

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:50 AM

**UPRN:** 27493201926860

**BAGLAN PRIMARY SCHOOL AND EDIS CENTRE  
ELMWOOD ROAD  
BAGLAN  
PORT TALBOT**

**Assessment Date:** 31 JAN 2017

**Assessment Id** 719

**Surveys By:** PROPERTY & REGENERATION

**Public Access:** YES

**Fire Precautions** C

**Asbestos:** ASBESTOS PRESENT - LOW RISK

		Condition Grade	Condition Cost	Access Grade	Access Cost
<b>Unit 0</b>	<b>EXTERNAL AREAS</b>		<b>177,250.00</b>		<b>15,000.00</b>
<b>Unit 1</b>	<b>BAGLAN PRIMARY SCHOOL AND EDIS CENTRE SCHOOL BLOCK 1</b>	<b>C</b>	<b>1,020,000.00</b>	<b>B</b>	<b>13,000.00</b>
<b>Unit 2</b>	<b>BAGLAN PRIMARY SCHOOL AND EDIS CENTRE SCHOOL BLOCK 2</b>	<b>C</b>	<b>575,250.00</b>	<b>B</b>	<b>14,000.00</b>
<b>Unit 3</b>	<b>BAGLAN PRIMARY SCHOOL AND EDIS CENTRE SCHOOL BLOCK 3</b>	<b>C</b>	<b>77,250.00</b>	<b>B</b>	<b>750.00</b>
<b>Unit 4</b>	<b>BAGLAN PRIMARY SCHOOL AND EDIS CENTRE SCHOOL BLOCK 4</b>	<b>C</b>	<b>214,250.00</b>	<b>B</b>	<b>5,000.00</b>
<b>Unit 5</b>	<b>BAGLAN PRIMARY SCHOOL AND EDIS CENTRE EDIS CENTRE</b>	<b>C</b>	<b>446,000.00</b>	<b>B</b>	<b>2,500.00</b>
	<b>OVERALL SITE</b>	<b>C</b>	<b>2,510,000.00</b>	<b>B</b>	<b>50,250.00</b>

**Site Comments:** THE SCHOOL IS CIRCA 65-YEARS OLD. IT COMPRISES PREDOMINANTLY SINGLE STOREY, BRICK-CLAD BUILDINGS WITH FLAT ROOFS.

OVERALL, THE BUILDING IS IN POOR CONDITION AND A REFURBISHMENT OF ALL AREAS IS REQUIRED TO PREVENT

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UPRN : 27493201926860

Unit ID : 0

BAGLAN PRIMARY SCHOOL AND EDIS  
CENTRE

BAGLAN PRIMARY SCHOOL AND EDIS CENTRE  
ELMWOOD ROAD  
BAGLAN  
PORT TALBOT

### Condition Grade

GEA 3604 m2

GIA 3319 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	83,500.00	45,500.00	48,250.00	
<u>OVERALL</u>	<u>177,250.00</u>			

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL AREAS AND GROUNDS - WALLS AND FENCES	B	2		10,000	15,000		IN FAIR TO GOOD CONDITION. RUSTING / DAMAGED CHAINLINK FENCING, CONCRETE POSTS SPALLING (MINOR CORROSION TO STEEL REINFORCEMENT) SOME AREAS OF MESH FENCING DAMAGED / RUSTING; WIRE FENCE DAMAGED / WIRE SNAPPED. PROVISION FOR SELECTED REPLACEMENT AND REMEDIAL WORKS. LACK OF BALL-STOP FENCING NEXT TO PLAY AREAS. ALLOW FOR NEW. PALISADE AND PALADIN FENCING TO PEIMETER OF SITE IN GOOD CONDITION. NO WORKS FORESEEN.
EXTERNAL AREAS AND GROUNDS - GATES	B	3			250		IN FAIR TO GOOD CONDITION. STEEL PALISADE ENTRANCE AND PEDESTRIAN GATES ARE SOUND / DURABLE FINISH. NO WORKS FORESEEN. REMAINING GATES AROUND THE SCHOOL ARE GENERALLY SOUND; STIFF IRONMONGERY. ALLOW FOR OVERHAUL ONLY.
EXTERNAL AREAS AND GROUNDS - ROADS	D	1	25,000				IN POOR CONDITION. WORN BITUMEN MACADAM SURFACES; LOSS OF / LOOSE COATINGS; POT HOLES PRESENT; SPALLED SURFACES. PROVISION FOR RESURFACING.
EXTERNAL AREAS AND GROUNDS - CAR PARKING	D	1	30,000				IN POOR CONDITION. WORN BITUMEN MACADAM SURFACES; LOSS OF / LOOSE COATINGS; POT HOLES PRESENT; SPALLED SURFACES; INSUFFICIENT SPACES; LINE / BAY MARKINGS WORN. PROVISION FOR RESURFACING.
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	D	1	22,500				PERIMETER PATHS ARE IN POOR CONDITION. LOSS OF BITMAC SURFACING, PARTICULARLY TO PERIMETER OF BUILDINGS; UNEVEN PAVING SLABS (MOVEMENT THROUGHOUT). PROVISION FOR RESURFACING / RELAYING.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	C	2		5,500			IN POOR TO FAIR CONDITION. BLOCKED GULLIES; CONCRETE FLAUNCHING TO GULLEY POTS DAMAGED / CRACKED. PROVISION FOR REMEDIAL WORKS.

