

CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 12:22 PM

UPRN: 27587501986840

**CATWG PRIMARY SCHOOL
MAIN ROAD
CADOXTON
NEATH**

Assessment Date: 11 JUL 2016

Assessment Id 711

Surveys By: PROPERTY & REGENERATION

Public Access: YES

Fire Precautions B

Asbestos: ASBESTOS PRESENT - WELL MANAGED.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		86,500.00		12,500.00
Unit 1	CATWG PRIMARY SCHOOL SCHOOL BLOCK 1	C-	381,250.00	B	5,750.00
Unit 2	CATWG PRIMARY SCHOOL DEMOUNTABLE BLOCK 2	C	93,500.00	D	30,000.00
Unit 3	CATWG PRIMARY SCHOOL DEMOUNTABLE BLOCK 3	C	22,650.00	D	25,000.00
Unit 12	CATWG PRIMARY SCHOOL DEMOUNTABLE BLOCK 5	B	1,750.00	A	0.00
	OVERALL SITE	C-	585,650.00	B	73,250.00

Site Comments: THE MAIN BUILDING IS IN FAIR CONDITION REQUIRING MINIMAL MAINTENANCE.
CLASSROOM DEMOUNTABLE BUILDINGS HAVE RECEIVED MINOR REFURBISHMENT WORKS OVER THE PAST 5-YEARS,
HOWEVER, THEY ARE NEARING THE END OF THEIR USEFUL LIFE EXPECTANCY.

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UPRN : 27587501986840

Unit ID : 0

CATWG PRIMARY SCHOOL

CATWG PRIMARY SCHOOL

MAIN ROAD

CADOXTON

NEATH

Condition Grade

GEA 1531 m2

GIA 1445 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	46,500.00	22,000.00	14,750.00	3,250.00

OVERALL 86,500.00

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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	C	2		18,000	5,000		WALLS AND FENCES ARE OVERALL IN FAIR TO GOOD CONDITION. BALL STOP FENCING ADJACENT TO YARD AREA HAS BEEN RECENTLY RENEWED. BRICKWORK WALL TO BOUNDARY IS IN POOR TO FAIR CONDITION. LOSS OF MORTAR JOINTING; WEATHERED BRICK SURFACES; BRICKWORK LEANING (AWAY FROM SCHOOL). PROVISION FOR MONITORING FOR MOVEMENT, REMEDIAL WORKS AND REPOINTING. FENCE ALONG ENTRANCE ROUTE IS SOUND. NO WORKS FORESEEN. FENCING TO LOWER BOUNDARY WORN / INADEQUATE. PROVISION FOR RENEWING.
EXTERNAL AREAS AND GROUNDS - GATES	A	N/A					GATES ARE IN GOOD CONDITION. NO WORKS FORESEEN.
EXTERNAL AREAS AND GROUNDS - ROADS	C	1	6,500				ROAD SURFACING IS IN POOR TO FAIR CONDITION. MISSING / WORN BITMAC SURFACE; CRAZED BITMAC AT ISOLATED LOCATIONS; LOOSE. PROVISION FOR RESURFACING.
EXTERNAL AREAS AND GROUNDS - CAR PARKING	C	N/A					CAR PARK AREA IS PART OF PLAY YARD. COST AND DESCRIPTION INCLUDED WITHIN HARD AND SOFT LANDSCAPING.
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	B	2		2,500	4,500		PATHS ARE IN FAIR CONDITION. WORN / UNEVEN BITMAC SURFACING AROUND PERIMETER OF BUILDING. CONCRETE STEPS ARE IN FAIR CONDITION. MINOR DAMAGE / WORN TREADS. PROVISION FOR MAKING GOOD / REMEDIAL WORKS.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	B	3			1,250	750	DRAINAGE APPEARS IN FAIR TO GOOD CONDITION. MINOR DAMAGE / WEAR TO GULLIES. PROVISION FOR MINOR REPAIRS.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	1	40,000				BITUMEN MACADAM SURFACES TO MAIN PLAY AREA AND CAR PARK ARE IN POOR TO FAIR CONDITION. MISSING / WORN SURFACE THROUGHOUT; LOOSE TOP COAT; UNEVEN SECTIONS. PROVISION FOR RESURFACING.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B	3		1,500	1,500		MIXTURE OF OLD AND NEW FITTINGS. PROVISION FOR REPLACING OLDER FITTINGS.

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EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	B	3			2,500	2,500	OUTBUILDINGS ARE IN FAIR CONDITION. WORN APPEARANCE; DAMAGED CLADDING / ROOF FINISH. PROVISION FOR MINOR REMEDIAL WORKS WITHIN 10-YEARS.

