

CONDITION ASSESSMENT REPORT

Report run on: April 1, 2021 3:08 PM

UPRN: 27729801893110

**CENTRAL PRIMARY SCHOOL (INFANT SITE)
THEODORE ROAD
PORT TALBOT**

Assessment Date: 21 JAN 2015

Assessment Id 682

Surveys By: PROPERTY & REGENERATION

Public Access: YES

Fire Precautions B

Asbestos: SIGNIFICANT QUANTITY OF ASBESTOS WIDELY PRESENT, PARTICULARLY THE MAJORITY OF INTERNAL WALLS. LOW RISK; WELL MANAGED.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		69,250.00		1,500.00
Unit 1	CENTRAL PRIMARY SCHOOL (INFANT SITE) SCHOOL BLOCK 1	C	336,500.00	C	47,000.00
Unit 2	CENTRAL PRIMARY SCHOOL (INFANT SITE) DEMOUNTABLE BLOCK 2	C-	67,000.00	B	19,500.00
Unit 3	CENTRAL PRIMARY SCHOOL (INFANT SITE) DEMOUNTABLE NURSERY BLOCK 3	C-	70,000.00	B	12,000.00
	OVERALL SITE	C	542,750.00	C	80,000.00

Site Comments: THE BUILDINGS ARE IN FAIR CONDITION.
THE RECEPTION AND NURSERY REQUIRE RENEWAL OF EXTERNAL CLADDING AND WINDOWS.
THE MAIN BUILDING IS GENERALLY IN FAIR TO GOOD CONDITION REQUIRING MINOR REMEDIAL WORKS TO EXTERNALS AND REPLACEMENT OF HEATING DISTRIBUTION INTERNALLY.

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Unit ID : 0

CENTRAL PRIMARY SCHOOL (INFANT SITE)

CENTRAL PRIMARY SCHOOL (INFANT SITE)
THEODORE ROAD
PORT TALBOT

Condition Grade

GEA 1599 m2

GIA 1525 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	6,000.00	39,750.00	22,250.00	1,250.00
<u>OVERALL</u>	<u>69,250.00</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	C	1	6,000	6,000			PALISADE FENCING TO PERIMETER IS IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN. STEEL RAILINGS TO FRONT BOUNDARY ARE IN POOR TO FAIR CONDITION. LOSS OF PAINT FINISH; RUSTING AT JOINTS / FIXINGS. PROVISION FOR REPLACING. STONEMWORK BOUNDARY WALLS ARE IN FAIR CONDITION. LOSS OF MORTAR JOINTING; LOOSE STONEMWORK; VEGETATION GROWTH. PROVISION FOR REMEDIAL WORKS.
EXTERNAL AREAS AND GROUNDS - GATES	B	3			500		GATES ARE IN GOOD PHYSICAL CONDITION. FIXINGS HAVE RUSTED. PROVISION FOR OVERHAULING.
EXTERNAL AREAS AND GROUNDS - ROADS	N/A	N/A					
EXTERNAL AREAS AND GROUNDS - CAR PARKING	N/A	N/A					
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	C	2		3,000	3,000		IN FAIR CONDITION. BITUMEN MACADAM COVERINGS TO PERIMETER OF BUILDINGS ARE BEGINNING TO WEAR. LOSS OF COVERING. PROVISION FOR RESURFACING WITHIN 2-YEARS.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	B	3			1,250		SURFACE WATER DRAINAGE IN FAIR CONDITION. RUST TO GULLEY GRILLES; MINOR DAMAGE / LOSS OF OF CEMENT AROUND GULLIES. PROVISION FOR REMEDIAL WORKS.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	2		17,500	17,500		IN FAIR CONDITION. YARD SURFACING UNEVEN, PARTICULARLY ADJACENT TO TREES (ROOT DISPLACING SURFACING); FALLS TO DRAINAGE GULLIES POOR RESULTING IN MINOR PONDING; SURFACE BEGINNING TO WEAR. MINOR WORKS UNDERTAKEN IN RECENT YEARS. PROVISION FOR RESURFACING WITHIN 5-YEARS.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B	2		1,250		1,250	IN FAIR CONDITION. EXTERNAL FITTINGS GENERALLY SOUND, HOWEVER, SEVERAL DAMAGED FITTINGS. ALLOW FOR RENEWALS.
EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	D	2		12,000			REAR STORAGE SHED IS IN POOR CONDITION. ALL ELEMENTS OF THE BUILDING HAVE REACHED THE END OF THEIR PRACTICAL LIFESPAN. ALLOW FOR REBUILDING.

