
CS000456 CONDITION SURVEY REPORT

Survey Description: Activity Centre with large games hall, squash court and ancillary accommodation.

Site: L418 - Muirhead Activity Centre

Address: 59
Central Avenue
Troon
KA10 7AZ

Number of Buildings: 1

Number of Rooms: 26

Surveyor: [REDACTED]

Organisation: Surveyor

Survey Date: 29/04/2019

Survey Status: OPEN

Score: B - 60-85% 60-85%

Score Comments: Individual building elements and services installations are dated, but overall the property is in reasonable condition

General Summary: Due to the age of a number of building elements and services installations, consideration will have to be given to repair or replacement in the medium-long term.

Mechanical Summary: While mechanical installations remain operational, given their age, consideration should be given to replacement of the mechanical extract



Electrical Summary: While electrical installations remain operational, given their age, consideration should be given to replacement of the heaters



Identified Work Summary

Identified Work Element	Identified Work Element Total By Priority						Totals
	Not Selected	1	2	3	4	5	
01 - Roofs	0.00	0.00	28,900.00	0.00	0.00	0.00	28,900.00
02 - Floors and stairs	0.00	0.00	2,310.00	32,796.00	0.00	0.00	35,106.00
03 - Ceilings	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04 - External walls windows and doors	0.00	1,696.00	3,910.00	4,944.00	0.00	0.00	10,550.00
05 - Internal walls and doors	0.00	100.00	0.00	0.00	0.00	0.00	100.00
06 - Sanitary services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
07 - Mechanical	0.00	0.00	30,874.80	15,120.00	0.00	0.00	45,994.80
08 - Electrical Services	0.00	0.00	3,555.60	0.00	0.00	0.00	3,555.60
09 - Redecorations	0.00	0.00	6,672.00	0.00	0.00	0.00	6,672.00
10 - Fixed internal facilities, furniture, fittings	0.00	750.00	800.00	0.00	0.00	0.00	1,550.00
11 - External areas	0.00	0.00	9,740.00	0.00	0.00	0.00	9,740.00
12 - Outdoor Sports facilities & Fixed Furniture	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13 - Specialist Survey by Building Surveyor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14 - Fixed Temporary Structure	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	2,546.00	86,762.40	52,860.00	0.00	0.00	142,168.40

Identified Work Details (by location)

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
01 - Roofs							
RCOV - Roof Coverings							
W00128426			RMTPRO - Metal profile roof cladding/decking	Delamination of plastisol coated roof sheets and trims leading to rust in underlying metal Clean down roof sheets and trims and apply remedial coating	C2	22,500.00	
RDRAI - Drainage							
W00128427			STEGUT - Steel Gutter	Dated pressed metal gutters showing rust staining throughout Provide single ply lining to existing gutters	C2	6,400.00	
						01 - Roofs Total Cost (£):	28,900.00
02 - Floors and stairs							
FFIN - Floor Finishes							
W00128474	B397	R021	CAR - Carpet Finish	Floor finish is dated	C2	144.00	
W00128475	B397	R022	CAR - Carpet Finish	Floor finish is dated	C2	216.00	

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
IW00128440	B397	R001	FLRPNT - Painted Floor Coating	Wear evident in paint coating Redecorate concrete floor	C2	120.00	
IW00128455	B397	R003	QUATIL - Quarry Tiles	Quarry tile floor finish is dated. Grout stained and eroded Clean and overhaul quarry tiles including re-grouting	C2	90.00	
IW00128456	B397	R006	QUATIL - Quarry Tiles	Quarry tile floor finish is dated. Grout stained and eroded Clean and overhaul quarry tiles including re-grouting	C2	390.00	
IW00128467	B397	R006	QUATIL - Quarry Tiles	Quarry tile skirting damaged Replace individual tiles	C2	120.00	
IW00128457	B397	R007	QUATIL - Quarry Tiles	Quarry tile floor finish is dated. Grout stained and eroded Clean and overhaul quarry tiles including re-grouting	C2	180.00	
IW00128458	B397	R008	QUATIL - Quarry Tiles	Quarry tile floor finish is dated. Grout stained and eroded Clean and overhaul quarry tiles including re-grouting	C2	60.00	
IW00128459	B397	R009	QUATIL - Quarry Tiles	Quarry tile floor finish is dated. Grout stained and eroded Clean and overhaul quarry tiles including re-grouting	C2	30.00	

