



Survey Report

Report includes replacement, repair and painting costs over 10 years

Printed on 17/12/2008 at 10:35:14

Wirral Council, Regeneration, Cultural Services

(327600503001) West Kirby Marine Lake Sailing Centre

West Kirby Marine Lake Sailing Centre, Building elements only

Building surveyor Cookson J & Davies C 18/01/2007

Mechanical surveyor

Electrical surveyor

Consultant Wirral Council Survey Team

Validated by Cheryl Coathup

Validated on 17/12/2008

Survey overall

For year 2008

Number of items 193

The survey detail derived from the data in this report are based upon a brief 'walk-through' of the property designed to identify maintenance, condition and general safety deficiencies. Completion of works identified should however greatly improve the existing standards to a reasonable level. Advice should be sought from a competent building surveyor or consultant before implementing any major works and also the local enforcing Authority or Department

Wirral Council

Survey Report - (327600503001) West Kirby Marine Lake Sailing Centre

Building Survey Summary

Generally the building is in good condition requiring only standard maintenance, paint and repair. Attention should be drawn to the ground floor ceilings they appear to be of an asbestos material, concern should also be given to the floor to ceiling windows on the first floor areas 108,109 and 111 this appears to be standard glazing with very little barrier protection. It was difficult to visually inspect the leased shop areas due to the amount of stock being stored.

Electrical Survey Summary

No description present.

Mechanical Survey Summary

No description present.

Block : 01 / 01 West Kirby Marine Lake Sailing Centre

Description Summary

The Centre was purpose-built circa 1965 comprising of public toilets, information office, shops (leased) and garage areas used for boat stores. In more recent years 1985 an extra toilet/shower block was constructed for use by the sailing club.

It is of a traditional construction with fair-faced solid brick or stonewalls. Roof coverings are a mixutre of timber covered with steel clad, and a small section of flat asphalt roof used for a viewing area.

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Building Survey

Block : 01 / 01 West Kirby Marine Lake Sailing Centre

Ref	Location	Element Group	Element	Type	Construction Type	Paint Finish	Glazing	Age	Unit	Quants	Life	Element	Paint	Pri	Cost (£)	H&S	Comments
344,503	101	2 - Floors and stairs	Floors (structural)	Floor boards	Hollow timber	No		35	m2	9	50	A-Good			0.00		Floor timbers not visible
344,504	101	3 - Ceilings	Ceilings	Timber	Close Boarded	Yes		35	m2	9	50	A-Good	B-Satis	3	51.09		
344,499	101	5 - Internal walls and doors	Walls (internal)	Fairface	Brickwork	Yes		35	m2	2	50	A-Good	A-Good	4	11.35		
344,502	101	2 - Floors and stairs	Floors (finishes)	Vinyl sheet	Hollow timber	No		20	m2	3	20	B-Satis.		4	59.61		
344,501	101	4 - External walls, windows and doors	Windows	Wood		Yes	Standard	35	m2	39	50	A-Good	B-Satis	4	332.09	✓	Floor to ceiling glazing with low barrier
344,500	101	3 - Ceilings	Ceilings	Plaster	Plasterboard	Yes		35	m2	4	50	A-Good	A-Good	4	33.74		
344,493	102	4 - External walls, windows and doors	Windows	Wood		Yes	Standard	35	m2	2	50	A-Good	B-Satis	4	17.03		
344,496	102	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	10	50	A-Good			0.00		
344,494	102	5 - Internal walls and doors	Doors (internal)	Flush	Wood	Yes	none	35	m2	2	30	A-Good	B-Satis	3	14.19		
344,498	102	3 - Ceilings	Ceilings	Plaster	Plasterboard	Yes		35	m2	10	50	B-Satis.	B-Satis	3	84.34		
344,487	102	5 - Internal walls and doors	Walls (internal)	Plaster	Studwork	Yes		35	m2	23	50	A-Good	B-Satis	3	130.56		
344,505	102	2 - Floors and stairs	Floors (finishes)	Vinyl sheet	Hollow timber	No		20	m2	10	20	B-Satis.		4	198.69		
344,490	103	5 - Internal walls and doors	Walls (internal)	Plaster	Studwork	Yes		35	m2	5	50	A-Good	B-Satis	3	28.38		
344,514	103	2 - Floors and stairs	Floors (finishes)	Vinyl sheet	Hollow timber	No		20	m2	2	20	B-Satis.		4	39.74		
344,492	103	3 - Ceilings	Ceilings	Plaster	Plasterboard	Yes		35	m2	2	50	B-Satis.	B-Satis	3	16.87		
344,489	103	2 - Floors and stairs	Floors (structural)	Floor boards	Hollow timber	No		35	m2	2	50	A-Good			0.00		
344,495	103	5 - Internal walls and doors	Doors (internal)	Flush	Wood	Yes	none	35	m2	2	30	A-Good	B-Satis	3	14.19		
344,491	103	5 - Internal walls and doors	Walls (internal)	Plaster	Studwork	Yes		35	m2	4	50	A-Good	B-Satis	3	22.71		
344,521	104	2 - Floors and stairs	Floors (structural)	Floor boards	Hollow timber	No		35	m2	10	50	A-Good			0.00		
344,518	104	6 - Sanitary services	Sanitary Fittings	Wash hand basin	Ceramic	No		35	Nr	1	50	A-Good			0.00		
344,488	104	2 - Floors and stairs	Floors (finishes)	Vinyl sheet	Hollow timber	No		20	m2	10	20	B-Satis.		4	198.69		

