

CONDITION ASSESSMENT REPORT

Report run on: April 13, 2021 8:30 AM

UPRN: 276568196458 **CRYNALLT PRIMARY SCHOOL (INFANT SITE)**
AFAN VALLEY ROAD
CIMLA
NEATH

Assessment Date: 08 OCT 2014 **Assessment Id** 662

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

Asbestos: ASBESTOS PRESENT. WELL MANAGED; LOW RISK.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		72,700.00		4,000.00
Unit 1	CRYNALLT PRIMARY SCHOOL (INFANT SITE) SCHOOL BLOCK 1	C	574,500.00	B	6,500.00
Unit 2	CRYNALLT PRIMARY SCHOOL (INFANT SITE) NURSERY BLOCK 2	C+	41,750.00	B	4,500.00
Unit 3	CRYNALLT PRIMARY SCHOOL (INFANT SITE) DEMOUNTABLE BLOCK 3	D	89,300.00	C	8,550.00
	OVERALL SITE	C-	778,250.00	B	23,550.00

Site Comments: THE MAIN BUILDING IS A CLASP STRUCTURE BUILT IN 1971.
 THE HALL AND KITCHEN HAVE BEEN REFURBISHED FOLLOWING A FIRE AROUND 10-YEARS AGO.
 SOME OF THE BUILDING ELEMENTS ARE NEARING THE END OF THEIR LIFESPAN, BUT GENERALLY, THE BUILDING IS SOUND.
 THE NURSERY BUILDING IS IN FAIR TO GOOD CONDITION.
 REAR DEMOUNTABLE IS IN POOR CONDITION AND NEARING THE END OF ITS PRACTICAL LIFE EXPECTANCY.

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Unit ID : 0

CRYNALLT PRIMARY SCHOOL (INFANT
SITE)

CRYNALLT PRIMARY SCHOOL (INFANT SITE)
AFAN VALLEY ROAD
CIMLA
NEATH

Condition Grade

GEA 1592 m2

GIA 1429 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

57,450.00

14,750.00

500.00

OVERALL 72,700.00

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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	B	2		40,000			IN FAIR TO GOOD CONDITION. PALISADE AND PALADIN FENCING HAVE BEEN RENEWED IN RECENT YEARS, HOWEVER, ADDITIONAL PALADIN FENCING REQUIRED TO BOUNDARY (£30K ALLOCATED TO EACH INFANT AND JUNIOR SCHOOLS). BRICKWORK WALLS TO CAR PARK IN POOR TO FAIR CONDITION. BRICK FACES FRIABLE; COPINGS HAVE BEEN RENEWED. PROVISION FOR REBUILDING.
EXTERNAL AREAS AND GROUNDS - GATES	B	4			250	500	GATES ARE IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED. PROVISION FOR MINOR REPAIRS.
EXTERNAL AREAS AND GROUNDS - ROADS	B	2		2,000			ROAD SURFACING GENERALLY IN FAIR TO GOOD CONDITION. MISSING SURFACING ADJACENT TO KERBS AND GULLIES. PROVISION FOR MINOR REPAIRS ONLY.
EXTERNAL AREAS AND GROUNDS - CAR PARKING	C	3			12,000		IN FAIR CONDITION. WEAR TO / LOSS OF METALLED SURFACES TO PARKING AREAS; WEAR TO LINE MARKINGS. PROVISION FOR RESURFACING AND REMARKING OF LINES WITHIN 5-YEARS.
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	C	2		11,000			METALLED PATH SURFACES ARE IN FAIR CONDITION. WORN / LOOSE SURFACES; UNEVEN. PROVISION FOR NEW BITMAC SURFACE. CONCRETE PAVING LOOSE / UNEVEN TO SEVERAL AREAS. PROVISION FOR RELAYING. WORN CONCRETE STEPS THROUGHOUT. PROVISION FOR NEW TREADS / NOSING REMARKINGS.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	C	2		1,200			ISSUES WITH FOUL WATER DRAINAGE FROM NURSERY BUILDING (BLOCKAGES). PROVISION FOR IMPROVING DRAINAGE RUN.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	B	3			2,500		YARD / PLAY AREAS ARE IN FAIR TO GOOD CONDITION. MINOR UNEVENNESS TO BITMAC SURFACE. PROVISION FOR MINOR REMEDIAL WORKS ONLY.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B	2		1,000			IN FAIR TO GOOD CONDITION. LOSS OF PAINT FINISH TO LAMP POSTS. PROVISION FOR REDECORATION.

