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To Whom it may concern.

I have carried out a visual building inspection on the Mangakino Bowling clubhouse, located on Moana Crescent, Mangakino.

Exterior: The exterior cladding is in a very poor condition. There is the presence of rot, and decay to the cladding on just about every wall. The exterior has not been painted for many years, and there is the presence of borer in some of the bare timber areas. The wooden window joinery is also in a poor state of repair, and has not been painted for a considerable period.





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Roof: The roof is in a very poor state, and in need of replacement. It is lifting in several areas, as shown in the below pictures.



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Spouting/Downpipes: Spouting is present on the back of the building, however it is full and growing grass. The spouting to the front of the main roof is non-existent. There is spouting on the verandah however this is in a poor state. The downpipes are all either broken or missing, and those that are present are not connected to any soakholes.



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Soffits: The Soffits are in a poor condition, and in some areas sagging due to the roof leaking.





Foundations/Floor: The underside of the building is showing some signs of borer, and decay. It appears that there has been some settling in the corner of the building where the toilets are located. The building appears to be lower in that corner and this shows up by the door that leads into the toilet area binding on the floor when opened, however has a considerable gap beneath it when shut. The floor has a sizable water stain damage outside the Bar area which could have reduced the integrity of the floor itself. The floor coverings to the Kitchen area could possibly be an asbestos backed vinyl due to its age. There is an area next to the kitchen which has been partially de-constructed and in a state of dis-repair. Two of the windows in this area have broken panes of glass, and are temporary covered over.



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Interior: The Interior is in an average state. The ceilings have some considerable sagging and are missing some trim in several areas.



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Heating: There is an old fireplace in one corner of the room, which I would suggest should not be lit without a qualified contractor inspecting its installation/safety. There does not appear to be the correct hearth used for the type of fireplace that is present. There appears to be ceiling mounted bar heaters at the other end of the clubrooms. Again I would suggest that these bar heaters be checked before use.



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Emergency exits: The 2 sign posted Emergency exits are locked shut and do not have emergency crash bars. One of the doors has a pile of equipment in front of it.



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The Emergency exits lead out the back of the building down steps which do not have any handrails installed.





Kitchen: The kitchen is dated but tidy.





Toilets: The toilets are dated but tidy. However there is some rotten Gib board above the Urinal cistern, and wallpaper coming away in some areas.





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Bar: The bar is dated and in an average state.



In general the building is in a very run down state, with obvious leaks, and the resultant damage from these leaks. It requires immediate attention to both the roof as well as the exterior cladding/Windows. The building does not appear to have the correct hearth for the type of heating device. The Fire Doors are locked and do not have crash bars installed to ensure the safety of the public should an emergency occur. The Fire doors should not have any locks or slidebolts installed which lock the doors from the inside preventing them from being able to be opened easily in an emergency. The emergency exit stairs do not have any handrails. The floor is not level in the toilet area, and sagging ceilings throughout the main room. There are broken windows, and missing spoutings. There are no soak holes for the roof runoff.

The building is in need of maintainance and/or repairs to ensure the safety of its occupants.

Kind Regards,

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