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EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	2		30,000	25,000		IN POOR TO FAIR CONDITION. PLAYING FIELD AREA AND SOFT LANDSCAPED PLAY AREA ADJACENT TO NURSERY / INFANTS ARE WATERLOGGED. PROVISION FOR IMPROVING DRAINAGE. BITUMEN MACADAM SURFACING TO PLAY AREAS IS GENERALLY IN FAIR CONDITION. UNEVEN AREAS; DAMAGED SURFACING TO EDGES / ADJACENT TO GULLIES. POOR SURFACING TO BITMAC SPORTS SURFACING - LOSS OF COVERING / LOOSE SURFACE. PROVISION FOR RESURFACING.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	C	1	6,000		8,000		LIGHT FITTINGS IN POOR TO FAIR CONDITION. SEVERAL FITTINGS HAVE BEEN RENEWED IN RECENT YEARS. OLDER FITTINGS ARE WORN / NEARING THE END OF THEIR PRACTICAL LIFESPAN; INADEQUATE EXTERNAL LIGHTING TO SEVERAL AREAS. ALLOW TO RENEW REMAINING.
EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	A	N/A					IN GOOD CONDITION.

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UPRN : 27493201926860

Unit ID : 1

BAGLAN PRIMARY SCHOOL AND EDIS  
CENTRE SCHOOL BLOCK 1

BAGLAN PRIMARY SCHOOL AND EDIS CENTRE  
ELMWOOD ROAD  
BAGLAN  
PORT TALBOT

Condition Grade C

GEA 1279 m2

GIA 1183 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	227,000.00	649,500.00	23,000.00	120,500.00