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EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	C	2		2,250			STORE IN FAIR CONDITION. RENDERED SURFACES WORN. ALLOWANCE FOR RE-RENDERING WITHIN 3- YEARS.

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Unit ID : 1

CRYNALLT PRIMARY SCHOOL (INFANT
SITE) SCHOOL BLOCK 1

CRYNALLT PRIMARY SCHOOL (INFANT SITE)
AFAN VALLEY ROAD
CIMLA
NEATH

Condition Grade C

GEA 1212 m2

GIA 1066 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	191,000.00	272,000.00	23,000.00	88,500.00

OVERALL 574,500.00

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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		120,000			FELT COVERED FLAT ROOF IS IN POOR TO FAIR CONDITION. EVIDENCE OF WATER INGRESS AROUND PERIMETER OF ROOF, AROUND ROOF LIGHTS AND TO CEILING TILES; POOR FALLS TO DRAINAGE RESULTING IN PONDING. PROVISION FOR RENEWAL OF FLAT ROOF COVERING WITHIN 3-5 YEARS.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	2		4,000			IN POOR CONDITION. LOOSE / MISSING DOWNPIPES; PAINT FINISH FLAKING OFF. PROVISION FOR OVERHAUL / PARTIAL REPLACEMENT.
EXTERNAL ROOF - ROOF LIGHTS ETC	C	2		10,000			IN POOR TO FAIR CONDITION. TRANSLUSCENT ROOFLIGHTS HAVE BEEN DEGRADED / DISCOLOURED BY SUNLIGHT / UV; INADEQUATE LIGHT INGRESS. PROVISION FOR RENEWALS DURING ROOFING WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	2		12,000		24,000	IN FAIR CONDITION. ORIGINAL CONCRETE CLADDING PANELS; MINOR CRACKS / MOVEMENT / DAMAGE TO CORNERS; SURFACES STAINED; EXPOSED STEELWORK REINFORCEMENT; NO INVESTIGATION UNDERTAKEN OF FIXINGS. PROVISION FOR MINOR REPAIRS IN THE SHORT TERM AND FURTHER INVESTIGATION / RENEWALS WITHIN 5-10 YEARS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	3			16,000		UPVC DOUBLE GLAZED UNITS ARE IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED APART FROM MINOR WATER INGRESS / MAINTENANCE ISSUES; PANELS BELOW WINDOWS APPEAR WORN TO SEVERAL AREAS. PROVISION FOR OVERHAUL / MINOR RENEWALS WITHIN 5-YEARS.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	4				1,500	OVERALL, IN FAIR TO GOOD CONDITION. PROVISION FOR MINOR REPAIRS ONLY.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	A	N/A					IN GOOD CONDITION.