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
IW00128460	B397	R010	QUATIL - Quarry Tiles	Quarry tile floor finish is dated. Grout stained and eroded Clean and overhaul quarry tiles including re-grouting	C2	210.00	
IW00128461	B397	R011	QUATIL - Quarry Tiles	Quarry tile floor finish is dated. Grout stained and eroded Clean and overhaul quarry tiles including re-grouting	C2	150.00	
IW00128462	B397	R012	QUATIL - Quarry Tiles	Quarry tile floor finish is dated. Grout stained and eroded Clean and overhaul quarry tiles including re-grouting	C2	60.00	
IW00128463	B397	R013	QUATIL - Quarry Tiles	Quarry tile floor finish is dated. Grout stained and eroded Clean and overhaul quarry tiles including re-grouting	C2	300.00	
IW00128464	B397	R014	QUATIL - Quarry Tiles	Quarry tile floor finish is dated. Grout stained and eroded Clean and overhaul quarry tiles including re-grouting	C2	120.00	
IW00128466	B397	R015	QUATIL - Quarry Tiles	Quarry tile floor finish is dated. Grout stained and eroded Clean and overhaul quarry tiles including re-grouting	C2	60.00	
IW00128465	B397	R016	QUATIL - Quarry Tiles	Quarry tile floor finish is dated. Grout stained and eroded Clean and overhaul quarry tiles including re-grouting	C2	60.00	

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
IW00128452	B397	R002	VINFF - Vinyl	Floor finish is dated	B3	432.00	
IW00128453	B397	R004	VINFF - Vinyl	Floor finish is dated	B3	1,116.00	
IW00128454	B397	R019	VINFF - Vinyl	Floor finish is dated	B3	1,872.00	
IW00128473	B397	R019	VINFF - Vinyl	Floor finish is dated	B3	1,872.00	
IW00128476	B397	R023	WDVAR - Sand and varnish wooden floors	Floor finish is dated	B3	4,464.00	
IW00128477	B397	R024	WDVAR - Sand and varnish wooden floors	Floor finish is dated	B3	23,040.00	





02 - Floors and stairs Total Cost (£): 35,106.00





04 - External walls windows and doors

EDOOR - Ext Doors Glazing & Framing

IW00128434			TIMXD - Timber Ext Door	Timber decay at base of double door set	D1	1,296.00	
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Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
IW00128436			TIMXD - Timber Ext Door	Timber fire exit door dated and replacement should be considered	C3	648.00	
IW00128435			TIMXD - Timber Ext Door	Timber double entrance doors dated and replacement should be considered	C3	1,296.00	
EXWALL - Ext Walls Structure & Foundations							
IW00128431			1/2BRI - Cavity Brick	Localized damaged or missing brickwork Replace individual bricks	D1	400.00	
IW00128430			1/2BRI - Cavity Brick	Missing pointing at movement joints Rake out and repoint	C2	450.00	



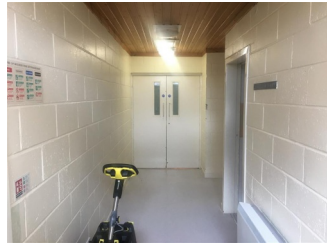
Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
IW00128429			1/2BRI - Cavity Brick	Erosion of mortar joints Rake out and repoint	C2	800.00	
IW00128428			1/2BRI - Cavity Brick	Staining to sections of facing brick Clean down brickwork	C2	660.00	
WAEX - External Wall Finish							
IW00128432			METPRO - Metal profile sheet cladding	Individual trims and sections of cladding damaged and rust affected Refix and repair as appropriate. Prepare and decorate	C2	2,000.00	
WFG - Window Framing & Glazing							
IW00128433			DALU - Double Aluminium	Window frames dated	B3	3,000.00	

04 - External walls windows and doors Total Cost (£):

10,550.00

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
05 - Internal walls and doors							
WF - Internal Wall Finish							
IW00128468	B397	R003	ICERT - Ceramic Tiles	Sections of tile missing and boss Hack off and replace defective tiles	C1	100.00	
						05 - Internal walls and doors Total Cost (£):	100.00
07 - Mechanical							
MHEAT - Heating							
IW00128482	B397	R023	DIRH - Electric Direct	Direct electric heating is approaching the end of its CIBSE Economic/Design Life of 10 years. With continued maintenance it may continue to function properly but with the increased risk of failure and ongoing repair costs.	C2	2,494.80	
IW00128483	B397	R024	DIRH - Electric Direct	Direct electric heating is approaching the end of its CIBSE Economic/Design Life of 10 years. With continued maintenance it may continue to function properly but with the increased risk of failure and ongoing repair costs.	C2	12,672.00	
IW00128478			STOH - Electric Storage	Electric storage heating is approaching the end of its CIBSE Economic/Design Life of 10 years. With continued maintenance it may continue to function properly but with the increased risk of failure and ongoing repair costs.	C2	15,708.00	

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
MVEN - Ventilation							
IW00128481			FAN - Extract Fans	Wall and ceiling extract fans are approaching the end of their CIBSE Economic/Design Life of 15 years. With continued maintenance they may continue to function properly but with increased risk of failure and ongoing repair costs.	B3	5,040.00	
IW00128480			FAN - Extract Fans	Wall and roof extract fans are approaching the end of their CIBSE Economic/Design Life of 15 years. With continued maintenance they may continue to function properly but with increased risk of failure and ongoing repair costs.	B3	10,080.00	
07 - Mechanical Total Cost (£):						45,994.80	
08 - Electrical Services							
ELI - Lighting							
IW00128479			EXTERLIGHT - External Lighting	The external lighting installation is approaching the end of its CIBSE Economic/Design Life of 15 years. With continued maintenance it may continue to function properly but with the increased risk of failure and ongoing repair costs.	C2	2,595.60	
ELMISC - Miscellaneous Electrical							
IW00128472	B397	R003	DISABLALAR - Disabled Alarm	No disabled alarm installed	X2	960.00	
08 - Electrical Services Total Cost (£):						3,555.60	

Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
09 - Redecorations							
DE - Internal Decoration							
IW00128441	B397	R001	TIMDOOR - Timber Door	Paint finish worn and damaged	C2	60.00	
IW00128442	B397	R017	TIMDOOR - Timber Door	Paint finish worn and damaged	C2	60.00	
IW00128443	B397	R024	TIMDOOR - Timber Door	Paint finish worn and damaged	C2	360.00	
IW00128445	B397	R002	WALLS - Walls	Paint finish to blockwork walls dated	C2	720.00	
IW00128444	B397	R009	WALLS - Walls	Paint finish to blockwork walls dated	C2	432.00	


Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
IW00128448	B397	R021	WALLS - Walls	Signs of wear and minor damage to emulsion coated walls	C2	108.00	
IW00128449	B397	R022	WALLS - Walls	Signs of wear and minor damage to emulsion coated walls	C2	180.00	
IW00128450	B397	R023	WALLS - Walls	Signs of wear and minor damage to emulsion coated walls	C2	720.00	
IW00128446	B397	R023	WALLS - Walls	Paint finish to blockwork walls dated	C2	1,440.00	
IW00128447	B397	R024	WALLS - Walls	Paint finish to blockwork walls dated	C2	2,592.00	
09 - Redecorations Total Cost (£):						6,672.00	

10 - Fixed internal facilities, furniture, fittings

FFU - Fixed Furniture

IW00128451	B397	R001	CUPB - Cupboards	Base storage units in poor condition Replace	C1	750.00	
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Code	Building	Room	Item	Defect/Remedy	Condition/ Priority	Cost (£)	Photo
FSPTEQ - Fixed Sports Equipment							
IW00128470	B397	R006	FSE - Fixed Sports Equipment	Individual lockers damaged and locks missing Overhaul, replacing locks where necessary	C2	400.00	
IW00128471	B397	R013	FSE - Fixed Sports Equipment	Individual lockers damaged and locks missing Overhaul, replacing locks where necessary	C2	400.00	
10 - Fixed internal facilities, furniture, fittings						Total Cost (£):	1,550.00
11 - External areas							
EFEN - Walls, Fencing & Gates							
IW00128437			CLIN - Chain Link Fencing	Chainlink fencing damaged in areas	C2	5,400.00	
EPATH - Paths & Paved Pedestrian Areas							
IW00128439			PAVPED - Paved HSP	Individual paving slabs damaged Uplift and replace individual precast concrete paving slabs	C2	500.00	
EROA - Roads & Car Parks							
IW00128438			TARHSV - Tarmac HSV	Minor erosion to tarmac surface	C2	3,840.00	
11 - External areas						Total Cost (£):	9,740.00