OVERALL 1,020,000.00

## CONDITION ASSESSMENT REPORT

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL ROOF - ROOF COVERING AND FASCIAS	C	2		5,000		120,000	FLAT ROOF COVERING APPEARS IN FAIR CONDITION. EVIDENCE OF MINOR WATER INGRESS (THROUGH COVERINGS & FLASHINGS); PONDING TO ROOF COVERING; WORN / LOOSE AREAS OF FELT; COVERING NEARING THE END OF ITS PRACTICAL LIFESPAN. PROVISION FOR SELECTED REPAIRS SHORT-TERM AND REPLACEMENT OF WITHIN 10-YEARS. UPVC FASCIAS ARE IN GOOD CONDITION. SOFFITS ARE IN GOOD PHYSICAL CONDITION, HOWEVER PAINT FLAKING OFF. PROVISION FOR REDECORATION.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	N/A					RAINWATER GOODS ARE GENERALLY IN FAIR TO GOOD CONDITION. POWDER COATED ALUMINIUM GUTTERS & DOWNPIPES ARE SOUND. NO SIGNIFICANT WORKS FORESEEN.
EXTERNAL ROOF - ROOF LIGHTS ETC	B	3			1,500		IN FAIR TO GOOD CONDITION. PROVISION FOR REPLACING OLDER ROOF LIGHTS DURING ROOFING WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	3			17,500		WALLS ARE IN FAIR CONDITION. CRACKING TO BRICKWORK AT SEVERAL LOCATIONS INCLUDING HORIZONTAL CRACKING AT BRICK QUIONS AND CRACKING ADJACENT TO WINDOW OPENINGS ADJACENT TO NURSERY; STRUCTURAL CRACKING TO BRICK PIERS ADJACENT TO NURSERY; CONCRETE SPALLING ADJACENT TO CORRODED REINFORCEMENT BARS. PROVISION FOR REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	D	1		175,000			WINDOWS / GLAZED FACADE IN POOR CONDITION. MIXTURE OF UPVC DOUBLE GLAZED UNITS & (PREDOMINANTLY) STEEL FRAMED SINGLE GLAZED UNITS. REINFORCEMENT BARS TO CONCRETE SILLS & LINTELS ARE CORRODING AT SEVERAL LOCATIONS RESULTING IN BLOWN CONCRETE. PROVISION FOR REMEDIAL WORKS. PUTTY MISSING / CRACKED TO GALVANISED STEEL WINDOWS; DECORATION POOR. WINDOWS SHOULD BE RENEWED WITH UPVC DOUBLE GLAZED UNITS.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	2		12,000			DOORS ARE IN POOR CONDITION. ENTRANCE DOORS ARE SOUND. NO SIGNIFICANT WORKS FORESEEN. OLD GALVANISED STEEL, SINGLE GLAZED DOORS HAVE FAR EXCEEDED THEIR EFFECTIVE LIFESPAN & SHOULD BE REPLACED.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	B	4				500	IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED. PROVISION FOR MAINTAINING.
INTERNALS - FLOORS	C	2		32,500			FLOOR COVERINGS ARE IN FAIR CONDITION. OLD WOOD BLOCK FLOORS ARE PHYSICALLY SOUND EXCEPT ADJACENT TO PERIMETER WALLS & OPENINGS WHERE BLOCKS ARE LOOSE / MISSING. SURFACING WORN. PROVISION TO OVERHAUL WOOD BLOCKS & RESEAL. ASBESTOS CONTAINING VINYL FLOOR TILES ARE WORN & AGEING. PROVISION FOR ASBESTOS REMOVAL AND NEW COVERINGS.
INTERNALS - WALLS	C	2		12,000			IN FAIR CONDITION. WATER INGRESS HAS DAMAGED WALL PLASTER BELOW HIGH LEVEL WINDOWS & ADJACENT TO WINDOW OPENINGS. PROVISION FOR MAKING GOOD. CRAZING / CRACKING THROUGH PLASTER SURFACES. ALLOW FOR SELECTED REPLASTERING.
INTERNALS - CEILINGS	C	2		30,000			CEILINGS ARE IN POOR TO FAIR CONDITION. SOME AREAS POOR DUE TO WATER INGRESS. SUSPENDED CEILINGS ARE DATED / DAMAGED. PROVISION FOR RENEWING.
INTERNALS - DOORS	C	1	12,000				IN POOR TO FAIR CONDITION. CROSS CORRIDOR DOORS HAVE BEEN RENEWED WITH FIRE RATED DOORS; NO WORKS FORESEEN. CLASSROOM / STORE ROOM DOORS ARE THE ORIGINAL FITTED UNITS; OLD TIMBER DOORS; AGEING IRONMONGERY. PROVISION FOR REPLACING.
INTERNALS - FITTED FURNITURE	B	3			4,000		FITTED FURNITURE GENERALLY IN FAIR CONDITION. OLD CLASSROOM SINK UNITS. ALLOW TO RENEW.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
INTERNALS - INTERNAL DECORATION	C	2		30,000			INTERNAL DECORATION IS POOR TO FAIR CONDITION. FLAKING PAINT; DAMAGED / WORN SURFACES; AREAS OF WATER INGRESS. PROVISION FOR REDECORATION.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					NO INSPECTION MADE (FLAT ROOF, LIMITED ROOF VOIDS). NO WORKS FORESEEN.
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	A	4					IN GOOD CONDITION. TOILET AREAS RECENTLY REFURBISHED TO A HIGH STANDARD. PROVISION FOR MAINTAINING WITHIN 10-YEARS.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	D	1	180,000				BOILER IN POOR CONDITION. ONE REPLACED IN 2001 IN GOOD CONDITION. REMAINING BOILER WAS INSTALLED IN 1978 & HAS EXCEEDED ITS RECOMMENDED LIFESPAN. LEAKING PIPEWORK; LEAKING GASKETS; AGEING CONTROLS FOR BOILER SYSTEM. PROVISION FOR REPLACING. ISSUES WITH GROUND WATER TO BASEMENT BOILER ROOM. PUMPS ARE CONTINUALLY RUNNING TO PREVENT FLOODING. ALLOW TO IMPROVE.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	D	2		125,000			IN POOR CONDITION. MAJORITY OF PIPEWORK & RADIATORS ARE OLD CAST IRON FITTINGS. PAINT FLAKING OFF FROM RADIATORS; INEFFICIENT SYSTEM; EXCEEDED ITS RECOMMENDED LIFESPAN. PROVISION FOR NEW DISTRIBUTION SYSTEM.
MECHANICAL SERVICES - HOT WATER	D	1	35,000				IN POOR CONDITION. HEATING BOILER WAS INSTALLED IN 1978 & EXCEEDED ITS RECOMMENDED LIFE EXPECTANCY. PROVISION FOR REPLACING.

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ELECTRICAL SERVICES - SWITCHGEAR AND METERS	C	2		50,000			IN POOR CONDITION. OLD / RUSTING DISTRIBUTION BOARDS & SWITCHGEAR (CONTAINING ASBESTOS). EXCEEDED THEIR RECOMMENDED LIFESPAN. PROVISION FOR REPLACING WITHIN 3-YEARS.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	C	2		70,000			NEW SURFACE MOUNTED SMALL POWER ADJACENT TO COMPUTER WORKSTATIONS. EXISTING WIRING POOR. PROVISION FOR ADDITIONAL SOCKETS AND UPGRADING / REWIRING THROUGHOUT.
ELECTRICAL SERVICES - LIGHTING	C	2		90,000			IN POOR TO FAIR CONDITION. OLD LIGHT FITTINGS. MISSING LAMPS / DIFFUSERS; SOME NOT WORKING / SLOW RESPONSE. PROVISION FOR REPLACING ALL.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	C	2		18,000			FIRE ALARM SYSTEM APPEARS IN FAIR CONDITION. EMERGENCY LIGHTING OLD / POOR. PROVISION FOR REPLACING ALL DURING ELECTRICAL REWIRE.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