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344,506	104	1 - Roofs	Roofs	Roof Lights/Skylights	Standard ave.	Yes	Standard ave.	35	Nr	1	50	A-Good	B-Satis	3	70.96		
344,497	104	3 - Ceilings	Ceilings	Plaster	Plasterboard	Yes		35	m2	10	50	A-Good	B-Satis	3	84.34		
344,472	104	6 - Sanitary services	Sanitary Fittings	WC	Ceramic	No		35	Nr	1	50	A-Good			0.00		Requires fixing to floor
344,522	104	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	11	50	B-Satis.	B-Satis	3	62.44		
344,523	104	5 - Internal walls and doors	Walls (internal)	Ceramic tiles	Masonry	Yes		35	m2	16	20	B-Satis.	B-Satis	3	90.83		
344,520	104	5 - Internal walls and doors	Doors (internal)	Flush	Wood	Yes	none	35	m2	4	30	A-Good	B-Satis	3	28.38		
344,507	105	1 - Roofs	Roofs	Roof Lights/Skylights	Standard ave.	Yes	Standard ave.	35	Nr	1	50	A-Good	B-Satis	3	70.96		
344,510	105	6 - Sanitary services	Sanitary Fittings	WC	Ceramic	No		35	Nr	1	50	A-Good			0.00		
344,515	105	3 - Ceilings	Ceilings	Plaster	Plasterboard	Yes		35	m2	11	50	A-Good	B-Satis	3	92.77		
344,509	105	6 - Sanitary services	Sanitary Fittings	Wash hand basin	Ceramic	No		35	Nr	1	50	A-Good			0.00		
344,508	105	2 - Floors and stairs	Floors (finishes)	Vinyl sheet	Hollow timber	No		20	m2	11	20	B-Satis.		4	218.55		
344,513	105	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	11	50	B-Satis.	B-Satis	3	62.44		
344,512	105	2 - Floors and stairs	Floors (structural)	Floor boards	Hollow timber	No		35	m2	11	50	A-Good			0.00		
344,511	105	5 - Internal walls and doors	Doors (internal)	Flush	Wood	Yes	none	35	m2	6	30	A-Good	B-Satis	3	42.58		
344,524	105	5 - Internal walls and doors	Walls (internal)	Ceramic tiles	Masonry	Yes		35	m2	16	20	B-Satis.	B-Satis	3	90.83		
344,516	106	3 - Ceilings	Ceilings	Plaster	Plasterboard	Yes		35	m2	14	50	A-Good	A-Good	4	118.08		
344,463	106	5 - Internal walls and doors	Doors (internal)	Flush	Wood	Yes	GW vision panels	35	m2	2	30	A-Good	B-Satis	3	14.19		
344,451	106	2 - Floors and stairs	Floors (structural)	Floor boards	Hollow timber	No		35	m2	14	50	A-Good			0.00		Floor timbers not visible
344,464	106	2 - Floors and stairs	Floors (finishes)	Vinyl sheet	Hollow timber	No		20	m2	14	20	A-Good			0.00		
344,467	106	5 - Internal walls and doors	Walls (internal)	Fairface	Brickwork	Yes		35	m2	23	50	A-Good	A-Good	4	130.56		
344,474	106	5 - Internal walls and doors	Walls (internal)	Plaster	Studwork	Yes		35	m2	20	50	A-Good	B-Satis	3	113.53		
344,462	107	3 - Ceilings	Ceilings	Plaster	Plasterboard	Yes		35	m2	1	50	B-Satis.	C-Poor	3	8.43		