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UPRN : 27587501986840

Unit ID : 1

CATWG PRIMARY SCHOOL SCHOOL BLOCK
1

CATWG PRIMARY SCHOOL
MAIN ROAD
CADOXTON
NEATH

Condition Grade C-

GEA 1186 m2

GIA 1122 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

279,750.00

68,750.00

32,750.00

OVERALL 381,250.00

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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	B	3			5,000	5,000	ALL ROOF COVERINGS VIEWED FROM GROUND LEVEL. FLAT ROOF COVERING APPEARS IN FAIR CONDITION. EVIDENCE OF WATER INGRESS AROUND ROOF LIGHTS AND TO PERIMETER. PROVISION FOR MINOR REMEDIAL WORKS ONLY. UPVC FASCIAS IN GOOD CONDITION. PITCHED DECRA-TYPE ROOF COVERING IN FAIR TO GOOD CONDITION. REQUIRES MINIMAL MAINTENANCE ONLY.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	3			3,500		RAINWATER GOODS ARE IN FAIR CONDITION. LEAKS TO GUTTER JOINTS; MISSING RAINWATER GOODS AT LOW LEVEL. PROVISION FOR REPAIRS AND CLEARING ONLY.
EXTERNAL ROOF - ROOF LIGHTS ETC	B	3			1,000	1,000	ROOF LIGHTS ARE IN FAIR TO GOOD CONDITION. MINOR DAMAGE. PROVISION FOR REPAIRS / SELECTED RENEWAL.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	3			3,500	3,500	`WALLS ARE IN FAIR TO GOOD CONDITION. CRACKED / CRAZED RENDERED SURFACES AT SEVERAL LOCATIONS; MINOR ISOLATED DAMAGE TO BRICKS; WATER INGRESS REPORTED DURING HEAVY RAINFALL. ALLOW FOR REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	A	3			1,250	1,250	PVCU DOUBLE GLAZED UNITS THROUGHOUT. DOUBLE GLAZED UNITS HAVE FAILED TO SEVERAL AREAS. ALLOW FOR SELECTED GLAZING RENEWAL.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	4			1,500	750	MAJORITY OF DOORS ARE POWDER COATED ALUMINIUM FRAMED UNITS IN GOOD CONDITION. NO WORKS FORESEEN. OLDER TIMBER DOORS SHOULD BE RENEWED WITH ALUMINIUM FRAMED UNITS WHERE REQUIRED AND REMAINING OVERHAULED.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	B	2		1,500			IN FAIR CONDITION. VEGETATION GROWTH. WATER STAINING TO BRICK SURFACES. ALLOW TO OVERHAUL.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
INTERNALS - FLOORS	B	2		7,500	12,000		FLOOR COVERINGS ARE IN FAIR TO GOOD CONDITION. SOME AREAS OF CARPET COVERING HAVE REACHED THE END OF THEIR PRACTICAL LIFESPAN. ALLOW FOR RENEWING. WORN VINYL FLOOR COVERINGS TO TOILET AREAS. PROVISION FOR REPLACING WITHIN 5-YEARS. WOODBLOCK FLOORING TO HALL WORN / LOOSE. PROVISION FOR REFIXING DAMAGED AREAS, SANDING AND SEALING.
INTERNALS - WALLS	B	3			1,000	1,000	WALLS ARE GENERALLY IN FAIR TO GOOD CONDITION. CRACKING, MINOR WEAR AND DAMAGE TO WALL SURFACES PARTICULARLY ADJACENT TO WINDOW OPENINGS. PROVISION FOR MINOR ISOLATED PLASTER REPAIRS.
INTERNALS - CEILINGS	B	2		2,500		2,500	CEILINGS ARE IN FAIR CONDITION. WATER INGRESS HAS DAMAGED CEILING TILES TO SEVERAL AREAS; LOOSE CEILING BOARDS. PROVISION FOR REMEDIAL WORKS.
INTERNALS - DOORS	C	2		14,000			IN POOR TO FAIR CONDITION. TIMBER FLUSH DOORS ARE OLD / WORN WITH AGING IRONMONGERY. PROVISION FOR REPLACING.
INTERNALS - FITTED FURNITURE	C	2		30,000	10,000		IN POOR TO FAIR CONDITION. OLD KITCHEN EQUIPMENT TO CANTEEN. OLD / WORN WORK SURFACING AND SINK UNITS TO CLASSROOMS. PROVISION FOR RENEWING.
INTERNALS - INTERNAL DECORATION	B	3			25,000		OVERALL, DECORATION IN FAIR TO GOOD CONDITION. PROVISION FOR REDECORATING WITHIN 5-YEARS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	C	2		50,000			IN POOR TO FAIR CONDITION. OLD SANITARYWARE AND PIPEWORK TO TOILET AREAS. PROVISION FOR REFURBISHING THROUGHOUT.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	C	2		75,000			IN FAIR CONDITION. THE BOILER AND CONTROLS ARE AROUND 28-YEARS OLD AND HAVE REACHED THE END OF THEIR PRACTICAL LIFESPAN. ALLOW TO RENEW.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	C	2		90,000			IN POOR TO FAIR CONDITION. MIXTURE OF OLD CAST IRON RADIATORS AND PIPEWORK, AND NEW STEEL RADIATORS. PROVISION FOR REPLACING OLDER RADIATORS AND PIPEWORK DURING BOILER RENEWAL.
MECHANICAL SERVICES - HOT WATER	B	2		750		750	IN FAIR TO GOOD CONDITION. SOME OLDER LOCALISED WATER HEATERS REQUIRE RENEWING.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	C	2		2,500		2,500	IN POOR TO FAIR CONDITION. SWITCHGEAR AND DISTRIBUTION BOARDS ARE CIRCA 30 YEARS OLD. THEY HAVE REACHED THE END OF THEIR RECOMMENDED LIFESPAN. ALLOW TO RENEW.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	3			2,500	2,500	IN FAIR CONDITION. SMALL POWER PROVISION IS AROUND AROUND 30 YEARS OLD. NO SIGNIFICANT DEFECTS NOTED. PROVISION FOR SELECTED RENEWALS.
ELECTRICAL SERVICES - LIGHTING	B	2		6,000		6,000	LIGHT FITTINGS ARE IN FAIR TO GOOD CONDITION. AD-HOC REPLACEMENT UNDERTAKEN. PROVISION FOR FURTHER RENEWALS.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	C	3			2,500	6,000	ALARM SYSTEM IN FAIR CONDITION. AGING ALARM PANEL WILL REQUIRE RENEWING AFTER 10-YEARS.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	A	N/A					PLATFORM LIFT IN GOOD CONDITION.

