

CONDITION ASSESSMENT REPORT

Report run on: April 1, 2021 3:06 PM

UPRN: 276970189538

**CENTRAL PRIMARY SCHOOL (JUNIOR SITE)
BROAD STREET
PORT TALBOT**

Assessment Date: 22 JAN 2015

Assessment Id 683

Surveys By: PROPERTY & REGENERATION

Public Access: YES

Fire Precautions B

Asbestos: ASBESTOS PRESENT TO FLOOR TILES, REDUNDANT CEMENT PIPES AND VARIOUS MATERIALS TO BOILER ROOMS (SOME RECENTLY REMOVED).

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		54,000.00		7,250.00
Unit 1	CENTRAL PRIMARY SCHOOL (JUNIOR SITE) SCHOOL BLOCK 1	C-	658,500.00	B	27,500.00
Unit 2	CENTRAL PRIMARY SCHOOL (JUNIOR SITE) SCHOOL BLOCK 2	C	116,000.00	B	8,250.00
	OVERALL SITE	C-	828,500.00	B	43,000.00

Site Comments: EXTERNAL AREAS OF THE SITE ARE WORN. BOUNDARY WALLS AND HARD SURFACING REQUIRE REFURBISHING / RENEWAL.
ROOF AND EXTERNAL FACADE REQUIRE REPAIRS / RENEWALS.
CAST IRON HEATIN DISTRIBUTION AND ELECTRICAL ELEMENTS HAVE REACHED THE END OF THEIR LIFESPAN AND REQUIRE REPLACEMENT / REWIREING.

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Unit ID : 0

CENTRAL PRIMARY SCHOOL (JUNIOR SITE)

CENTRAL PRIMARY SCHOOL (JUNIOR SITE)
BROAD STREET
PORT TALBOT

Condition Grade

GEA 1797 m2

GIA 1648 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	44,000.00	8,500.00	750.00	750.00

OVERALL 54,000.00

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL AREAS AND GROUNDS - WALLS AND FENCES	C	1	22,500				BOUNDARY WALLS AND RAILINGS ARE IN POOR CONDITION. RAILINGS WERE LAST DECORATED OVER 6-YEARS AGO. RUSTED SECTIONS; PAINTWORK WORN AND FLAKING OFF. PROVISION FOR REMOVAL OF DAMAGED RAILINGS WHERE REQUIRED AND OVERHAUL / REDECORATE REMAINING. DAMAGE TO STONWORK COPING STONES. WEATHERED / SPALLING STONWORK; PREVIOUS REPAIRS UNDERTAKEN. MORTAR JOINTS / POINTING TO STONWORK WALLS IS MISSING, VEGETATION GROWTH THROUGHOUT; LOOSE STONWORK. PROVISION FOR STONWORK REPAIRS AND REPOINTING.
EXTERNAL AREAS AND GROUNDS - GATES	C	1	2,750				VEHICLE ENTRANCE GATES IN FAIR CONDITION. LOSS OF PAINT FINISH, MINOR DAMAGE. ALLOW TO OVERHAUL. PEDESTRIAN GATES ARE RUSTING / DAMAGED. ALLOW TO RENEW.
EXTERNAL AREAS AND GROUNDS - ROADS	N/A	N/A					
EXTERNAL AREAS AND GROUNDS - CAR PARKING	N/A	N/A					COVERED UNDER HARD AND SOFT LANDSCAPING.
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	C	2		8,500			IN FAIR CONDITION. UNEVEN PATH RUNS TO PERIMETER OF BUILDING; LOSS OF SURFACE COVERING; RAINWATER PONDING TO DIPPED AREAS; AIR BRICKS TO BUILDING PERIMETER HAVE BEEN BREACHED BY PATH HEIGHT. PROVISION FOR TAKING UP EXISTING BITMAC COVERING, MAKING SUB-SURFACE LEVEL AND RESURFACING.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	C	1	2,750				IN POOR TO FAIR CONDITION. SURFACE WATER DRAINAGE FALLS INTO GULLIES ARE POOR; DAMAGED CEMENT AROUND GULLIES ALLOWING WATER TO DRAIN AROUND GULLEY; MISSING GRILLES TO GULLEY POTS. PROVISION FOR REPAIRS / PARTIAL REPLACEMENT.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	1	16,000				SURFACING IN POOR TO FAIR CONDITION. WORN BITMAC FINISH TO YARD / PARKING AREAS; UNEVEN SECTIONS TO YARD; LOOSE SECTIONS OF COVERING. PROVISION FOR SELECTED RESURFACING.

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EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	A	N/A					IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	B	3			750	750	BRICK STORE TO THE REAR OF BLOCK 2 IS IN FAIR CONDITION. WORN BRICK MORTAR JOINTS; PAINT FLAKING OFF TIMBER DOOR. PROVISION FOR MINOR REPAIRS.

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UPRN : 276970189538

Unit ID : 1

CENTRAL PRIMARY SCHOOL (JUNIOR SITE)
SCHOOL BLOCK 1

CENTRAL PRIMARY SCHOOL (JUNIOR SITE)
BROAD STREET
PORT TALBOT

Condition Grade C-

GEA 1534 m2

GIA 1405 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	40,000.00	448,250.00	56,500.00	113,750.00

OVERALL 658,500.00

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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	2		52,000			ALL ROOFS VIEWED FROM GROUND LEVEL. IN FAIR CONDITION. TILED PITCHED ROOF COVERING HAS MINOR DAMAGE / DISPLACED / CRACKED TILES AT SEVERAL LOCATIONS. MISSING / DAMAGED LEADWORK TO VALLEY GUTTERS AND OTHER LEADED AREAS (AROUND CHIMNEYS AND DORMERS TO NORTH FACING ELEVATION) RESULTING IN SUBSTANTIAL WATER INGRESS TO INTERNAL AREAS. PREVIOUS WATER INGRESS TO FLAT ROOF COVERING HAS BEEN ADDRESSED, HOWEVER, FELTED COVERINGS HAVE REACHED THE END OF THEIR PRACTICAL LIFESPAN. PROVISION FOR PARTIAL RENEWAL / REPAIRING MAIN ROOF COVERING, INCLUDING REPLACING LEAD; FLAT ROOF COVERING WILL REQUIRE REPLACING WITHIN 2-YEARS.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	2		4,500		4,500	IN FAIR CONDITION. DISPLACED SECTIONS OF GUTTERS / BACKFALL; LEAKS TO GUTTER JOINTS; DAMAGED / RUSTING SECTIONS OF DOWNPIPES; VALLEY GUTTERS FROM MAIN ROOF ARE POORLY DRAINING. PROVISION FOR REMEDIAL WORKS / PARTIAL REPLACEMENT OF GUTTERS / DOWNPIPES AND IMPROVEMENTS TO VALLEY GUTTERS.
EXTERNAL ROOF - ROOF LIGHTS ETC	B	2		1,250		1,250	VIEWED FROM GROUND LEVEL. MAIN HALL ROOFLIGHTS APPEAR TO BE IN FAIR TO GOOD CONDITION. PROVISION FOR FURTHER INSPECTION AND REMEDIAL WORKS DURING ROOF REFURBISHMENT WORKS.

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EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	2		38,000			IN FAIR CONDITION PREVIOUS EXTERNAL REFURBISHMENT WAS UNDERTAKEN CIRCA 1998. STONEMWORK HEAVILY STAINED; ERODED / WORN SECTIONS OF STONEMWORK, PARTICULARLY TO WINDOW MULLIONS WHERE BLISTERING OF STONEMWORK IS APPARENT AND STONEMWORK, WHERE RENDERED OVER, HAS SPALLED / DETERIORATED; LOOSE / WEATHERED FACE TO STONEMWORK; MISSING MORTAR POINTING; RENDERED / DASHED COVERINGS MINOR CRACKING / MISSING SECTIONS. PROVISION FOR REMEDIAL WORKS TO STONEMWORK (HAMMER TESTING AND MINOR PLASTIC REPAIRS; PARTIAL REPLACEMENT OF TRANSOMS), REPOINTING AND REPAIRS TO RENDERED COATINGS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	3			8,000		UPVC DOUBLE GLAZED WINDOWS THROUGHOUT ARE IN FAIR TO GOOD CONDITION. MINOR DAMAGE TO FRAMES DURING INSPECTION DUE TO VANDALISM; IRONMONGERY STIFF. PROVISION FOR OVERHAUL OF WINDOWS AND IRONMONGERY WITHIN 5-YEARS.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	3			3,500		ENTRANCE / EXIT DOORS ARE IN FAIR TO GOOD CONDITION. ALUMINIUM DOORS ARE SOUND. NO WORKS FORESEEN. OLDER TIMBER EXIT DOORS AND FRAMES HAVE WORN / DAMAGED SURFACES. PROVISION FOR REPLACING REMAINING DOORS WITH ALUMINIUM FRAMED UNITS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	C	3			1,500		STAINLESS STEEL FLUE HAS BEEN DAMAGED (IMPACT). PROVISION FOR REPLACING.
INTERNALS - FLOORS	C	2		17,500	12,000		FLOORING IS GENERALLY IN FAIR CONDITION. TIMBER SURFACES TO HALL HAVE BEEN SANDED AND SEALED IN RECENT YEARS, HOWEVER, TIMBER FLOORING TO REMAINING AREAS REQUIRE SANDING AND SEALING. VINYL AND CARPETED FLOOR COVERINGS ARE DAMAGED AND HEAVILY WORN / STAINED AT SEVERAL LOCATIONS AROUND THE BUILDING. PROVISION FOR SELECTED RENEWAL.

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INTERNALS - WALLS	C	1	8,000	35,000			INTERNAL WALLS ARE IN POOR TO FAIR CONDITION. SEVERAL AREAS HAVE BEEN REPLASTERED IN RECENT YEARS. REMAINING PLASTERWORK ADJACENT TO WATER INGRESS HAS CAUSED DAMAGE TO WALL PLASTER, LEAVING LOOSE PLASTER, SALTED FINISHES, HOLLOW AND BLOWN SECTIONS. PROVISION FOR HACKING OFF ALL AFFECTED AREAS AND REPLASTER, UPON COMPLETION OF EXTERNAL REMEDIAL WORKS. CRACKING TO DORMER SECTIONS OF WALLS AT HIGH LEVEL. FURTHER INVESTIGATION / MONITORING REQUIRED AND REMEDIAL WORKS.
INTERNALS - CEILINGS	B	2		4,000		4,000	PLASTERED AND SUSPENDED CEILINGS ARE IN FAIR CONDITION. WATER INGRESS HAS DAMAGED CEILING TILES AND BOARDS ADJACENT TO VALLEY GUTTERS AND EAVES. PROVISION FOR MAKING GOOD / SELECTED REPLACEMENT.
INTERNALS - DOORS	B	3			3,000	3,000	IN FAIR CONDITION. DOORS ALONG CIRCULATION ROUTES HAVE BEEN RENEWED WITH FIRE RATED DOORS IN RECENT YEARS.NO SIGNIFICANT WORKS FORESEEN. SOME OLDER DOORS HAVE REACHED THE END OF THEIR PRACTICAL LIFESPAN; AGING IRONMONGERY. PROVISION FOR RENEWING. REMAINING DOORS ARE RELATIVELY SOUND. ALLOW FOR REDECORATION ONLY.
INTERNALS - FITTED FURNITURE	B	4			3,000	3,000	IN FAIR CONDITION. OLDER SINK UNITS TO CLASSROOMS ARE DATED / WORN. PROVISION FOR SELECTED REPLACEMENT OF FITTED FURNITURE WITHIN 5-YEARS.
INTERNALS - INTERNAL DECORATION	C	1	32,000				INTERNAL DECORATION IS IN POOR TO FAIR CONDITION (MAINLY TO DAMP AFFECTED AREAS). SOME AREAS HAVE BEEN REDECORATED IN RECENT YEARS. PAINT TO REMAINING AREAS IS FLAKING OFF FROM WALLS AND CEILINGS; PAINTWORK TO DOORS AND RADIATORS ARE WORN AND STAINED.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					

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INTERNALS - ROOF STRUCTURE AND VOIDS	N/A	N/A					
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	B	3			14,000		BOYS AND GIRLS TOILETS HAVE BEEN REFURBISHED TO A HIGH STANDARD IN RECENT YEARS. NO SIGNIFICANT WORKS FORESEEN. STAFF TOILETS APPEAR IN POOR TO FAIR CONDITION (WORN LOOKING AND DATED). PROVISION FOR THE REFURBISHMENT OF STAFF TOILETS WITHIN 5-YEARS.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	B	N/A			1,500		WORKS HIGHLIGHTED IN LEGIONELLA REPORT WERE UNDERTAKEN. ON-GOING MAINTENANCE AND CHLORINATION.
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	B	3		4,000	6,000	98,000	THE BOILERS TO BOTH BLOCKS WERE REPLACED IN 1998 AND IN FAIR CONDITION. BOILERS WILL REACH THE END OF THEIR RECOMMENDED LIFESPAN WITHIN 5-10 YEARS. ALLOWANCE FOR MINOR RENEWALS SHORT-TERM AND RENEWING WITHIN 10-YEARS.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	D	2		170,000			CAST IRON PIPEWORK AND RADIATORS THROUGHOUT MAIN BUILDING APPEAR TO BE IN POOR TO FAIR CONDITION. ONE PIPE GRAVITY SYSTEM; NO EVIDENCE OF LEAKS DURING INSPECTION, HOWEVER, INSTALLATION HAS REACHED THE END OF ITS RECOMMENDED AND PRACTICAL LIFESPAN AND UPDATING REQUIRED.
MECHANICAL SERVICES - HOT WATER	B	2		4,000	4,000		IN FAIR TO GOOD CONDITION. KITCHEN WATER HEATER WAS RENEWED IN 2006. ALLOW FOR MINOR RENEWALS. OLDER LOCAL WATER HEATERS ARE NEARING THE END OF THEIR LIFESPAN. PROVISION FOR SELECTED RENEWALS.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	C	2		28,000			IN POOR TO FAIR CONDITION. OLD SWITCHGEAR AND DISTRIBUTION BOARDS HAVE REACHED THE END OF THEIR LIFESPAN. DIFFICULT TO OBTAIN REPLACEMENT PARTS / BREAKERS. PROVISION FOR REPLACEMENT / REWIRE.

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ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	C	2		30,000			IN POOR TO FAIR CONDITION. THE MAIN HALL AND DINING ROOM WAS UPGRADED IN 2009. NO SIGNIFICANT WORKS FORESEEN. OLD DISTRIBUTION WIRING AND SOCKETS TO REMAINING AREAS ARE INADEQUATE; REACHED THE END OF THEIR PRACTICAL AND RECOMMENDED LIFESPAN. PROVISION FOR REWIRING.
ELECTRICAL SERVICES - LIGHTING	C	2		60,000			IN POOR TO FAIR CONDITION. MAIN HALL AND DINING ROOM WAS REWIRED IN 2009. NO SIGNIFICANT WORKS FORESEEN. OLD LIGHT FITTINGS, DISTRIBUTION WIRING AND SWITCHES HAVE REACHED THE END OF THEIR LIFESPAN. PROVISION FOR REPLACING / REWIRE.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					FIRE DETECTION SYSTEM IS IN GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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UPRN : 276970189538

Unit ID : 2

CENTRAL PRIMARY SCHOOL (JUNIOR SITE)
SCHOOL BLOCK 2

CENTRAL PRIMARY SCHOOL (JUNIOR SITE)
BROAD STREET
PORT TALBOT

Condition Grade C

GEA 236 m2

GIA 223 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	30,500.00	54,500.00	11,500.00	19,500.00

OVERALL 116,000.00

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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		16,000		8,000	IN POOR TO FAIR CONDITION. PROFILED STEEL ROOF COVERING HAS WATER INGRESS AT SEVERAL LOCATIONS, PARTICULARLY ADJACENT TO VALLEY GUTTERS. PROVISION FOR REMEDIAL WORKS / PARTIAL RENEWAL.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	2		3,500			IN FAIR CONDITION. LEAKS TO JOINTS; MISSING / DISPLACED RAINWATER GOODS. ALLOW FOR OVERHAUL.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	3		2,500	2,500	5,000	PROFILED STEEL CLADDING IS IN FAIR CONDITION. IMPACT DAMAGE THROUGHOUT, HOWEVER, NO NOTABLE WATER INGRESS THROUGH THE FACADE; STAINING / GRAFFITI TO SURFACES. PROVISION FOR MINOR REPAIRS AND CLEANING.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	3			2,500		UPVC DOUBLE GLAZED WINDOWS THROUGHOUT ARE IN FAIR CONDITION. UNITS ARE AGING; MINOR DAMAGE. ALLOW FOR OVERHAUL WITHIN 5-YEARS.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	2		4,000			OLDER ENTRANCE / EXIT DOORS ARE IN POOR TO FAIR CONDITION. TIMBER SURFACES ARE WORN AND DAMAGED. PROVISION FOR REPLACING WITH ALUMINIUM FRAMED UNITS WITHIN 3-YEARS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	C	3			3,000		IN FAIR CONDITION. STEEL FLUES AND GRILLES TO GAS HEATERS ARE IN FAIR CONDITION. RUSTED SECTIONS THROUGHOUT. PROVISION FOR RENEWING.
INTERNALS - FLOORS	C	2		18,000			IN POOR TO FAIR CONDITION. CARPET AND VINYL COVERINGS HAVE REACHED THE END OF THEIR PRACTICAL LIFESPANS. ASBESTOS CONTAINING VINYL FLOOR TILES BENEATH CARPETS. ALLOW FOR REMOVAL OF ASBESTOS FLOORING AND RENEWING CARPET COVERING.
INTERNALS - WALLS	C	2		4,500		4,500	IN POOR TO FAIR CONDITION. WATER INGRESS HAS DAMAGED TIMBER PANELLED WALLS AT SEVERAL LOCATIONS. PROVISION FOR PARTIAL RENEWAL.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
INTERNALS - CEILINGS	C	2		4,000			TIMBER PANELLED CEILINGS ARE IN POOR TO FAIR CONDITION. WATER INGRESS HAS DAMAGED TIMBER PANELS AT SEVERAL LOCATIONS. PROVISION FOR PARTIAL RENEWAL.
INTERNALS - DOORS	C	1	3,000				OLD TIMBER DOORS ARE IN POOR TO FAIR CONDITION. EXCEEDED THEIR PRACTICAL LIFESPAN. ALLOW TO RENEW.
INTERNALS - FITTED FURNITURE	N/A	N/A					
INTERNALS - INTERNAL DECORATION	C	1	7,000				INTERNAL DECORATION IS IN POOR TO FAIR CONDITION. PAINT FLAKING OFF FROM TIMBERWORK. ALLOW 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	N/A	N/A					
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	C	2		2,000	2,000	2,000	IN POOR TO FAIR CONDITION. GAS HEATERS LOCATED TO CLASSROOM AREAS ARE NOT CURRENTLY BEING USED. REPORTS OF ISSUES WITH BOILERS. PROVISION FOR OVERHAUL AND SELECTED RENEWAL.
MECHANICAL SERVICES - HOT WATER	C	3			1,500		IN POOR TO FAIR CONDITION. OLDER HOT WATER HEATERS HAVE REACHED THE END OF THEIR PRACTICAL LIFESPAN. PROVISION FOR RENEWING.

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ELECTRICAL SERVICES - SWITCHGEAR AND METERS	D	1	4,500				IN POOR TO FAIR CONDITION. OLD SWITCHGEAR AND DISTRIBUTION BOARDS HAVE REACHED THE END OF THEIR LIFESPAN. PROVISION FOR REPLACEMENT / REWIRE.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	D	1	7,500				IN POOR TO FAIR CONDITION. OLD DISTRIBUTION WIRING AND SOCKETS HAVE REACHED THE END OF THEIR LIFESPAN. PROVISION FOR REWIRING
ELECTRICAL SERVICES - LIGHTING	D	1	8,500				IN POOR TO FAIR CONDITION. OLD LIGHT FITTINGS, DISTRIBUTION WIRING AND SWITCHES HAVE REACHED THE END OF THEIR LIFESPAN. PROVISION FOR REPLACING / REWIRE.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					IN GOOD CONDITION. RECENTLY INSTALLED FIRE DETECTION SYSTEM. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					