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344,459	107	5 - Internal walls and doors	Doors (internal)	Flush	Wood	Yes	none	35	m2	4	30	A-Good	B-Satis	3	28.38		
344,460	107	2 - Floors and stairs	Floors (structural)	Floor boards	Hollow timber	No		35	m2	1	50	A-Good			0.00		
344,461	107	5 - Internal walls and doors	Walls (internal)	Plaster	Studwork	Yes		35	m2	7	50	B-Satis.	B-Satis	3	39.74		
344,458	108	3 - Ceilings	Ceilings	Plaster	Plasterboard	Yes		35	m2	4	50	A-Good	A-Good	4	33.74		
344,450	108	3 - Ceilings	Ceilings	Timber	Close Boarded	Yes		35	m2	5	50	A-Good	B-Satis	3	28.38		
344,452	108	5 - Internal walls and doors	Walls (internal)	Fairface	Brickwork	Yes		35	m2	2	50	A-Good	A-Good	4	11.35		
344,456	108	2 - Floors and stairs	Floors (structural)	Floor boards	Hollow timber	No		35	m2	9	50	A-Good			0.00		Floor timbers not visible
344,457	108	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	10	50	A-Good	B-Satis	3	56.77		
344,454	108	4 - External walls, windows and doors	Windows	Wood		Yes	Standard	35	m2	23	50	A-Good	B-Satis	4	195.85	✓	Floor to ceiling glazing with low barrier
344,455	108	2 - Floors and stairs	Floors (finishes)	Vinyl sheet	Hollow timber	No		20	m2	9	20	A-Good			0.00		
344,484	109	4 - External walls, windows and doors	Windows	Wood		Yes	Standard	35	m2	23	50	A-Good	B-Satis	4	195.85	✓	Floor to ceiling glazing with low barrier
344,478	109	2 - Floors and stairs	Floors (structural)	Floor boards	Hollow timber	No		35	m2	20	50	A-Good			0.00		Floor timbers not visible
344,483	109	5 - Internal walls and doors	Doors (internal)	Flush	Wood	Yes	none	35	m2	2	30	A-Good	B-Satis	3	14.19		
344,485	109	2 - Floors and stairs	Floors (finishes)	Carpet/tiles	Solid floor	No		20	m2	20	20	A-Good			0.00		
344,453	109	3 - Ceilings	Ceilings	Timber	Close Boarded	Yes		35	m2	20	50	A-Good	B-Satis	3	113.53		
344,465	109	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	11	50	A-Good	B-Satis	3	62.44		
344,482	110	3 - Ceilings	Ceilings	Timber	Close Boarded	Yes		35	m2	2	50	A-Good	B-Satis	3	11.35		
344,468	110	4 - External walls, windows and doors	Doors (external)	Wood	Flush	Yes	None	35	m2	4	20	B-Satis.	B-Satis	3	40.55		
344,481	110	5 - Internal walls and doors	Walls (internal)	Fairface	Brickwork	Yes		35	m2	2	50	A-Good	B-Satis	3	11.35		
344,479	110	2 - Floors and stairs	Floors (finishes)	Carpet/tiles	Solid floor	No		20	m2	2	20	A-Good			0.00		
344,480	110	2 - Floors and stairs	Floors (structural)	Floor boards	Hollow timber	No		35	m2	2	50	A-Good			0.00		Floor timbers not visible