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Unit ID : 2

CATWG PRIMARY SCHOOL DEMOUNTABLE
BLOCK 2

CATWG PRIMARY SCHOOL
MAIN ROAD
CADOXTON
NEATH

Condition Grade C

GEA 137 m2

GIA 132 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	78,500.00	4,000.00	9,000.00	2,000.00

OVERALL 93,500.00

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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	1	25,000				FLAT ROOF COVERING APPEARS IN POOR TO FAIR CONDITION. WORN COVERING HAS REACHED THE END OF ITS PRACTICAL LIFESPAN. PROVISION FOR RENEWING. TIMBER FASCIAS WORN / DECAYED. PROVISION FOR REPLACING.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	1	1,750				IN POOR TO FAIR CONDITION. OLD RAINWATER GOODS MISSING / DAMAGED. PROVISION FOR RENEWING DURING ROOF RECOVERING.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	D	1	12,500				TIMBER BOARDING TO WALLS IN POOR CONDITION. TIMBER DECAY TO BOARDS; WORN SURFACES. PROVISION FOR REPLACING.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	D	1	18,000				ORIGINAL ALUMINIUM FRAMED SINGLE GLAZED UNITS ARE IN POOR CONDITION. EXCEEDED THEIR PRACTICAL LIFESPAN. PROVISION FOR REPLACING.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	1	2,500		1,000		IN POOR TO FAIR CONDITION. TIMBER DOORS DAMAGED / DECAYING. PROVISION FOR REPLACING.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					
INTERNALS - FLOORS	A	N/A					FLOOR COVERINGS ARE IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN
INTERNALS - WALLS	C	3			7,000		WALLS APPEAR IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED. FOYER AREA COMPRISES ASBESTOS (AMOSITE) INSULATION BOARDS WITH MINOR DAMAGE. PROVISION FOR REMOVAL / REPLACEMENT WITH PLASTERBOARD.
INTERNALS - CEILINGS	C	1	1,750			1,000	IN FAIR CONDITION. SOME WORN CEILING BOARDS DAMAGED BY WATER INGRESS. ALLOW FOR REPAIRS / RENEWALS.
INTERNALS - DOORS	C	2		1,500			DOORS IN FAIR CONDITION. DAMAGED; STICKING ON FLOOR. PROVISION FOR PARTIAL REPLACEMENT / OVERHAULING / IRONMONGERY REPLACEMENT.