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Unit ID : 1

CENTRAL PRIMARY SCHOOL (INFANT SITE)
SCHOOL BLOCK 1

CENTRAL PRIMARY SCHOOL (INFANT SITE)
THEODORE ROAD
PORT TALBOT

Condition Grade C

GEA 1037 m2

GIA 989 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	48,000.00	252,500.00	20,500.00	15,500.00

OVERALL 336,500.00

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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	B	2		4,000		4,000	ROOF COVERINGS OBSERVED FROM GROUND LEVEL. DECRA TYPE ROOF COVERING APPEARS IN FAIR TO GOOD CONDITION. DAMAGED / VANDALISED SECTIONS, PREDOMINANTLY ADJACENT TO FLAT ROOF AREAS; REPORTS OF WATER INGRESS TO DETAIL BETWEEN PITCHED AND FLAT ROOF TO COMMUNITY ROOM. PROVISION FOR REMEDIAL WORKS. UPVC FASCIA IN GOOD CONDITION, MINOR DAMAGE / DISPLACEMENT. PROVISION FOR REMEDIAL WORKS.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	3			2,500		RAINWATER GOODS ARE IN FAIR CONDITION. DAMAGED SECTIONS OF GUTTERS; LEAKS AT GUTTER JOINTS; UNEVEN GUTTER RUNS. PROVISION FOR MAINLY OVERHAUL AND MINOR RENEWALS.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	D	1	40,000	40,000			CLADDING PANELS ARE IN POOR TO FAIR CONDITION. DAMAGE / DISPLACEMENT (MAINLY TO REAR OF BUILDING) DUE TO VANDALISM AND DECAY OF PANELS AND TIMBER FIXINGS; ISSUES WITH OBTAINING REPLACEMENT PANELS. PROVISION FOR EXTENSIVE REMEDIAL WORKS TO RENEW PANELS / FIXING TIMBERS. POOR DETAIL TO BASE OF CORRIDOR WALL (ORIGINALLY AN EXTERNAL CORRIDOR). PREVIOUS ISSUES WITH WATER TRACKING ALONG SLAB TO INTERNAL AREAS. PROVISION FOR IMPROVEMENTS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	2		2,500	2,500		PVCU DOUBLE GLAZED UNITS ARE IN FAIR TO GOOD CONDITION. MINOR DAMAGE / VANDALISM TO SILLS; WATER INGRESS TO MAIN HALL ADJACENT TO DETAIL WITH CLADDING. PROVISION FOR REPAIRS.

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EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	2		3,500			IN FAIR TO GOOD CONDITION. SEVERAL ENTRY AND FIRE EXIT DOORS HAVE BEEN RENEWED WITH UPVC DOORS; MINOR DAMAGE TO DOORS / FRAME; DOORS ARE STICKING. ALLOW TO OVERHAUL IRONMONGERY AND DOORS. RELATIVELY NEW ALUMINIUM DOORS TO ENTRANCE. NO WORKS FORESEEN. OLDER TIMBER DOORS ARE IN POOR TO FAIR CONDITION. WORN APPEARANCE; DECAYED; DAMAGED. PROVISION FOR REPLACING.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	A	N/A					IN GOOD CONDITION. FLUE AND STACK SHOWING NO SIGNIFICANT DEFECTS.
INTERNALS - FLOORS	C	1	8,000	8,000			IN FAIR CONDITION. SEVERAL FLOOR COVERINGS HAVE BEEN RENEWED AD HOC THROUGHOUT. OLDER CARPET AND VINYL FLOOR TILES ARE WORN; TIMBER FLOORING SURFACES ARE WORN WITH MINOR DAMAGE. ALLOW FOR RENEWAL OF OLDER FLOOR COVERINGS AND TO SAND AND SEAL TIMBERWORK.
INTERNALS - WALLS	C	2		6,000		6,000	OVERALL IN FAIR CONDITION. MINOR DAMAGE TO TIMBER BOARDED WALLS ADJACENT TO WATER INGRESS, HEAT LOSS / DRAUGHTS THROUGH BOARDING DUE TO FAILURE OF EXTERNAL CLADDING; LOW LEVEL DAMP ALONG CORRIDOR DUE TO POOR CONSTRUCTION DETAIL. PROVISION FOR IMPROVING. UPPER WALL CONSTRUCTION COMPRISE ASBESTOS CONTAINING BOARDS. MINOR DAMAGE TO EDGES, HOWEVER, WELL MANMAGED AND LOW RISK. REMOVAL HAS NOT BEEN INCLUDED FOR WITHIN REPORT; ALLOWANCE TO MANAGE ONLY.
INTERNALS - CEILINGS	B	4				2,500	TIMBER BOARDED CEILINGS APPEAR IN FAIR TO GOOD CONDITION. ONLY MINOR WORKS FORESEEN. SUSPENDED CEILING TILES AND GRID RELATIVELY SOUND. ALLOWANCE FOR RENEWING OLDER ELEMENTS WITHIN 5-10 YEARS.