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344,477	111	3 - Ceilings	Ceilings	Timber	Close Boarded	Yes		35	m2	14	50	A-Good	B-Satis	3	79.47		
344,486	111	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	14	50	A-Good	B-Satis	3	79.47		
344,471	111	2 - Floors and stairs	Stairs	Wood	Standard	Yes		35	Nr	1	50	A-Good	B-Satis		0.00		
344,476	111	2 - Floors and stairs	Floors (finishes)	Carpet/tiles	Solid floor	No		20	m2	14	20	A-Good			0.00		
344,466	111	5 - Internal walls and doors	Doors (internal)	Flush	Wood	Yes	none	35	m2	2	30	A-Good	B-Satis	3	14.19		
344,475	111	2 - Floors and stairs	Floors (structural)	Floor boards	Hollow timber	No		35	m2	14	50	A-Good			0.00		Floor timbers not visible
344,473	111	4 - External walls, windows and doors	Windows	Wood		Yes	Standard	35	m2	16	50	A-Good	B-Satis	4	136.24	✓	Floor to ceiling glazing with low barrier
344,470	Elevation A	4 - External walls, windows and doors	Windows	Wood		Yes	Standard	45	m2	30	50	B-Satis.	B-Satis	4	255.45		
344,469	Elevation B	4 - External walls, windows and doors	Windows	Wood		Yes	Standard	45	m2	20	50	B-Satis.	B-Satis	4	170.30		
344,548	Elevation C	4 - External walls, windows and doors	Walls (external)	Stone (natural) ashlar	sandstone / limestone	No		45	m2	20	50	A-Good			0.00		
344,517	Elevation D	4 - External walls, windows and doors	Walls (external)	Stone (natural) ashlar	sandstone / limestone	No		45	m2	9	50	A-Good			0.00		
344,519	Elevation E	4 - External walls, windows and doors	Walls (external)	Stone (natural) ashlar	sandstone / limestone	No		45	m2	15	50	A-Good			0.00		
344,599	Elevation F	4 - External walls, windows and doors	Walls (external)	Stone (natural) ashlar	sandstone / limestone	No		45	m2	75	50	A-Good			0.00		
344,598	Elevation G	4 - External walls, windows and doors	Walls (external)	Stone (natural) ashlar	sandstone / limestone	No		45	m2	13	50	A-Good			0.00		
344,597	Elevation H	4 - External walls, windows and doors	Walls (external)	Stone (natural) ashlar	sandstone / limestone	No		45	m2	35	50	A-Good			0.00		
344,596	Elevation K	4 - External walls, windows and doors	Walls (external)	Stone (natural) ashlar	sandstone / limestone	No		45	m2	15	50	A-Good			0.00		