## CONDITION ASSESSMENT REPORT

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UPRN : 27493201926860

Unit ID : 2

BAGLAN PRIMARY SCHOOL AND EDIS  
CENTRE SCHOOL BLOCK 2

BAGLAN PRIMARY SCHOOL AND EDIS CENTRE  
ELMWOOD ROAD  
BAGLAN  
PORT TALBOT

Condition Grade C

GEA 822 m2

GIA 774 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	259,500.00	224,000.00	16,000.00	75,750.00

OVERALL 575,250.00

## CONDITION ASSESSMENT REPORT

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL ROOF - ROOF COVERING AND FASCIAS	C	2		5,000		75,000	<p>FLAT ROOF COVERING APPEARS IN FAIR CONDITION.</p> <p>FLAT ROOF COVERING APPEARS IN FAIR CONDITION.</p> <p>EVIDENCE OF MINOR WATER INGRESS (THROUGH COVERINGS &amp; FLASHINGS); PONDING TO ROOF COVERING; WORN / LOOSE AREAS OF FELT; COVERING NEARING THE END OF ITS PRACTICAL LIFESPAN. PROVISION FOR SELECTED REPAIRS SHORT-TERM AND REPLACEMENT OF WITHIN 10-YEARS.</p> <p>UPVC FASCIAS ARE IN GOOD CONDITION. SOFFITS ARE IN GOOD PHYSICAL CONDITION, HOWEVER PAINT FLAKING OFF. PROVISION FOR REDECORATION.</p>
EXTERNAL ROOF - RAINWATER DISPOSAL	B	3			1,250		<p>RAINWATER GOODS ARE GENERALLY IN GOOD CONDITION.</p> <p>POWDER COATED ALUMINIUM GUTTERS &amp; DOWNPIPES ARE SOUND. MINOR LEAKS TO GUTTER JOINTS; BLOCKED GUTTERS.</p> <p>ALLOW FOR MINOR WORKS.</p>
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	3			10,000		<p>WALLS ARE IN FAIR CONDITION.</p> <p>CRACKING TO BRICKWORK AT SEVERAL LOCATIONS INCLUDING HORIZONTAL CRACKING AT BRICK QUIONS AND CRACKING ADJACENT TO WINDOW OPENINGS; STRUCTURAL CRACKING TO BRICK PIERS ADJACENT TO NURSERY.</p> <p>PROVISION FOR REMEDIAL WORKS.</p>
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	D	1	140,000				<p>WINDOWS / GLAZED FACADE IN POOR CONDITION.</p> <p>MIXTURE OF UPVC DOUBLE GLAZED UNITS &amp; (PREDOMINANTLY) STEEL FRAMED SINGLE GLAZED UNITS. REINFORCEMENT BARS TO CONCRETE SILLS &amp; LINTELS ARE CORRODING AT SEVERAL LOCATIONS RESULTING IN BLOWN CONCRETE.</p> <p>PROVISION FOR REMEDIAL WORKS.</p> <p>PUTTY MISSING / CRACKED TO GALVANISED STEEL WINDOWS; DECORATION POOR. WINDOWS SHOULD BE RENEWED WITH UPVC DOUBLE GLAZED UNITS.</p> <p>NEW UPVC AND GLAZED FACADE TO HALL IN GOOD CONDITION. NO WORKS FORESEEN.</p>

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	D	1	15,000				DOORS IN POOR CONDITION. OLD GALVANISED STEEL, SINGLE GLAZED DOORS HAVE FAR EXCEEDED THEIR EFFECTIVE LIFESPAN & SHOULD BE REPLACED.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					
INTERNALS - FLOORS	C	2		25,000			FLOOR COVERINGS ARE IN FAIR CONDITION. NEW CARPET COVERINGS TO FOYER AREAS. NO SIGNIFICANT WORKS FORESEEN. OLD WOOD BLOCK FLOORS ARE PHYSICALLY SOUND EXCEPT ADJACENT TO PERIMETER WALLS & OPENINGS WHERE BLOCKS ARE LOOSE / MISSING. SURFACING WORN. PROVISION TO OVERHAUL WOOD BLOCKS, RESEAL AND ALLOW FOR MORE DURABLE COVERING ADJACENT TO DOORS.
INTERNALS - WALLS	C	2		14,000			IN FAIR CONDITION. WATER INGRESS HAS DAMAGED WALL PLASTERWORK BELOW HIGH LEVEL WINDOWS & ADJACENT TO WINDOW OPENINGS. CRAZED PLASTER WALL SURFACES AT SEVERAL LOCATIONS. PROVISION FOR MAKING GOOD / SELECTED REPLASTERING.
INTERNALS - CEILINGS	C	2		30,000			CEILINGS ARE IN POOR TO FAIR CONDITION. SOME AREAS POOR DUE TO WATER INGRESS. OLD LARGE SUSPENDED CEILING TILES AND GRID ARE DATED / DAMAGED. PROVISION FOR RENEWING.
INTERNALS - DOORS	C	1	12,000				IN POOR TO FAIR CONDITION. CROSS CORRIDOR DOORS HAVE BEEN RENEWED WITH FIRE RATED DOORS; NO WORKS FORESEEN. CLASSROOM / STORE ROOM DOORS ARE THE ORIGINAL FITTED UNITS; OLD TIMBER DOORS; AGEING IRONMONGERY. PROVISION FOR REPLACING.
INTERNALS - FITTED FURNITURE	B	3			4,000		FITTED FURNITURE GENERALLY IN FAIR CONDITION. OLD CLASSROOM SINK UNITS. ALLOW TO RENEW.