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INTERNALS - DOORS	B	3			6,500		IN FAIR CONDITION. TIMBER PANEL DOORS TO CLASSROOMS ARE AGING AND DAMAGED. FIRE PRECAUTIONS WORKS HAVE BEEN UNDERTAKEN TO RENEW CROSS CORRIDOR DOORS AND SEVERAL ROOMS ALONG FIRE ROUTE. PROVISION FOR REPLACING REMAINING DOORS WITHIN 5-YEARS.
INTERNALS - FITTED FURNITURE	A	N/A					TEA POINT AREAS AND SINK UNITS TO CLASS ROOMS ARE GENERALLY IN GOOD CONDITION. KITCHEN/SERVERY EQUIPMENT IN GOOD CONDITION. NO COST FOR ADDITIONAL KITCHEN FACILITIES (CURRENTLY USED AS SERVERY; FOOD PREPARED OFF SITE).
INTERNALS - INTERNAL DECORATION	C	2		24,000			DECORATION IN POOR TO FAIR CONDITION. SOME ROOMS HAVE BEEN DECORATED AD HOC. PROVISION FOR REDECORATION 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	B	3			6,000		TOILETS ARE IN FAIR CONDITION. MINOR DAMAGE / WEAR DURING INSPECTION. PROVISION FOR MINOR REFURBISHMENT WITHIN 5-YEARS.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	B	3			3,000	3,000	MAIN BOILER WAS REPLACED IN 1998. PROVISION FOR MINOR RENEWALS.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	C	2		160,000			OLD CAST IRON RADIATORS AND PIPEWORK ARE IN POOR TO FAIR CONDITION. ONE PIPE GRAVITY SYSTEM HAS EXCEEDED ITS PRACTICAL AND RECOMMENDED LIFESPAN. ASBESTOS WALL PANELS WILL COMPLICATE ANY RENEWAL WORKS. ALLOWANCE FOR RENEWING DISTRIBUTION HEATING WITHIN 2-YEARS. OLD ELECTRIC HEATERS TO COMMUNITY ROOM. PROVISION FOR REPLACING WITHIN 2-YEARS.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
MECHANICAL SERVICES - HOT WATER	B	3		4,500			OVERALL, HOT WATER HEATERS ARE IN FAIR TO GOOD CONDITION. NEW ELECTRIC ZIP HEATER. PROVISION FOR MAINTAINING. OLDER HOT WATER HEATERS TO TOILET AND KITCHENS HAVE REACHED THE END OF THEIR LIFESPAN. ALLOW TO RENEW WITHIN 5-YEARS.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	B	N/A					SWITCHGEAR AND DISTRIBUTION BOARDS ARE IN FAIR TO GOOD CONDITION. INSTALLED CIRCA 1990. NO SIGNIFICANT WORKS FORESEEN
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	N/A					SMALL POWER PROVISION IN A FAIR CONDITION. ADEQUATE SUPPLY. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - LIGHTING	B	3					IN FAIR CONDITION. FLOURESCENT FITTINGS ARE BEGINNING TO FAIL. WIRING AND SWITCHES ARE SOUND. ALLOW FOR RENEWING FITTINGS WITHIN 5-YEARS.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					FIRE ALARM PANELS, BREAK GLASS AND SOUNDERS ARE IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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Unit ID : 2