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344,595	Elevation L	4 - External walls, windows and doors	Walls (external)	Stone (natural) ashlar	sandstone / limestone	No		45	m2	110	50	A-Good			0.00		Some pointing required
344,594	Elevation M	4 - External walls, windows and doors	Walls (external)	Stone (natural) ashlar	sandstone / limestone	No		45	m2	9	50	A-Good			0.00		
344,593	Elevation N	4 - External walls, windows and doors	Walls (external)	Brick	Fair faced	No		25	m2	12	50	A-Good			0.00		
344,592	Elevation P	4 - External walls, windows and doors	Walls (external)	Brick	Fair faced	No		25	m2	12	50	A-Good			0.00		
344,591	Elevation R	4 - External walls, windows and doors	Walls (external)	Brick	Fair faced	No		25	m2	10	50	A-Good			0.00		
344,590	Elevation S	4 - External walls, windows and doors	Windows	Wood		Yes	Standard	45	m2	18	50	B-Satis.	B-Satis	4	153.27		
346,696	Elevation T	4 - External walls, windows and doors	Windows	Wood		Yes	Standard	45	m2	18	50	B-Satis.	B-Satis	4	153.27		
344,576	G01	3 - Ceilings	Ceilings	Timber	Close Boarded	Yes		35	m2	2	50	A-Good	B-Satis	3	11.35		
344,585	G01	4 - External walls, windows and doors	Doors (external)	Wood	Panelled	Yes	Leaded light	35	m2	2	30	B-Satis.	B-Satis	3	14.19		Bottom pane broken
344,600	G01	2 - Floors and stairs	Floors (finishes)	Marble tiles	Solid floor	No		35	m2	7	50	A-Good			0.00		
344,586	G01	4 - External walls, windows and doors	Windows	Wood		Yes	Standard	35	m2	17	50	A-Good	B-Satis	4	144.76	✓	Floor to ceiling glazing with no barrier
344,584	G01	2 - Floors and stairs	Stairs	Wood	Standard	Yes		35	Nr	1	50	A-Good	B-Satis		0.00		
344,588	G01	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	7	50	A-Good			0.00		Floor timbers not visible
344,581	G02	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	30	50	A-Good	B-Satis	3	170.30		
344,580	G02	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	82	50	A-Good			0.00		
344,579	G02	11 - External areas	Anti-Vandal Measures	Roller Shutters	Steel	No		20	m2	25	20	B-Satis.		4	909.63		

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344,578	G02	4 - External walls, windows and doors	External Fire Escapes	Steel flights	fabricated	Yes		20	Nr	1	50	B-Satis.	B-Satis	3	2,270.69		
344,582	G02	5 - Internal walls and doors	Walls (internal)	Fairface	Brickwork	Yes		35	m2	120	50	A-Good	B-Satis	3	681.21		
344,583	G02	3 - Ceilings	Ceilings	Timber	Close Boarded	Yes		35	m2	82	50	A-Good	B-Satis	3	465.49		
344,614	G03	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	2	50	A-Good			0.00		
344,577	G03	3 - Ceilings	Ceilings	Sheet	Asbestos	Yes		35	m2	2	50	B-Satis.	B-Satis	3	14.60		Minor damage
344,612	G03	5 - Internal walls and doors	Walls (internal)	Fairface	Brickwork	Yes		35	m2	12	50	A-Good	B-Satis	3	68.12		
344,589	G03	5 - Internal walls and doors	Doors (internal)	Flush	Wood	Yes	none	35	m2	2	30	A-Good	B-Satis	3	14.19		
344,618	G04	4 - External walls, windows and doors	Doors (external)	Wood	Panelled	Yes	None	35	m2	2	30	A-Good	B-Satis	3	19.87		
344,617	G04	6 - Sanitary services	Sanitary Fittings	Wash hand basin	Ceramic	No		35	Nr	4	50	A-Good			0.00		
344,621	G04	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	18	50	A-Good			0.00		
344,619	G04	4 - External walls, windows and doors	Windows	Wood		Yes	Polycarbonate sheet	35	m2	1	30	B-Satis.	B-Satis	3	7.10		
344,622	G04	5 - Internal walls and doors	Walls (internal)	Ceramic tiles	Masonry	Yes		35	m2	26	50	B-Satis.	B-Satis	3	147.59		
344,623	G04	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	6	50	A-Good	B-Satis	3	34.06		
344,624	G04	3 - Ceilings	Ceilings	Sheet	Asbestos	Yes		35	m2	18	50	A-Good	A-Good	4	131.38		
344,616	G04	6 - Sanitary services	Sanitary Fittings	Urinal		No		35	Nr	10	50	A-Good			0.00		
344,620	G04	2 - Floors and stairs	Floors (finishes)	Terrazzo	Solid floor	No		35	m2	18	50	A-Good			0.00		
344,601	G05	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	13	50	A-Good	B-Satis	3	73.80		
344,615	G05	3 - Ceilings	Ceilings	Sheet	Asbestos	Yes		35	m2	3	50	A-Good	A-Good	4	21.90		
344,611	G05	4 - External walls, windows and doors	Doors (external)	Wood	Flush	Yes	None	35	m2	2	30	A-Good	B-Satis	3	20.27		
344,609	G05	5 - Internal walls and doors	Windows (internal)	Wood		Yes	Georgian wired	35	m2	1	50	A-Good	B-Satis	4	8.52		