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INTERNALS - INTERNAL DECORATION	C	2		24,000			INTERNAL DECORATION IS POOR TO FAIR CONDITION. FLAKING PAINT; DAMAGED / WORN SURFACES; AREAS OF WATER INGRESS. PROVISION FOR REDECORATION.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					NO INSPECTION MADE (FLAT ROOF, LIMITED ROOF VOIDS). NO WORKS FORESEEN.
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	A	3			750	750	IN GOOD CONDITION. TOILET AREAS RECENTLY REFURBISHED TO A HIGH STANDARD. PROVISION FOR MAINTAINING WITHIN 5-YEARS.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	D	1	92,500				IN POOR CONDITION. MAJORITY OF PIPEWORK & RADIATORS ARE OLD CAST IRON FITTINGS. PAINT FLAKING OFF FROM RADIATORS; INEFFICIENT SYSTEM; EXCEEDED ITS RECOMMENDED LIFESPAN. PROVISION FOR NEW DISTRIBUTION SYSTEM.
MECHANICAL SERVICES - HOT WATER	N/A	N/A					
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	N/A	N/A					
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	C	2		50,000			NEW SURFACE MOUNTED SMALL POWER ADJACENT TO COMPUTER WORKSTATIONS. EXISTING WIRING POOR. PROVISION FOR ADDITIONAL SOCKETS AND UPGRADING / REWIRING THROUGHOUT.
ELECTRICAL SERVICES - LIGHTING	C	2		60,000			IN POOR TO FAIR CONDITION. OLD LIGHT FITTINGS. MISSING LAMPS / DIFFUSERS; SOME NOT WORKING / SLOW RESPONSE. PROVISION FOR REPLACING ALL.

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ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	C	2		16,000			FIRE ALARM SYSTEM APPEARS IN FAIR CONDITION. EMERGENCY LIGHTING OLD / POOR. PROVISION FOR REPLACING ALL DURING ELECTRICAL REWIRE.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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UPRN : 27493201926860

Unit ID : 3

BAGLAN PRIMARY SCHOOL AND EDIS  
CENTRE SCHOOL BLOCK 3

BAGLAN PRIMARY SCHOOL AND EDIS CENTRE  
ELMWOOD ROAD  
BAGLAN  
PORT TALBOT

Condition Grade C

GEA 394 m2

GIA 343 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	25,000.00	24,000.00	13,250.00	15,000.00

OVERALL 77,250.00

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL ROOF - ROOF COVERING AND FASCIAS	C	2		1,500		15,000	VIEWED FROM GROUND LEVEL. FLAT ROOF COVERING APPEARS IN FAIR CONDITION. EVIDENCE OF MINOR WATER INGRESS (THROUGH COVERINGS & FLASHINGS); PONDING TO ROOF COVERING; WORN / LOOSE AREAS OF FELT; COVERING NEARING THE END OF ITS PRACTICAL LIFESPAN. PROVISION FOR SELECTED REPAIRS SHORT-TERM AND REPLACEMENT OF WITHIN 10-YEARS. UPVC FASCIAS ARE IN GOOD CONDITION. SOFFITS ARE IN GOOD PHYSICAL CONDITION, HOWEVER PAINT FLAKING OFF. PROVISION FOR REDECORATION.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	2		1,500			RAINWATER GOODS ARE GENERALLY IN FAIR CONDITION. POWDER COATED ALUMINIUM GUTTERS & DOWNPIPES ARE DISPLACED, RUST PRESENT TO SURFACES, MINOR LEAKS TO GUTTER JOINTS. ALLOW FOR REMEDIAL WORKS. UPVC GUTTERS ARE RELATIVELY SOUND. ALLOW FOR MINOR REPAIRS ONLY.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	3			3,000		WALLS ARE IN FAIR CONDITION. MINOR LOSS OF BRICKWORK AROUND WINDOW OPENINGS; MINOR CRACKING / SPALLING TO BRICKWORK; CRACKS THROUGH RENDER. PROVISION FOR REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	3			1,250		WINDOWS ARE IN FAIR TO GOOD CONDITION. UPVC DOUBLE GLAZED UNITS ARE SOUND. METAL SECURITY GRILLES OVER WINDOWS ARE RUSTING. ALLOW TO OVERHAUL.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					
INTERNALS - FLOORS	A	N/A					FLOOR COVERINGS ARE IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - WALLS	B	N/A					IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
INTERNALS - CEILINGS	B	N/A					CEILINGS ARE IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - DOORS	B	2		1,500			IN FAIR TO GOOD CONDITION. CLASSROOM DOORS ARE FIRE DOORS, HOWEVER, THEY ARE BEING PROPPED OPEN. PROVISION FOR HOLD-OPEN DOOR CLOSERS LINKED TO FIRE ALARM.
INTERNALS - FITTED FURNITURE	B	N/A					FITTED FURNITURE GENERALLY IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - INTERNAL DECORATION	C	3			9,000		INTERNAL DECORATION IS IN FAIR CONDITION. FLAKING PAINT; DAMAGED / WORN SURFACES;. PROVISION FOR REDECORATION.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	B	N/A					IN FAIR TO GOOD CONDITION. CONCRETE PHYSICALLY SOUND; NEW COVERINGS TO TREADS. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					NO INSPECTION MADE (FLAT ROOF, LIMITED ROOF VOIDS). NO WORKS FORESEEN.
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	N/A	N/A					
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/A	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	D	1	25,000				IN POOR CONDITION. MAJORITY OF PIPEWORK & RADIATORS ARE OLD CAST IRON FITTINGS. PAINT FLAKING OFF FROM RADIATORS; INEFFICIENT SYSTEM; EXCEEDED ITS RECOMMENDED LIFESPAN. PROVISION FOR NEW DISTRIBUTION SYSTEM.
MECHANICAL SERVICES - HOT WATER	N/A	N/A					
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	N/A	N/A					

