



**JOB No. 24-1080**

**MAR 2024**

**VISUAL INSPECTION REPORT**

**POINTON FOOTBALL CLUB  
POINTON**



Ref 24-1080 Pointon Football Club, Pointon

1.0 Brief

- 1.1 We have been appointed to undertake a visual inspection of the above property.
- 1.2 The property was inspected in February 2024. Weather conditions at the time of our survey were overcast but dry. This report has been prepared only upon the basis of visual observations made at the time of inspection.
- 1.3 This report is issued in accordance with our standard limitations of inspection, included as Appendix A. The inspection was carried out on behalf of Rowena Boden. No liability is accepted to any other third party for all or part therein without the necessary permissions.
- 1.4 For the purposes of this report the front of the property is referred to as facing North.

2.0 General Description

- 2.1 The property is used by Pointon football club and houses a function room with a bar to the north elevation with toilets and changing facilities to the rear south elevation.
- 2.2 The property is single storey built in brick and block being partially timber clad. There is an unfinished cavity wall extension to the East. We were informed that the original property is over 50 years old.
- 2.3 With reference to the 1:50,000 scale British Geological Survey Map (Drift Edition) suggests the drift geology of the site is Kelloways Sand Member - Sandstone and siltstone. While these maps can be a useful aid in assessing the underlying strata it is recommended that ground conditions are confirmed by way of trial holes and testing as deemed necessary.

3.0 Observations - External

- 3.1 The cladding to the front, north elevation is weathered and starting to show signs of rot
- 3.2 The decking out the front of the building is soft underfoot and shows significant signs of rot as does the timber boards to the handrailing.
- 3.3 There is damage to the brickwork at low level in the southwest corner which has been caused over time due to leaking of the gutters.
- 3.4 The UPVC gutter and associated downpipes are in poor condition with failed joints and missing sections. The fascia boards behind the gutters show significant signs of rot.

- 3.5 To the east there is a partially built extension with a cavity wall construction which has been left open to the elements. As a result, the insulation within the cavity has been compromised.
- 3.6 The original felt roof has been over sheeted using a profiled metal sheet which doesn't appear to be firmly fixed down. An area of the felt around the edges that is visible is in poor condition. There is an area where the timber boards are exposed and show significant signs of rot.

#### 4.0 Observations - Internal

- 4.0 A door in the front, north elevation leads into the main function room with a bar to the east and a kitchen area behind the bar. There are several loose and exposed wires. The flooring in the bar area and kitchen to the rear is in poor condition.
- 4.1 We were informed a qualified electrician has looked at the fuse board and said that it had been wired as a residential property and not for commercial use and for that reason would not pass inspection.
- 4.2 A door leads through to the rear of the premises which houses changing rooms and toilets. Each changing room measures approximately 4.3m x 2.95m including the shower room. In each of the changing rooms there are areas of ceiling that have been damaged by water ingress and the plasterboard ceiling has collapsed revealing the timber roof joists which show considerable signs of rot as does the boards above. It was noted that in the left-hand changing room some parts of the ceiling had been removed to aid inspection but the bulk of it collapsed by itself.
- 4.3 There are numerous areas that house black mould spores on walls and ceiling due to lack of ventilation.

#### 5.0 Conclusions & recommendations

- 5.1 It is clear that there are a number of structural issues as pointed out above. The roof structure has failed in areas, and it is highly likely that other areas of the roof which can't be seen are affected due to water ingress. Should the building be brought back into use then allowance should be made to strip and replace the entire roof.
- 5.2 We recommend that the electrics are tested by a competent qualified electrician before being used as it was mentioned that it has not been wired for commercial use.
- 5.3 Consideration should be given to introducing suitable ventilation.
- 5.4 We were informed that an asbestos survey had been undertaken in 2001 and it was found that the toilet cistern was found to contain asbestos, but this was the only thing found. Recommendations made in the report for safe removal should be followed if it removed.
- 5.5 All rainwater goods and fascia boards require replacing. Discharge of rainwater should go into the local system, or a suitable soakaway positioned a minimum 5m from any structure.
- 5.6 The decking to the front elevation is deemed not suitable to use due to its poor condition.



- 5.7 Given the current condition of the roof to the changing rooms and toilets we recommend that these areas are taken out of commission and not used for safety reasons.
- 5.8 Generally the property is in poor condition, and it is our opinion that the structure is no longer fit for purpose. Notwithstanding the structural issues, the changing rooms are extremely small 3m x 4.3m 12.9m<sup>2</sup> approx. including the showers, falling short of the current minimum recommendations of 18m<sup>2</sup>.
- 5.9 In addition, we do not consider it to be financially viable to carry out the extensive list of repairs that is required. It is our opinion that consideration should be given to demolition of the property and a purpose-built new facility be constructed subject to the necessary planning permissions.

## APPENDIX A

### LIMITATIONS OF INSPECTION

1. Details within this report are confined to structural aspects as detailed in item 1. This report does not constitute a full building survey and specifically excludes items generally considered in a surveyors report such as those listed below:
  - The condition of the property with respect to dampness, dry rot, timber infestation and the like, unless structurally relevant.
  - The condition of services.
  - The location of the property, its value and other aspects such as searches and boundaries, etc.
  - The use of or presence of hazardous materials in the structure, such as asbestos.
2. External observations are from ground level only, aided by binoculars where necessary. No testing of materials, monitoring, breaking out or long-term investigation has been undertaken. We have not moved any large items of furniture or personal effects or lifted any fitted floor coverings. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.
3. The report has been prepared upon the basis of a single visual inspection of the property and we have not, to date, undertaken any monitoring, long-term investigation or testing of the materials of construction. Therefore, we cannot categorically state that future movement will not occur, particularly should some unforeseen event occur or our recommendations are not implemented within a reasonable period of time.
4. No in-depth investigations of the locality, ground conditions or services have been made. We have also not made any inquiries of the Local Authority or other bodies or agencies and have no direct knowledge of the history of the property. Within the scope of this report, we have not made any investigations to determine whether the site has suffered from any uses which could lead to contamination.
5. Recommendations are of a general descriptive nature and should not be read as a detailed schedule of works.
6. This report has not been underwritten by a member of a professional body.



**Appendix B**  
**Photographs**

Photo 1

Front north  
elevation.



Photo 2

Side, west elevation.

Photo 3

Rear east elevation.



Photo 4

Rotten fascia boards.





Photo 5

Guttering in poor condition. Roof generally in poor condition

Photo 6

Over sheeted roof panels.



Photo 7

Inside changing room.



Photo 8

Rotten timber roof members caused by water ingress.

Photo 9

Rotten timber roof members caused by water ingress.



Photo 10

Debris from roof fallen into shower base.

Photo 11

Black mould spores present.



Photo 12

Bare wires exposed.

Photo 11

Flooring to kitchen area in poor condition.



Photo 12

Fuse cupboard wired for residential use not commercial.