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344,610	G05	6 - Sanitary services	Sanitary Fittings	Wash hand basin	Ceramic	No		35	Nr	1	50	A-Good			0.00		
344,626	G05	2 - Floors and stairs	Floors (finishes)	Terrazzo	Solid floor	No		35	m2	3	50	A-Good			0.00		
344,613	G05	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	3	50	A-Good			0.00		
344,603	G06	6 - Sanitary services	Sanitary Fittings	Wash hand basin	Ceramic	No		35	Nr	1	50	A-Good			0.00		
344,607	G06	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	3	50	A-Good	B-Satis	3	17.03		
344,606	G06	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	2	50	A-Good			0.00		
344,608	G06	3 - Ceilings	Ceilings	Sheet	Asbestos	Yes		35	m2	2	50	A-Good	A-Good	4	14.60		
344,605	G06	2 - Floors and stairs	Floors (finishes)	Terrazzo	Solid floor	No		35	m2	2	50	A-Good			0.00		
344,604	G06	4 - External walls, windows and doors	Doors (external)	Wood	Flush	Yes	None	35	m2	2	30	A-Good	B-Satis	3	20.27		
344,602	G06	5 - Internal walls and doors	Walls (internal)	Ceramic tiles	Masonry	Yes		35	m2	8	50	C-Poor	B-Satis	3	45.41		
344,574	G06	6 - Sanitary services	Sanitary Fittings	WC	Ceramic	No		35	Nr	1	50	A-Good			0.00		
344,544	G07	5 - Internal walls and doors	Walls (internal)	Ceramic tiles	Masonry	Yes		35	m2	8	50	C-Poor	B-Satis	3	45.41		
344,546	G07	2 - Floors and stairs	Floors (finishes)	Terrazzo	Solid floor	No		35	m2	1	50	A-Good			0.00		
344,587	G07	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	2	50	A-Good	B-Satis	3	11.35		
344,547	G07	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	1	50	A-Good			0.00		
344,545	G07	4 - External walls, windows and doors	Doors (external)	Wood	Flush	Yes	None	35	m2	2	30	A-Good	B-Satis	3	20.27		
344,536	G07	3 - Ceilings	Ceilings	Sheet	Asbestos	Yes		35	m2	1	50	C-Poor	A-Good	4	7.30		
344,549	G08	6 - Sanitary services	Sanitary Fittings	Wash hand basin	Ceramic	No		35	Nr	3	50	A-Good			0.00		
344,543	G08	3 - Ceilings	Ceilings	Sheet	Asbestos	Yes		35	m2	28	50	A-Good	A-Good	4	204.36		
344,540	G08	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	28	50	A-Good			0.00		
344,534	G08	5 - Internal walls and doors	Doors (internal)	Flush	Wood	Yes	none	35	m2	9	50	A-Good	B-Satis	3	63.86		

