern anti vandal type equipment.
11. Decoration – Full redecoration will be required in the 12-24 months
12. Please note that the store room was locked but we assume it is the same basic condition as the rest of the building

## **THE FISH SHOP**

The property has been refurbished internally within recent years which is now currently run as a lock-up fish shop.

1. The ceilings are plasterboard with painted finish and these appear to be satisfactory.
2. Walls – plastered and white painted which appear to be satisfactory.
3. Floor – Quarry tiled with aco floor drains.
4. Crittall windows located to the side have been partially blocked in.
5. Interior decoration found to be generally satisfactory.
6. Infilled crack visible through paintwork is likely associated with the probable wall tie failure

## **UPPER OFFICE (First Floor)**

### **Main Office**

1. Vaulted ceiling with timber exposed feature with steel tie supports, no obvious defects noted but we repeat structural engineers recommendation to carry out investigation of the junction of roof timbers & external wall
2. Walls – plastered walls with timber panel finish in part, found to be satisfactory.
3. Floor – solid floor with parquet flooring overlaid appeared to be level and in a satisfactory condition.
4. Fireplace – brick built and found to be operational at the time of inspectioo

## **Lobby**

5. Ceilings in plasterboard with painted finish – satisfactory.
6. Walls – plastered and found to be satisfactory.
7. Floors – quarry tile flooring found to be satisfactory.
8. Sanitary appliances in functional order
9. Central metal Crittall window to lobby found to be defective – replace.

**STEPHEN O'KEEFE**  
**24 FEBRUARY 2017**