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:50 AM

Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	C	2		6,000			IN POOR TO FAIR CONDITION. NEW WIRING AND SOCKETS IN DADO TRUNKING. EXISTING WIRING POOR. PROVISION FOR ADDITIONAL SOCKETS AND UPGRADING.
ELECTRICAL SERVICES - LIGHTING	C	2		12,000			IN POOR TO FAIR CONDITION. OLD LIGHT FITTINGS HAVE REACHED THE END OF THEIR LIFESPAN. PROVISION FOR REPLACING.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	C	2		1,500			IN FAIR CONDITION. EMERGENCY LIGHTING OLD / POOR. PROVISION FOR REPLACING DURING ELECTRICAL REWIRE.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:50 AM

UPRN : 27493201926860

Unit ID : 4

BAGLAN PRIMARY SCHOOL AND EDIS  
CENTRE SCHOOL BLOCK 4

BAGLAN PRIMARY SCHOOL AND EDIS CENTRE  
ELMWOOD ROAD  
BAGLAN  
PORT TALBOT

Condition Grade C

GEA 320 m2

GIA 291 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	130,000.00	34,500.00	29,750.00	20,000.00

OVERALL 214,250.00

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:50 AM

Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL ROOF - ROOF COVERING AND FASCIAS	C	3			1,250	20,000	VIEWED FROM GROUND LEVEL. FLAT ROOF COVERING APPEARS IN FAIR CONDITION. EVIDENCE OF MINOR WATER INGRESS (THROUGH COVERINGS & FLASHINGS); PONDING TO ROOF COVERING; WORN / LOOSE AREAS OF FELT; COVERING NEARING THE END OF ITS PRACTICAL LIFESPAN. PROVISION FOR SELECTED REPAIRS SHORT-TERM AND REPLACEMENT OF WITHIN 10-YEARS. UPVC FASCIAS ARE IN GOOD CONDITION. SOFFITS ARE IN GOOD PHYSICAL CONDITION, HOWEVER PAINT FLAKING OFF. PROVISION FOR REDECORATION.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	1	7,500				RAINWATER GOODS ARE GENERALLY IN POOR CONDITION. UPVC GUTTERS ARE LEAKING; LOOSE. PAINT FLAKING OFF DOWNPIPES. ALLOW TO RENEW.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	3			3,500		WALLS ARE IN FAIR TO GOOD CONDITION. CRACKING TO BRICKWORK AT SEVERAL LOCATIONS INCLUDING VERTICAL CRACKING OVER AND AROUND WINDOW HEADS. PROVISION FOR REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	D	1	35,000				WINDOWS ARE IN POOR CONDITION. STEEL FRAMED SINGLE GLAZED UNITS HAVE EXCEEDED THEIR LIFESPAN. REINFORCEMENT BARS TO CONCRETE SILLS & LINTELS ARE CORRODING AT SEVERAL LOCATIONS RESULTING IN BLOWN CONCRETE. PUTTY MISSING / CRACKED TO GALVANISED STEEL WINDOWS; DECORATION POOR. WINDOWS SHOULD BE RENEWED WITH UPVC DOUBLE GLAZED UNITS.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	D	1	5,000				DOORS IN POOR CONDITION. OLD GALVANISED STEEL, SINGLE GLAZED DOORS HAVE FAR EXCEEDED THEIR EFFECTIVE LIFESPAN. PROVISION FOR RENEWING.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:50 AM

Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
INTERNALS - FLOORS	C	2		10,000			FLOOR COVERINGS ARE IN POOR TO FAIR CONDITION. TILED FLOOR TO KITCHEN AREA IS DATED / WORN THROUGHOUT. ALLOW FOR RENEWING.
INTERNALS - WALLS	C	2		3,500			IN FAIR CONDITION. WORN PLASTER SURFACES. ALLOW FOR REMEDIAL WORKS.
INTERNALS - CEILINGS	C	2		13,000			CEILINGS ARE IN POOR TO FAIR CONDITION. OLD LARGE SUSPENDED CEILING TILES AND GRID ARE DATED / DAMAGED. PROVISION FOR RENEWING.
INTERNALS - DOORS	C	1	5,000				IN POOR TO FAIR CONDITION. DOORS ARE THE ORIGINAL FITTED UNITS; OLD TIMBER DOORS; AGEING IRONMONGERY. PROVISION FOR REPLACING.
INTERNALS - FITTED FURNITURE	C	3			25,000		IN POOR TO FAIR CONDITION. AGING KITCHEN EQUIPMENT. ALLOW TO RENEW.
INTERNALS - INTERNAL DECORATION	C	2		8,000			INTERNAL DECORATION IS IN POOR TO FAIR CONDITION. FLAKING PAINT; DAMAGED / WORN SURFACES. PROVISION FOR REDECORATION.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					NO INSPECTION MADE (FLAT ROOF, LIMITED ROOF VOIDS). NO WORKS FORESEEN.
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:50 AM

Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	C	1	30,000				IN POOR CONDITION. MAJORITY OF PIPEWORK & RADIATORS ARE OLD CAST IRON FITTINGS. PAINT FLAKING OFF FROM RADIATORS; INEFFICIENT SYSTEM; EXCEEDED ITS RECOMMENDED LIFESPAN. PROVISION FOR NEW DISTRIBUTION SYSTEM.
MECHANICAL SERVICES - HOT WATER	N/A	N/A					
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	N/A	N/A					
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	D	1	25,000				IN POOR CONDITION. EXISTING WIRING POOR. PROVISION FOR ADDITIONAL SOCKETS AND UPGRADING / REWIRING THROUGHOUT.
ELECTRICAL SERVICES - LIGHTING	D	1	20,000				IN POOR CONDITION. OLD LIGHT FITTINGS. MISSING LAMPS / DIFFUSERS; SOME NOT WORKING / SLOW RESPONSE. PROVISION FOR REPLACING / REWIRING ALL.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	C	1	2,500				EMERGENCY LIGHTING IN POOR CONDITION. OLD; REACHED THE END OF ITS LIFESPAN. PROVISION FOR REPLACING ALL DURING ELECTRICAL REWIRE.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:50 AM

UPRN : 27493201926860

Unit ID : 5

BAGLAN PRIMARY SCHOOL AND EDIS  
CENTRE EDIS CENTRE

BAGLAN PRIMARY SCHOOL AND EDIS CENTRE  
ELMWOOD ROAD  
BAGLAN  
PORT TALBOT

Condition Grade C

GEA 779 m2

GIA 719 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	189,500.00	161,500.00	31,500.00	63,500.00

OVERALL 446,000.00

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:50 AM

Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL ROOF - ROOF COVERING AND FASCIAS	C	2		5,000		40,000	VIEWED FROM GROUND LEVEL. FLAT ROOF COVERING APPEARS IN FAIR CONDITION. EVIDENCE OF MINOR WATER INGRESS (THROUGH COVERINGS & FLASHINGS); PONDING TO ROOF COVERING; WORN / LOOSE AREAS OF FELT; COVERING NEARING THE END OF ITS PRACTICAL LIFESPAN. PROVISION FOR SELECTED REPAIRS SHORT-TERM AND REPLACEMENT OF WITHIN 10-YEARS. UPVC FASCIAS ARE IN GOOD CONDITION. SOFFITS ARE IN GOOD PHYSICAL CONDITION, HOWEVER PAINT FLAKING OFF. PROVISION FOR REDECORATION.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	3			750	750	RAINWATER GOODS ARE GENERALLY IN FAIR TO GOOD CONDITION. POWDER COATED ALUMINIUM GUTTERS & DOWNPIPES ARE SOUND. MINOR LEAKS TO GUTTER JOINTS; BLOCKED GUTTERS. ALLOW FOR MINOR WORKS.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	1		16,000			WALLS ARE IN FAIR CONDITION. CRACKING TO BRICKWORK AT SEVERAL LOCATIONS INCLUDING HORIZONTAL CRACKING AT BRICK QUIONS AND CRACKING ADJACENT TO WINDOW OPENINGS; STRUCTURAL CRACKING TO BRICK PIERS; CONCRETE SPALLING ADJACENT TO CORRODED REINFORCEMENT BARS. PROVISION FOR REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	D	1		60,000			WINDOWS ARE IN POOR CONDITION. MIXTURE OF UPVC DOUBLE GLAZED UNITS & (PREDOMINANTLY) STEEL FRAMED SINGLE GLAZED UNITS. PUTTY MISSING / CRACKED TO GALVANISED STEEL WINDOWS; DECORATION POOR; REACHED THE END OF THEIR LIFESPAN. PROVISION FOR RENEWING WITH UPVC DOUBLE GLAZED UNITS. REINFORCEMENT BARS TO CONCRETE SILLS & LINTELS ARE CORRODING AT SEVERAL LOCATIONS RESULTING IN BLOWN CONCRETE. PROVISION FOR REMEDIAL WORKS / RENEWALS WITH UPVC DOUBLE GLAZED UNITS.

