

List of Works and repairs needed To The Pier Restaurant (identified in valuation survey)+ heating and water

19-Dec-19

REF	LOCATION and ITEM	ESTIMATED COSTS		
		Material	Labour	Voluntary Hours
1	Main Section - Shop,Café, Dining area(used as office) Inner Hall, Kitchen, Rear lobby, Staff WC, Toilets, Passage			
1.1	Timber of the eaves of the front elevation split, needs repair prior to next decoration			
1.2	The Balustrade of the external access ramp is loose an dineffective needs replacing			
1.3	The soil pipework against the rear elevation has been patched with tape. It is functional. A cap is missing from pipework			
1.4	The exit hole of the soil pipe serving the attic has not been made good. It has bene packed with temporary filling material. It should be cleaned out and sealed properly			
1.5	A Large number of tree seedlings are growing in the footings of th ebuilding along its rear elevation, These should be cleared to prevent further damage			
1.6	Leaf debris was noted in all rainwater gutters			
1.7	The furniture of the pVC door in the western elevation of the Café is defective and should be repaired/replaced			
1.8	Severe condensation was noted at floor level in the 'walk-in' store. This is belevied to be casued by poor ventilation and needs investigation			
1.9	The seal of various double glazed units in the restaurant have burst, causing the panes to steam up. This greatly reduces their indulation efficiency			
1.10 -	The ballcock in the gents toilet is leaking, causing overflow onto the ground to the rear of the building			
1.11	The Toilet seat is missing and requires replacement			
1.12	Currently operating without heating or hot water supply (19 Dec 19)			
	ESTIMATED TOTAL			
2	Attic			
2.1	The spiral star case is poorly installed, The handrail is not firm			
2.2	Alterations to the attic space are ongoing. The unit is at 'first-fix' stage requiring the installation of skirtings, facings and doors to some ooms. The floor has been partially fitted abd require sto be relaid. Taping and filling of the plasterboard is required and once works complete it will require decoration			

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2.3	The seal of the double glazed units in the rooflights had failed allowing condensation to form		
2.4	The electrics have been roughed in and are incomplete. Exposed wires were noted at the immersion on the hot water cylinder		
2.5	The shower unit was partially fitted		
2.6	Access panels had been cut in the coomb wall plasterboard and had not been made good		
2.7	An external Door has been fitted in the kitchen area. It is a poor fit with light showing between it and the frame. No safety barrier has been fitted externally to prevent egress through the first floor. This should be done or a staircase balcony fitted		
ESTIMATED TOTAL			
3	<i>Western Unit - Entrance lobby, (Shop area), WC and store</i>		
3.1	The timber entrance door is in poor condition. The weatherbar is rotten and the furniture is severely corroded. The corrosion has caused the door to distort. Water penetration of the base of the door has caused the floor immediately inside the door to rot. It requires repair		
3.2	The external door to the connect section between this unit and the main building has rotted at its base		
3.3	Soft spots were noted in the window frames. These should be repaired before the next decoration		
3.4	The rainwater goods need attention. The downpipe serving the front aspect is missing allowing water to spill down the surface of the building		
3.5	The cold tap on the wash-hand basin of the WC in the western extension is seized. The basin beneath the tap is stained		
3.6	Internal lining and partition plasterboard is incomplete. Skirtings and facings are to be installed. The door to the store is missing and that to the classroom is without furniture		
ESTIMATED TOTAL			
4	<i>Eastern Section - Store and Garage - this was intended for use as workshop space but is unfit for purpose. The garage has never been finished or signed off. It needs to be cleared before it is made good.</i>		
4.1	The furniture of the entrance door is broken, The Up and Over garage door is distorted and inoperative. It should be replaced.		

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4.2	Corrosion of the steel sheeting on the roof has caused the plastic coating to peel. This is unsightly and will lead to the deterioration of the roof cladding. Its replacement should be anticipated.		
4.3	No heating and the area is damp		
4.4	No hot water supply taps need replacing and sinks repaired		
	ESTIMATED TOTAL		
5	Connection Unit		
5.1	A temporary connection has been erected between the main and eastern units. It is clad in untreated plywood beneath a flat roof of mineralised felt. It should be viewed as a temporary structure and its removal is recommended		
5.2	The meter box is situated within this temporary structure. The cover has been removed and the meter is exposed. This should be repaired prior to removal of the temporary unit		
	ESTIMATED TOTAL		
6	General		
6.1	All external joinery requires redecoration and the weatherboarding of the eastern unit requires re-staining of the eastern unit needs re-staining		
6.2	The external wall surfaces are tired and would benefit from masonry paint		
6.2	The interior of the whole property needs redecoration		
6.4	Heavy tree growth on the neighbouring boundary means that branches sweep the rear aspect of the roof. This may cause damage to the slates in the future.		
	ESTIMATED TOTAL		
	ESTIMATED TOTAL (SECTIONS 1 - 6)		