CENTRAL PRIMARY SCHOOL (INFANT SITE)
DEMOUNTABLE BLOCK 2

CENTRAL PRIMARY SCHOOL (INFANT SITE)
THEODORE ROAD
PORT TALBOT

Condition Grade C-

GEA 306 m2

GIA 296 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

51,500.00

8,000.00

7,500.00

OVERALL 67,000.00

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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		23,000			ROOF COVERINGS OBSERVED FROM GROUND LEVEL. THE FELT COVERED FLAT ROOF IS IN POOR TO FAIR CONDITION. COVERING APPEARS WORN; NEARING THE END OF ITS PRACTICAL LIFE EXPECTANCY. PROVISION FOR NEW COVERING.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	3			250	250	UPVC RAINWATER GOODS ARE IN FAIR TO GOOD CONDITION. MINOR DAMAGE. PROVISION FOR MINOR REPAIRS.
EXTERNAL ROOF - ROOF LIGHTS ETC	C	2		3,500			ROOFLIGHTS ARE IN POOR TO FAIR CONDITION. WORN AND HEAVILY STAINED; THERMALLY INEFFICIENT. PROVISION FOR RENEWING DURING ROOF COVERING RENEWAL.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	A	N/A					IN GOOD CONDITION. ALL CLADDING HAS BEEN RENEWED IN RECENT YEARS. NO SIGNIFICANT WORKS FORSEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	A	N/A					PVCU DOUBLE GLAZED UNITS ARE IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	A	N/A					IN GOOD CONDITION. DOORS HAVE BEEN RECENTLY RENEWED
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	A	N/A					
INTERNALS - FLOORS	C	2		3,500			IN FAIR CONDITION. STRUCTURAL CRACK THROUGH FLOOR CONSTRUCTION IN KITCHEN (IN LINE WITH ENTRANCE DOOR) INDICATES OVERLOADING FROM EXTERNAL WALL. ALLOW FOR REPAIRS. FLOOR COVERINGS HAVE BEEN RENEWED AD-HOC. REMAINING VINYL FLOOR TILES ARE POOR. ALLOW FOR RENEW.
INTERNALS - WALLS	C	2		2,500		2,500	WALL COVERINGS APPEAR IN FAIR CONDITION. LOW LEVEL DAMP; BOARDED WALLS HAVE DAMAGED / WORN SURFACES. PROVISION FOR SELECTED RENEWAL / REPAIRS.
INTERNALS - CEILINGS	A	N/A					CEILING SURFACES ARE IN GOOD CONDITION.

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INTERNALS - DOORS	C	4				4,500	TIMBER FLUSH AND GLAZED DOORS ARE IN FAIR CONDITION. WORN / AGING APPEARANCE, BUT FUNCTIONAL. PROVISION FOR NEW WITHIN 10-YEARS.
INTERNALS - FITTED FURNITURE	A	N/A					
INTERNALS - INTERNAL DECORATION	B	3			4,000		DECORATION IS IN FAIR CONDITION. SOME ROOMS HAVE BEEN DECORATED AD HOC. REMAINING AREAS HAVE WORN / DAMAGED PAINTWORK. ALLOW FOR PARTIAL REDECORATION WITHIN 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	C	3		16,000			TOILET AREAS ARE IN FAIR CONDITION. DATED AND WORN FACILITIES PROVISION FOR REFURBISHMENT WITHIN 2-3 YEARS.
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			250	250	IN FAIR TO GOOD CONDITION. RELATIVELY NEW ELECTRIC CONVECTOR HEATERS; MINOR FAULTS NOTED. PROVISION FOR MINOR REPAIRS.
MECHANICAL SERVICES - HOT WATER	C	2		3,000			HOT WATER HEATERS ARE IN FAIR CONDITION. OLDER HOT WATER HAVE REACHED THE END OF THEIR PRACTICAL LIFESPAN. ALLOW TO RENEW.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	B	N/A					SWITCHGEAR AND DISTRIBUTION IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	N/A					SMALL POWER PROVISION IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.

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ELECTRICAL SERVICES - LIGHTING	C	3			3,500		IN FAIR CONDITION. FLOURESCENT FITTINGS ARE BEGINNING TO FAIL. WIRING AND SWITCHES ARE SOUND. ALLOW FOR RENEWING FITTINGS WITHIN 5- YEARS.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					FIRE ALARM IS IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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UPRN : 27729801893110