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:50 AM

Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	1	6,000				ENTRANCE DOORS AND GLAZING HAVE BEEN RENEWED IN RECENT YEARS AND IN GOOD CONDITION. FIRE EXIT DOORS ARE SOUND. NO WORKS FORESEEN. REMAINING DOORS IN POOR CONDITION. OLD GALVANISED STEEL, SINGLE GLAZED DOORS HAVE FAR EXCEEDED THEIR LIFESPAN. PROVISION FOR RENEWING.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					
INTERNALS - FLOORS	C	1	22,500		5,000		FLOOR COVERINGS ARE IN FAIR CONDITION. ASBESTOS CONTAINING FLOOR TILES TO FOYER AND LANDING AREAS ARE HEAVILY WORN AND DAMAGED. ALLOW FOR REMOVING AND NEW COVERINGS. VINYL FLOORING TO FIRST FLOOR TOILETS AND TEA POINT AREAS ARE WORN / HEAVILY STAINED. ALLOW TO RENEW. CARPET TILES ARE GENERALLY SOUND. MINOR STAINING / DAMAGE. ALLOW FOR AD-HOC RENEWALS. WOOD BLOCK FLOORING GENERALLY SOUND. ALLOW FOR MINOR REPAIRS / RENEWALS
INTERNALS - WALLS	C	2		9,000			IN FAIR CONDITION. WATER INGRESS HAS DAMAGED WALL PLASTERWORK BELOW HIGH LEVEL WINDOWS & ADJACENT TO WINDOW OPENINGS; CRAZED PLASTER WALL SURFACES AT SEVERAL LOCATIONS; INTERNAL CRACKING THROUGH STRUCTURE HAS DAMAGED PLASTERWORK. PROVISION FOR REMEDIAL WORK TO FABRIC AND MAKING GOOD / SELECTED REPLASTERING.
INTERNALS - CEILINGS	C	2		20,000			CEILINGS ARE GENERALLY IN FAIR CONDITION. PLASTERED CEILINGS ARE SOUND EXCEPT FOR AREAS OF WATER INGRESS. ALLOW FOR REPAIRS. OLD LARGE SUSPENDED CEILING TILES AND GRID ARE DATED / DAMAGED; REACHED THE END OF THEIR PRACTICAL LIFESPAN. PROVISION FOR RENEWING.

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:50 AM

Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
INTERNALS - DOORS	B	3			750	750	IN FAIR TO GOOD CONDITION. CROSS CORRIDOR DOORS HAVE BEEN RENEWED WITH FIRE RATED DOORS; NO WORKS FORESEEN. TIMBER DOORS TO OFFICES / TRAINING ROOMS GENERALLY SOUND. ALLOW FOR MINOR REPAIRS ONLY.
INTERNALS - FITTED FURNITURE	A	N/A					FITTED FURNITURE GENERALLY IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - INTERNAL DECORATION	B	4		1,500		22,000	INTERNAL DECORATION IS FAIR TO GOOD CONDITION. MINOR DAMAGE / FLAKING PAINT; MINOR AREAS OF WATER INGRESS. PROVISION FOR REDECORATION AFTER 5-YEARS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					NO INSPECTION MADE (FLAT ROOF, LIMITED ROOF VOIDS). NO WORKS FORESEEN.
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	C	3			25,000		IN POOR TO FAIR CONDITION. TOILET AREAS HAVE BEEN PARTIALLY REFURBISHED. OLDER TOILET AREAS ARE WORN / DATED. ALLOW FOR REFURBISHING WITHIN 5-YEARS.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	N/A	N/A					
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	D	1	85,000				IN POOR CONDITION. MAJORITY OF PIPEWORK & RADIATORS ARE OLD CAST IRON FITTINGS. PAINT FLAKING OFF FROM RADIATORS; INEFFICIENT SYSTEM; EXCEEDED ITS RECOMMENDED LIFESPAN. PROVISION FOR NEW DISTRIBUTION SYSTEM.
MECHANICAL SERVICES - HOT WATER	N/A	N/A					
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	N/A	N/A					

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:50 AM

Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	C	2		50,000			NEW SURFACE MOUNTED SMALL POWER ADJACENT TO COMPUTER WORKSTATIONS. EXISTING WIRING POOR. PROVISION FOR ADDITIONAL SOCKETS AND UPGRADING / REWIRING THROUGHOUT.
ELECTRICAL SERVICES - LIGHTING	C	2		60,000			IN POOR TO FAIR CONDITION. OLD LIGHT FITTINGS. MISSING LAMPS / DIFFUSERS; SOME NOT WORKING / SLOW RESPONSE. PROVISION FOR REPLACING ALL.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	C	2		16,000			FIRE ALARM SYSTEM APPEARS IN FAIR CONDITION. EMERGENCY LIGHTING OLD / POOR. PROVISION FOR REPLACING ALL DURING ELECTRICAL REWIRE.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					