Survey Report - (327600503001) West Kirby Marine Lake Sailing Centre

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Building Survey

Block : 01 / 01 West Kirby Marine Lake Sailing Centre

Ref	Location	Element Group	Element	Type	Construction Type	Paint Finish	Glazing	Age	Unit	Quants	Life	Element	Paint	Pri	Cost (£)	H&S	Comments
344,535	G08	6 - Sanitary services	Sanitary Fittings	WC	Ceramic	No		45	Nr	9	50	B-Satis.			0.00		
344,541	G08	5 - Internal walls and doors	Walls (internal)	Ceramic tiles	Masonry	Yes		35	m2	54	50	B-Satis.	B-Satis	3	306.54		
344,537	G08	4 - External walls, windows and doors	Doors (external)	Wood	Panelled	Yes	None	35	m2	2	30	A-Good	B-Satis	3	19.87		
344,539	G08	2 - Floors and stairs	Floors (finishes)	Terrazzo	Solid floor	No		35	m2	28	50	A-Good			0.00		
344,542	G08	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	10	50	A-Good	B-Satis	3	56.77		
344,525	G08	4 - External walls, windows and doors	Windows	Wood		Yes	Safety	35	m2	6	30	A-Good	B-Satis	3	51.09		
344,533	G09	3 - Ceilings	Ceilings	Sheet	Asbestos	Yes		35	m2	18	50	A-Good	A-Good	4	131.38		
344,531	G09	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	18	50	A-Good			0.00		
344,530	G09	2 - Floors and stairs	Floors (finishes)	Terrazzo	Solid floor	No		35	m2	18	50	A-Good			0.00		
344,532	G09	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	16	50	A-Good	B-Satis	3	90.83		
344,529	G09	4 - External walls, windows and doors	Windows	Wood		Yes	Standard	35	m2	25	50	A-Good	B-Satis	4	212.88	✓	Floor to ceiling glazing no barrier
344,561	G10	2 - Floors and stairs	Floors (finishes)	Terrazzo	Solid floor	No		35	m2	3	50	A-Good			0.00		
344,528	G10	3 - Ceilings	Ceilings	Sheet	Asbestos	Yes		35	m2	3	50	A-Good	A-Good	4	21.90	✓	
344,526	G10	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	3	50	A-Good			0.00		
344,527	G10	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	7	50	A-Good	B-Satis	3	39.74		
344,563	G10	4 - External walls, windows and doors	Doors (external)	Wood	Flush	Yes	Georgian wired	35	m2	6	30	A-Good	B-Satis	3	42.58		
344,570	G11	4 - External walls, windows and doors	Doors (external)	Wood	Flush	Yes	None	35	m2	2	30	A-Good	B-Satis	3	20.27		
344,569	G11	6 - Sanitary services	Sanitary Fittings	Wash hand basin	Ceramic	No		35	Nr	1	50	A-Good			0.00		
344,538	G11	3 - Ceilings	Ceilings	Sheet	Asbestos	Yes		35	m2	2	50	A-Good	A-Good	4	14.60		

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344,573	G11	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	10	50	A-Good	B-Satis	3	56.77		
344,568	G11	6 - Sanitary services	Sanitary Fittings	WC	Ceramic	No		35	Nr	1	50	A-Good			0.00		
344,572	G11	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	2	50	A-Good			0.00		
344,571	G11	2 - Floors and stairs	Floors (finishes)	PVC tiles	Solid floor	No		35	m2	2	30	A-Good		4	2.84		
344,567	G12	3 - Ceilings	Ceilings	Sheet	Plywood	Yes		25	m2	18	50	A-Good	B-Satis	3	102.18		
344,559	G12	6 - Sanitary services	Sanitary Fittings	Wash hand basin	Ceramic	No		25	Nr	1	25	B-Satis.			0.00		Stainless steel
344,550	G12	4 - External walls, windows and doors	Windows	Steel		Yes	Polycarbonate sheet	25	m2	9	25	B-Satis.	B-Satis	3	76.64		
344,564	G12	2 - Floors and stairs	Floors (finishes)	Vinyl sheet	Solid floor	No		25	m2	18	5	C-Poor		2	817.45		
344,565	G12	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		25	m2	18	50	A-Good			0.00		
344,575	G12	5 - Internal walls and doors	Doors (internal)	Flush	Wood	Yes	none	25	m2	2	10	B-Satis.	B-Satis	3	14.19		
344,562	G12	4 - External walls, windows and doors	Doors (external)	Wood	Flush	Yes	None	25	m2	2	30	A-Good	B-Satis	3	20.27		
344,566	G12	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		25	m2	41	50	B-Satis.	C-Poor	3	232.75		
344,560	G12	6 - Sanitary services	Sanitary Fittings	WC	Ceramic	No		25	Nr	1	25	B-Satis.			0.00		
344,625	G13	6 - Sanitary services	Sanitary Fittings	Wash hand basin	Ceramic	No		25	Nr	1	25	B-Satis.			0.00		Stainless steel
344,555	G13	2 - Floors and stairs	Floors (finishes)	Vinyl sheet	Solid floor	No		25	m2	18	5	C-Poor		2	817.45		
344,551	G13	6 - Sanitary services	Sanitary Fittings	WC	Ceramic	No		25	Nr	1	25	B-Satis.			0.00		Stainless steel
344,553	G13	4 - External walls, windows and doors	Doors (external)	Wood	Flush	Yes	None	25	m2	2	30	A-Good	B-Satis	3	20.27		
344,552	G13	5 - Internal walls and doors	Doors (internal)	Flush	Wood	Yes	none	25	m2	2	10	B-Satis.	B-Satis	3	14.19		
344,556	G13	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		25	m2	18	50	A-Good			0.00		