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INTERNALS - FITTED FURNITURE	C	2		1,000			IN FAIR CONDITION. SINK UNITS TO CLASS AREAS APPEAR WORN / AGED. PROVISION FOR REPLACING.
INTERNALS - INTERNAL DECORATION	C	1	4,500				DECORATION IN POOR TO FAIR CONDITION. WORN DECOR. PROVISION FOR REDECORATION.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	C	1	12,500				IN POOR TO FAIR CONDITION. SANITARYWARE AND TOILET AREAS IN GENERAL ARE DATED / DAMAGED. PROVISION FOR RENEWING.
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	B	3			500	500	LOCALISED GAS HEATERS IN FAIR TO GOOD CONDITION, ALLOW FOR MINOR RENEWALS.
MECHANICAL SERVICES - HOT WATER	N/A	N/A					
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	A	N/A					NEW DISTRIBUTION BOARDS.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	C	2		1,500			IN FAIR TO GOOD CONDITION. INSUFFICIENT SOCKETS (EXTENSION LEADS USED). PROVISION FOR ADDITIONAL SOCKETS.
ELECTRICAL SERVICES - LIGHTING	B	4			500	500	IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	N/A	N/A					
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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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 LIGHTS ETC	N/A	N/A					

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Unit ID : 3

CATWG PRIMARY SCHOOL DEMOUNTABLE
BLOCK 3

CATWG PRIMARY SCHOOL
MAIN ROAD
CADOXTON
NEATH

Condition Grade C

GEA 69 m2

GIA 67 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

14,000.00

4,750.00

3,900.00

OVERALL

22,650.00

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	D	1	12,000				ROOF COVERING IN POOR CONDITION. PONDING TO ROOF; MINOR WATER INGRESS. PROVISION FOR RENEWING. TIMBER FASCIAS DECAYED. PROVISION FOR REPLACING.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	3			500		OLD RAINWATER GOODS IN WORKING ORDER. NO BELOW GROUND DRAINAGE (OUTLET ONTO YARD AREAS). PROVISION TO IMPROVE.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	3			500		WALLS ARE IN FAIR TO GOOD CONDITION. CLADDING HAS BEEN RENEWED IN RECENT YEARS. ALLOW FOR REPAIRS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	A	N/A					IN GOOD CONDITION. WINDOWS HAVE BEEN RECENTLY RENEWED WITH UPVC DOUBLE GLAZED UNITS. NO WORKS FORESEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	1	2,000				TIMBER DOORS ARE IN POOR TO FAIR CONDITION. DECAY TO TIMBER ELEMENTS. PROVISION FOR RENEWING.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					
INTERNALS - FLOORS	A	N/A					IN GOOD CONDITION. FLOOR AND COVERING HAVE BEEN RECENTLY REFURBISHED. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - WALLS	A	N/A					IN GOOD CONDITION. THE BUILDING HAS BEEN RECENTLY REFURBISHED. NO SIGNIFICANT WORKS FORESEEN.
INTERNALS - CEILINGS	B	3			750	750	CEILINGS ARE IN FAIR TO GOOD CONDITION. BOWING / DIPPING SECTIONS DUE TO PREVIOUS WATER INGRESS. PROVISION FOR MAKING GOOD.
INTERNALS - DOORS	A	N/A					TIMBER DOORS ARE IN 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 - FITTED FURNITURE	B	4				150	NO SIGNIFICANT DEFECTS NOTED.
INTERNALS - INTERNAL DECORATION	B	4				2,500	IN FAIR TO GOOD CONDITION. ALLOW TO REDECORATE AFTER 5-YEARS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/A	N/A					
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	A	N/A					SANITARYWARE AND TOILET AREAS ARE IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
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	C	3			3,000		LOCALISED GAS HEATERS IN FAIR TO GOOD CONDITION. PROVISION FOR MINOR RENEWALS.
MECHANICAL SERVICES - HOT WATER	A	N/A					NEW ELECTRIC WATER HEATER IN GOOD CONDITION.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	A	N/A					NEW DISTRIBUTION BOARD IN GOOD CONDITION.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	A	N/A					SMALL POWER PROVISION IN GOOD CONDITION.
ELECTRICAL SERVICES - LIGHTING	B	4				500	LIGHT FITTINGS IN GOOD CONDITION. PROVISION FOR MINOR REPAIRS ONLY.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	N/A	N/A					
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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CATWG PRIMARY SCHOOL DEMOUNTABLE
BLOCK 5

CATWG PRIMARY SCHOOL
MAIN ROAD
CADOXTON
NEATH

Condition Grade B

GEA 45 m2

GIA 42 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

1,750.00

OVERALL 1,750.00

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	B	2		1,750			THE BUILDING IS RELATIVELY SOUND (LEASED FROM WERNICK IN 2006; RECENTLY PURCHASED). THERE IS WEAR TO EXTERNAL METAL SURFACES.ALLOW TO RUB DOWN AND REDECORATE. METAL PORCH AREA CANOPY IS RUSTING AND TIMBER ELEMENTS DECAYING. ALLOW TO RENEW. THE REMAINING BUILDING INS SOUND.
EXTERNAL ROOF - RAINWATER DISPOSAL							
EXTERNAL ROOF - ROOF LIGHTS ETC							
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING							
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS							
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS							
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES							