

CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 12:14 PM

UPRN: 279429205197 **CREUNANT PRIMARY SCHOOL**
SCHOOL ROAD
CRYNANT
NEATH

Assessment Date: 19 JUL 2016 **Assessment Id** 712

Surveys By: PROPERTY & REGENERATION **Public Access:** YES **Fire Precautions** B

Asbestos: ASBESTOS WIDELY PRESENT TO CEILING BOARDS AND VINYL FLOOR TILES. LOW RISK.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		128,500.00		15,000.00
Unit 1	CREUNANT PRIMARY SCHOOL SCHOOL BLOCK 1	C-	356,500.00	B	23,000.00
Unit 2	CREUNANT PRIMARY SCHOOL DEMOUNTABLE BLOCK 2	C+	19,250.00	C	10,250.00
Unit 3	CREUNANT PRIMARY SCHOOL DEMOUNTABLE BLOCK 3	D	59,200.00	C	10,250.00
	OVERALL SITE	C-	563,450.00	B	58,500.00

Site Comments: OVERALL, THE MAIN BUILDING HAS RECEIVED LIMITED INVESTMENT AND REQUIRES UPGRADING / REMEDIAL WORKS. DEMOUNTABLE 2 HAS BEEN REFURBISHED AND MINOR WORKS EXPECTED. DEMOUNTABLE 3 HAS RECEIVED MODERATE INVESTMENT, HOWEVER IS STILL IN POOR CONDITION, WITH MANY OF THE ELEMENTS NEARING / EXCEEDING THEIR LIFE EXPECTANCIES. IT WOULD BE PRUDENT TO REGARD THIS BUILDING AS TIME EXPIRED. EXTERNAL AREAS AND GROUNDS REQUIRE SUBSTANTIAL WORKS OVER THE NEXT TWO YEARS.

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UPRN : 279429205197

Unit ID : 0

CREUNANT PRIMARY SCHOOL

CREUNANT PRIMARY SCHOOL
SCHOOL ROAD
CRYNANT
NEATH

Condition Grade

GEA 1122 m2

GIA 1012 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	106,500.00	19,500.00	2,500.00	

OVERALL 128,500.00

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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	1	30,000	15,000			IN POOR TO FAIR CONDITION. STONEMWORK BOUNDARY WALLS HAVE ISOLATED DAMAGE / MISSING STONEMWORK THROUGHOUT; MISSING MORTAR JOINTING; CRACKED / LOOSE COPING; SECTION SUBSIDED TO EAST BOUNDARY (RISK OF COLLAPSE); VEGETATION GROWTH. PROVISION FOR SELECTED REBUILDING, REPAIRS TO COPINGS AND REPOINTING. FRONT BOUNDARY WALL HAS BEEN PARTIALLY REBUILT. REMAINING BRICKWORK, PARTICULARLY TO LOWER LEVEL HAS BEEN DISPLACED AND BRICKS ARE FRIABLE. ALLOW FOR REBUILDING. METAL RAILINGS HAVE BEEN PARTIALLY RENEWED. PAINT COVERING BEGINNING TO BREAKDOWN AND AREAS OF RUST. ALLOW TO RUB DOWN AND REDECORATE.
EXTERNAL AREAS AND GROUNDS - GATES	C	1	3,000	500			IN POOR TO FAIR CONDITION. OLD, HEAVY, RUSTING GATES HAVE EXCEEDED THEIR LIFESPAN. ALLOW TO RENEW. RUSTING TO VEHICULAR ACCESS STEEL GATE. ALLOW TO RUB DOWN AND REDECORATE.
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	D	1	6,000				BITMAC AND TILED SURFACES ARE IN POOR TO FAIR CONDITION. WORN; UNEVEN. PROVISION FOR RESURFACING / REPLACING.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	B	3			2,500		IN FAIR CONDITION. EXTERNAL WASTE PIPES INADEQUATE. POOR FALLS; INSUFFICIENTLY FIXED. ALLOW TO RENEW. GULLIES POORLY FORMED. ALLOW TO RENEW.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	D	1	50,000				IN POOR CONDITION. SIGNIFICANTLY WORN METALLED YARD AREAS; LOOSE; UNEVEN THROUGHOUT (HEALTH AND SAFETY CONCERN); SURFACING HAS EXCEEDED ITS LIFESPAN. PROVISION FOR RESURFACING.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B	2		4,000			LIMITED EXTERNAL LIGHT FITTINGS IN FAIR CONDITION. PROVISION FOR ADDITIONAL FITTINGS.

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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 - OUTBUILDINGS	C	1	17,500				IN POOR TO FAIR CONDITION. PLAY SHELTERS TIMBERWORK AND METALWORK REQUIRES OVERHAUL / REFURBISHING, REDECORATION AND RENEWAL OF RAINWATER GOODS. OLD TOY SHED EXCEEDED ITS PRACTICAL LIFE EXPECTANCY. ALLOW TO REBUILD.

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Report run on: March 29, 2021 12:14 PM

UPRN : 279429205197

Unit ID : 1

CREUNANT PRIMARY SCHOOL SCHOOL
BLOCK 1

CREUNANT PRIMARY SCHOOL
SCHOOL ROAD
CRYNANT
NEATH

Condition Grade C-

GEA 847 m2

GIA 755 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	136,000.00	104,500.00	95,000.00	21,000.00

OVERALL 356,500.00

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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	17,500		15,000		IN FAIR CONDITION. WATER INGRESS TO AREAS OF SLATE COVERING; UNEVEN / LIFTED SLATES AROUND DORMERS ALLOWING WATER INGRESS; DAMAGED / WEATHERED RIDGE TILES. PROVISION FOR SELECTED REMEDIAL WORKS / RIDGE TILE RENEWAL. TIMBER FASCIAS AND SOFFITS ARE RELATIVELY SOUND. PAINTWORK BEGINNING TO BREAKDOWN. ALLOW TO REDECORATE. FLAT ROOF HAS REACHED THE END OF ITS LIFESPAN. PROVISION FOR RENEWING.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	2		10,000			IN FAIR CONDITION. CONSIDERABLE VEGETATION GROWTH TO GUTTER RUNS THROUGHOUT; LEAKS TO GUTTER JOINTS. ALLOW TO CLEAR RUNS AND OVERHAUL RAINWATER GOODS.
EXTERNAL ROOF - ROOF LIGHTS ETC	C	N/A					IN FAIR CONDITION. LEAKS AROUND ROOF JUNCTION COVERED UNDER ROOF COVERING.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	2		9,000			IN FAIR TO GOOD CONDITION. SPAR DASH RENDERED FINISH WORN / CRACKED; CRACKING ADJACENT TO QUOINS AND ABOVE WINDOW HEADS. PROVISION FOR REPAIRS AND RERENDERING. WATER INGRESS ADJACENT / BELOW WINDOWS AT EXPOSED LOCATIONS. PROVISION FOR REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	1	14,000				MAJORITY OF SCHOOL WINDOWS HAVE BEEN RENEWED IN PVCU DOUBLE GLAZED UNITS AND ARE IN GOOD CONDITION. REMAINING UNITS TO CANTEEN, TOILETS AND CLOAKROOMS SHOULD BE RENEWED.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	3			1,000		OVERALL, IN FAIR TO GOOD CONDITION. EXPECT MINOR MAINTENANCE ISSUES AND REDECORATION.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	B	N/A					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 - FLOORS	C	1	8,000	6,000			IN FAIR CONDITION. WORN, LOOSE AND UNEVEN WOOD BLOCK FLOORING TO HALL AND CLASS AREAS. PROVISION FOR RENEWING AREAS, SANDING AND SEALING. SOME CARPETED AREAS ARE WORN / STAINED. PROVISION FOR REPLACING.
INTERNALS - WALLS	B	2		4,500			IN FAIR TO GOOD CONDITION. DAMAGED PLASTER AT ISOLATED LOCATIONS; WATER INGRESS AT HIGH LEVEL AND AROUND / BELOW WINDOWS. PROVISION FOR SELECTED REPLASTERING.
INTERNALS - CEILINGS	B	2		5,000			TIMBER BOARDED CEILINGS ARE IN FAIR CONDITION. ISOLATED DAMAGE DUE TO WATER INGRESS. PROVISION FOR MAKING GOOD.
INTERNALS - DOORS	B	3			5,000		IN FAIR TO GOOD CONDITION. DOORS ALONG CIRCULATION ROUTES HAVE BEEN RENEWED. REMAINING DOORS HAVE MINOR DAMAGE. PROVISION FOR OVERHAULING AND REDECORATION.
INTERNALS - FITTED FURNITURE	C	2		45,000			AGING KITCHEN EQUIPMENT AND CLASSROOM SINK UNITS. PROVISION FOR REPLACING / REFURBISHING.
INTERNALS - INTERNAL DECORATION	C	2	14,000		14,000		IN FAIR CONDITION. WORN PAINTED SURFACES TO SEVERAL AREAS. PROVISION FOR REDECORATING.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	B	N/A					NO SIGNIFICANT DEFECTS NOTED.
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	A	N/A					TOILETS HAVE BEEN REFURBISHED SIN RECENT YEARS. NO SIGNIFICANT WORKS FORESEEN.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	B	N/A	2,500				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
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	C	3			45,000		IN POOR TO FAIR CONDITION. BOILERS AND CONTROLS TO THE MAIN BOILER ROOM ARE CIRCA 25-YEARS OLD AND HAVE REACHED THE END OF THEIR LIFESPAN. EXPECT TO RENEW BOILERS AND CONTROLS WITHIN 5-YEARS. BOILER TO KITCHEN HAS BEEN RENEWED IN RECENT YEARS. NO SIGNIFICANT WORKS FORESEEN.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	C	1	80,000				IN POOR TO FAIR CONDITION. OLD CAST IRON PIPEWORK AND RADIATORS HAVE EXCEEDED THEIR LIFESPAN. PROVISION FOR REPLACING.
MECHANICAL SERVICES - HOT WATER	B	2		1,000			OVERALL, IN GOOD CONDITION. KITCHEN HOT WATER HEATER TO KITCHEN HAS BEEN RECENTLY RENEWED. NO WORKS FORESEEN. HOT WATER HEATERS TO TOILET AREAS ARE SOUND. NO WORKS FORESEEN. NO HOT WATER TO GROUND FLOOR TEA-ROOM / STAFF AREA. ALLOW FOR NEW ZIP HEATER.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	B	2		6,000		6,000	IN FAIR CONDITION. OLDER DISTRIBUTION BOARDS AND WIRING ARE NEARING THE END OF THEIR LIFESPAN; EXPOSED SWITCHGEAR AND METER TO HALL WALL. INADEQUATE SMALL POWER PROVISION MAY IMPACT ON ADDITIONAL DISTRIBUTION BOARDS. ALLOW FOR SELECTED REPLACEMENT AND ASSOCIATED WORKS REQUIRED (BOXING IN OF SWITCHGEAR). NOTE: DURING INSPECTION, THE KITCHEN AREA WAS PROGRAMMED TO BE REWIRED AT A COST OF CIRCA £20K. NO COST HAS BEEN INSERTED FOR THIS WORK.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	C	2		18,000			IN FAIR CONDITION. INADEQUATE SOCKETS TO CLASSROOMS. EXTENSION LEADS BEING USED THROUGHOUT. ALLOW FOR NEW WIRING AND SOCKETS WHERE REQUIRED. NOTE: DURING INSPECTION, THE KITCHEN AREA WAS PROGRAMMED TO BE REWIRED AT A COST OF CIRCA £20K. NO COST HAS BEEN INSERTED FOR THIS WORK.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
ELECTRICAL SERVICES - LIGHTING	C	3			15,000	15,000	IN FAIR CONDITION. AGING LIGHT FITTINGS THROUGHOUT. ALLOW FOR PHASED RENEWAL. NOTE: DURING INSPECTION, THE KITCHEN AREA WAS PROGRAMMED TO BE REWIRED AT A COST OF CIRCA £20K. NO COST HAS BEEN INSERTED FOR THIS WORK.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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UPRN : 279429205197

Unit ID : 2

CREUNANT PRIMARY SCHOOL
DEMOUNTABLE BLOCK 2

CREUNANT PRIMARY SCHOOL
SCHOOL ROAD
CRYNANT
NEATH

Condition Grade C+

GEA 71 m2

GIA 68 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	3,250.00	6,500.00	7,500.00	2,000.00

OVERALL 19,250.00

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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	1	1,250				IN FAIR TO GOOD CONDITION. DECRA TYPE ROOF COVERING RELATIVELY SOUND. NO SIGNIFICANT WORKS FORESEEN. TIMBER CLADDING TO GABLES ARE WORN. PROVISION FOR RENEWAL OF TIMBERWORK.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	2		250		1,250	IN FAIR TO GOOD CONDITION. WORN DOWNPIPE SECTIONS. PROVISION FOR SHORT-TERM MAINTAINING / REPAIRS; RENEWAL WITHIN 10-YEARS .
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	2		1,250	500		IN FAIR TO GOOD CONDITION. STONEFLEX CLADDING TO SEVERAL ELEVATIONS RELATIVELY SOUND; MINOR WEAR / STAINING TO BOARDS. LOW LEVEL TIMBERWORK WORN. PROVISION FOR CLEANING / MINOR REPAIRS TO STONEFLEX AND RENEWING LOW LEVEL TIMBERWORK.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	3			250		UPVC WINDOWS IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN. ALLOW TO MAINTAIN.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	1	2,000				TIMBER DOORS IN POOR TO FAIR CONDITION. WORN / DECAYED. PROVISION FOR REPLACING.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					
INTERNALS - FLOORS	C	3			3,000		IN FAIR CONDITION. WEAR TO VINYL AND CARPETED SURFACES. PROVISION FOR RENEWING WITHIN 5-YEARS.
INTERNALS - WALLS	B	N/A					NO SIGNIFICANT DEFECTS NOTED.
INTERNALS - CEILINGS	B	N/A					NO SIGNIFICANT DEFECTS NOTED.
INTERNALS - DOORS	B	N/A					IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED.
INTERNALS - FITTED FURNITURE	C	2		1,750			IN POOR TO FAIR CONDITION. CLASSROOM SINK UNITS / FITTED CUPBOARDS ARE WORN / DATED. ALLOW TO IMPROVE.

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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		2,500			IN POOR TO FAIR CONDITION. WORN PAINTED SURFACES. PROVISION 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	B	3			3,000		IN FAIR TO GOOD CONDITION. PROVISION FOR MINOR RENEWAL REFURBISHMENT.
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			750	750	GAS HEATERS IN FAIR TO GOOD CONDITION. PROVISION FOR MAINTAINING.
MECHANICAL SERVICES - HOT WATER	A	N/A					IN GOOD CONDITION. RELATIVELY NEW INSTALLTION.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	A	N/A					IN GOOD CONDITION. RELATIVELY NEW INSTALLTION.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	2		750			IN GOOD CONDITION. RELATIVELY NEW INSTALLTION. SOCKETS ARE NOT WORKING SINCE ROOF LEAK. ALLOW TO RECOMMISSION.
ELECTRICAL SERVICES - LIGHTING	A	N/A					IN GOOD CONDITION. RELATIVELY NEW INSTALLTION.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					IN GOOD CONDITION. RELATIVELY NEW INSTALLTION.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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UPRN : 279429205197

Unit ID : 3

CREUNANT PRIMARY SCHOOL
DEMOUNTABLE BLOCK 3

CREUNANT PRIMARY SCHOOL
SCHOOL ROAD
CRYNANT
NEATH

Condition Grade D

GEA 68 m2

GIA 65 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	40,450.00	3,750.00	14,750.00	250.00

OVERALL 59,200.00

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				IN POOR CONDITION. FELT COVERING TO COLD DECK FELT COVERED FLAT ROOF HAS EXCEEDED ITS PRACTICAL LIFE EXPECTANCY. PROVISION FOR RENEWING.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	1	1,750				IN POOR CONDITION. LEAKING GUTTERS; LOOSE / RUSTING FITTINGS. PROVISION FOR RENEWING DURING ROOF REFUBISHMENT.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	3			12,500		IN POOR TO FAIR CONDITION. PLYWOOD WALLS AND TIMBER STRUCTURE HAVE BEEN RENEWED, OVERHALED AND REDECORATED AT VARIOUS LOCATIONS. PROVISION FOR RENEWING WITH MORE ROBUST CLADDING WITHIN 5-YEARS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	C	1	6,000				IN FAIR CONDITION. WINDOWS TO REAR AND SIDE ELEVATIONS HAVE BEEN RENEWED WITH UPVC DOUBLE GLAZED UNITS. NO WORKS FORESEEN. REMAINING OLD SINGLE GLAZED UNITS ARE THERMALLY INEFFICIENT; EXCEEDED THEIR PRACTICAL LIFESPAN. PROVISION FOR RENEWING.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	1	2,500				IN POOR TO FAIR CONDITION. DAMAGED; PAINT FADED; EXISTING IRONMONGERY PARTIALLY RENEWED. PROVISION FOR REPLACING.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					
INTERNALS - FLOORS	D	1	6,500				IN POOR TO FAIR CONDITION. WORN COVERINGS; AREAS OF FLOOR SLOPING THROUGHOUT (POSSIBLE DECAY TO SUB FLOOR). PROVISION FOR REMEDIAL WORKS TO SUB-FLOOR, PARTIAL FLOOR DECK RENEWAL AND RECOVERING.
INTERNALS - WALLS	B	2		250		250	NO SIGNIFICANT DAMAGE NOTED.

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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	1	1,500				IN FAIR CONDITION. MINOR DAMAGE; PAINT FLAKING OFF. PROVISION FOR REFURBISHING.
INTERNALS - DOORS	C	1	1,200				OLD TIMBER FLUSH DOORS IN POOR TO FAIR CONDITION. IMPACT DAMAGE / WORN. PROVISION FOR REPLACING.
INTERNALS - FITTED FURNITURE	A	N/A					IN GOOD CONDITION.
INTERNALS - INTERNAL DECORATION	C	1	2,000				IN FAIR CONDITION, WORN SURFACES. PROVISION 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	1	1,500		1,500		IN FAIR CONDITION. OLD SANITARYWARE AND TOILET AREA PROVISION FOR RENEWING / MINOR REFURBISHMENT.
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	1	1,500				IN FAIR CONDITION. TWO ELECTRIC HEATERS HAVE BEEN RECENTLY RENEWED. REMAINING ELECTRIC HEATER HAS EXCEEDED ITS RECOMMENDED AND PRACTICAL LIFE EXPECTANCY. PROVISION FOR RENEWING.
MECHANICAL SERVICES - HOT WATER	A	N/A					IN GOOD CONDITION.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	B	3			750		IN FAIR TO GOOD CONDITION. PARTIALLY RENEWED. REMAINING ORIGINAL ELECTRICAL SWITCHGEAR. PROVISION FOR SELECTED RENEWAL.

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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		3,500			ORIGINAL SMALL POWER. INADEQUATE NUMBER OF SOCKETS AVAILABLE. PROVISION FOR RENEWING.
ELECTRICAL SERVICES - LIGHTING	D	1	4,000				IN POOR CONDITION. ORIGINAL LIGHTING. PROVISION FOR REPLACING.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	N/A	N/A					
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					