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344,554	G13	4 - External walls, windows and doors	Windows	Steel		Yes	Polycarbonate sheet	25	m2	7	25	B-Satis.	B-Satis	3	59.61		
344,557	G13	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		25	m2	47	50	B-Satis.	B-Satis	3	266.81		
344,558	G13	3 - Ceilings	Ceilings	Sheet	Plywood	Yes		25	m2	18	50	A-Good	B-Satis	3	102.18		
346,671	G14	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	50	50	A-Good			0.00		
346,658	G14	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	126	50	A-Good	B-Satis	3	715.27		
346,656	G14	4 - External walls, windows and doors	Doors (external)	Wood	Panelled	Yes	Standard	35	m2	4	30	B-Satis.	B-Satis	3	28.38		
346,645	G14	3 - Ceilings	Ceilings	Profiled Sheet	Mild steel	No		35	m2	50	50	A-Good			0.00		
346,655	G15	3 - Ceilings	Ceilings	Concrete	Concrete soffit	Yes		35	m2	21	50	A-Good	B-Satis	3	205.78		
346,653	G15	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	21	50	A-Good			0.00		
346,654	G15	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	48	50	A-Good	B-Satis	3	272.48		
346,651	G15	4 - External walls, windows and doors	Windows	Wood		Yes	Polycarbonate sheet	35	m2	1	30	B-Satis.	B-Satis	3	7.10		
346,652	G15	4 - External walls, windows and doors	Doors (external)	Wood	Panelled	Yes	Standard	35	m2	2	30	B-Satis.	B-Satis	3	14.19		
346,649	G16	5 - Internal walls and doors	Walls (internal)	Plaster	Masonry	Yes		35	m2	10	50	A-Good	B-Satis	3	56.77		
346,646	G16	4 - External walls, windows and doors	Windows	Wood		Yes	Polycarbonate sheet	35	m2	1	30	B-Satis.	B-Satis	3	7.10		
346,700	G16	6 - Sanitary services	Sanitary Fittings	Belfast sink	Ceramic	No		35	Nr	1	50	B-Satis.			0.00		
346,648	G16	2 - Floors and stairs	Floors (structural)	Concrete	Solid floor	No		35	m2	10	50	A-Good			0.00		
346,647	G16	4 - External walls, windows and doors	Doors (external)	Wood	Panelled	Yes	Standard	35	m2	2	30	B-Satis.	B-Satis	3	14.19		
346,650	G16	3 - Ceilings	Ceilings	Sheet	Asbestos	Yes		35	m2	10	50	A-Good	B-Satis	3	72.99		
Block total (£)															15,123.44		

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Total for Building Survey (£) 15,123.44

Premise total (£) 15,123.44

ELEMENT GROUP TOTALS

DFES No	Element Group	Total Cost (£)
1	1 - Roofs	141.92
2	2 - Floors and stairs	2,353.00
3	3 - Ceilings	2,278.11
4	4 - External walls, windows and doors	4,761.75
5	5 - Internal walls and doors	4,679.04
6	6 - Sanitary services	0.00
11	11 - External areas	909.63