Unit ID : 3

CENTRAL PRIMARY SCHOOL (INFANT SITE)
DEMOUNTABLE NURSERY BLOCK 3

CENTRAL PRIMARY SCHOOL (INFANT SITE)
THEODORE ROAD
PORT TALBOT

Condition Grade C-

GEA 232 m2

GIA 223 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

53,000.00

7,000.00

10,000.00

OVERALL 70,000.00

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EXTERNAL ROOF - ROOF COVERING AND FASCIAS	C	2		17,000			ROOF COVERINGS OBSERVED FROM GROUND LEVEL. THE FELT COVERED FLAT ROOF COVERING IS IN POOR TO FAIR CONDITION. WATER INGRESS TO ISOLATED LOCATIONS; COVERING APPEARS WORN; NEARING THE END OF ITS PRACTICAL LIFESPAN. PROVISION FOR NEW COVERING.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	2		1,500			UPVC RAINWATER GOODS ARE IN POOR TO FAIR CONDITION. DAMAGED / DISPLACED GUTTERS; UNEVEN GUTTER RUNS. PROVISION FOR PARTIAL RENEWAL / REPAIRS.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	A	N/A					IN GOOD CONDITION. ALL CLADDING HAS BEEN RENEWED IN RECENT YEARS. NO SIGNIFICANT WORKS FORSEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	2		2,500			PVCU DOUBLE GLAZED UNITS ARE IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN. REMAINING TIMBER FRAMED, SINGLE GLAZED UNITS TO REAR ARE IN FAIR CONDITION. REACHED THE END OF THEIR PRACTICAL LIFESPAN; THERMALLY INEFFICIENT. PROVISION FOR REPLACING WITH PVCU DOUBLE GLAZED UNITS.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	2		1,500			IN FAIR TO GOOD CONDITION. DOORS HAVE BEEN RECENTLY RENEWED. REAR TIMBER EXIT DOORS ARE THE ORIGINAL INSTALLATIONS. ALLOW TO RENEW DURING WINDOW RENEWALS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					
INTERNALS - FLOORS	B	3			500	1,000	IN FAIR TO GOOD CONDITION. FLOOR COVERINGS GENERALLY SOUND. ALLOW FOR MINOR RENEWALS.
INTERNALS - WALLS	B	3			500	500	WALL COVERINGS APPEAR IN FAIR TO GOOD CONDITION. MINOR DAMAGE TO WALL SURFACES ONLY. PROVISION FOR MINOR REPAIRS ONLY.

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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	3			250	250	IN FAIR TO GOOD CONDITION. SOME DAMAGED SECTIONS OF CEILINGS DUE TO WATER INGRESS, HOWEVER, GENERALLY SOUND. PROVISION FOR MINOR REPAIRS ONLY.
INTERNALS - DOORS	B	4				4,000	TIMBER FLUSH AND GLAZED DOORS ARE IN FAIR CONDITION. WORN / AGING APPEARANCE, BUT FUNCTIONAL. PROVISION FOR NEW WITHIN 10-YEARS.
INTERNALS - FITTED FURNITURE	A	N/A					
INTERNALS - INTERNAL DECORATION	C	2			3,000	3,000	DECORATION IN POOR TO FAIR CONDITION. DECOR WORN / DATED. ALLOW FOR REDECORATION.
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	C	2		7,500			IN FAIR CONDITION. TOILET AREAS APPEAR DATED. PROVISION FOR MINOR REFURBISHMENT.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	B	3			1,250	1,250	NEW ELECTRIC STORAGE WARM AIR HEATER TO NURSERY. PROVISION FOR MINOR RENEWALS
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	N/A	N/A					
MECHANICAL SERVICES - HOT WATER	B	3			1,500		HOT WATER HEATERS ARE IN FAIR CONDITION. OLDER ELECTRIC WATER HEATERS WILL REQUIRE RENEWING WITHIN 5-YEARS.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	D	2		5,000			IN POOR TO FAIR CONDITION SWITCHGEAR AND DISTRIBUTION BOARDS ARE OLD; REACHED THEIR PRACTICAL AND RECOMMENDED LIFESPAN. PROVISION FOR RENEWING.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	D	2		12,000			OLD DISTRIBUTION WIRING AND SOCKETS. PROVISION FOR REWIRING.

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ELECTRICAL SERVICES - LIGHTING	C	2		6,000			OLD WIRING, SWITCHES ARE IN POOR CONDITION FITTINGS HAVE BEEN RENEWED IN RECENT YEARS. NO SIGNIFICANT WORKS FORESEEN. PROVISION FOR REWIRING AS PART OF ELECTRICAL REWIRE.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					IN GOOD CONDITION. RENEWED IN 2005.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					