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INTERNALS - FLOORS	C	1	25,000				FLOOR COVERINGS IN POOR TO FAIR CONDITION. SOME CARPET AREAS HAVE BEEN RENEWED, HOWEVER, REMAINING CARPETS, VINYL TILES / SHEETS AND QUARRY TILES ARE WORN, DAMAGED AND STAINED. PROVISION FOR NEW.
INTERNALS - WALLS	B	3			2,000		WALLS ARE IN FAIR CONDITION. NO SIGNIFICANT DEFECTS NOTED. PROVISION FOR MINOR REMEDIAL WORKS.
INTERNALS - CEILINGS	C	2		24,000			CEILINGS ARE IN FAIR CONDITION. SOME SUSPENDED CEILINGS REPLACED. REMAINING CEILING TILES APPEAR OLD / WORN. PROVISION FOR NEW CEILINGS.
INTERNALS - DOORS	B	3		7,000			OVERALL, IN FAIR TO GOOD CONDITION. OLDER DOORS REQUIRE RENEWING.
INTERNALS - FITTED FURNITURE	B	4				3,000	KITCHEN AREA IN GOOD CONDITION. CLASSROOM SINK / CUPBOARD UNITS ARE OLD AND REQUIRE RENEWING WITHIN 10-YEARS.
INTERNALS - INTERNAL DECORATION	C	2		28,000			IN FAIR CONDITION. DECORATION BEGINNING TO LOOK WORN AND DATED TO SEVERAL AREAS. 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	A	N/A					TOILET AREAS ARE IN GOOD CONDITION. RECENTLY REFURBISHED.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/A	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	B	4		5,000	5,000	60,000	OIL FIRED BOILER WAS INSTALLED IN 1997 AND IN FAIR CONDITION. PROVISION FOR MINOR REPAIRS / RENEWALS IN THE SHORT TERM, HOWEVER, THE BOILER WILL REACH THE END OF ITS RECOMMENDED LIFESPAN WITHIN 10-YEARS AND WILL REQUIRE RENEWAL.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	C	2		62,000			OVERALL, IN FAIR CONDITION AREAS AFFECTED BY FIRE HAVE BEEN RENEWED. SOME OLDER ELECTRIC HEATERS AND DISTRIBUTION SYSTEM ARE THE ORIGINAL SYSTEM AND REQUIRE RENEWING / REPLACING WITH LTHW SYSTEM.
MECHANICAL SERVICES - HOT WATER	A	N/A					NEW GAS WATER HEATER IN GOOD WORKING CONDITION.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	D	1	30,000				ORIGINAL SWITCHGEAR IN POOR TO FAIR CONDITION. EXCEEDED ITS RECOMMENDED LIFE EXPECTANCY. PROVISION FOR REWIRING.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	D	1	54,000				ORIGINAL DISTRIBUTION WIRING AND SOCKETS IN POOR TO FAIR CONDITION. EXCEEDED ITS RECOMMENDED LIFE EXPECTANCY. PROVISION FOR REWIRING.
ELECTRICAL SERVICES - LIGHTING	D	1	64,000				IN POOR CONDITION. ORIGINAL WIRING, SWITCHES AND FITTINGS EXCEEDED ITS RECOMMENDED LIFE EXPECTANCY. PROVISION FOR REWIRING.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	D	1	18,000				FIRE ALARM PANEL, BREAK GLASS AND SOUNDERS ARE IN POOR TO FAIR CONDITION. NEARING THE END OF THEIR LIFE EXPECTANCY. PROVISION FOR RENEWING.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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UPRN : 276568196458

Unit ID : 2

CRYNALLT PRIMARY SCHOOL (INFANT
SITE) NURSERY BLOCK 2

CRYNALLT PRIMARY SCHOOL (INFANT SITE)
AFAN VALLEY ROAD
CIMLA
NEATH

Condition Grade C+

GEA 246 m2

GIA 238 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

13,000.00

16,750.00

12,000.00

OVERALL 41,750.00

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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			1,500	1,500	IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED. PROVISION FOR MINOR REPAIRS ONLY.
EXTERNAL ROOF - RAINWATER DISPOSAL	A	N/A					IN GOOD CONDITION.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	B	4				1,500	IN FAIR TO GOOD CONDITION. MINOR DAMAGE (VANDALISM) TO PVCU CLADDING. PROVISION FOR MAKING GOOD. BRICKWORK SURFACES SOUND.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	A	N/A					IN GOOD CONDITION.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	A	N/A					IN GOOD CONDITION.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	N/A	N/A					
INTERNALS - FLOORS	C	2		5,500			IN FAIR CONDITION. SOME COVERINGS ARE WORN / DAMAGED. PROVISION FOR REPLACING.
INTERNALS - WALLS	B	4				1,250	IN FAIR TO GOOD CONDITION. NO SIGNIFICANT DEFECTS NOTED.
INTERNALS - CEILINGS	B	N/A					IN GOOD CONDITION. ARTEX COATING TO ONE CEILING AREA CONTAINS ASBESTOS. ALLOW TO MANAGE ONLY.
INTERNALS - DOORS	B	4			750		IN FAIR TO GOOD CONDITION. PROVISION FOR MINOR OVERHAUL WITHIN 5-YEARS.
INTERNALS - FITTED FURNITURE	B	4				750	IN FAIR TO GOOD CONDITION. PROVISION FOR MINOR RENEWAL.
INTERNALS - INTERNAL DECORATION	B	3			6,500		IN FAIR TO GOOD CONDITION. PROVISION FOR REDECORATION WITHIN 5-YEARS.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	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
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	B	3			6,500		TOILET AREAS ARE IN FAIR TO GOOD CONDITION. 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	A	N/A					IN GOOD CONDITION.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	B	3			1,500	1,500	HEATING PIPEWORK AND RADIATORS ARE IN FAIR TO GOOD CONDITION. PROVISION FOR MINOR REMEDIAL WORKS ONLY.
MECHANICAL SERVICES - HOT WATER	A	N/A				500	IN GOOD CONDITION.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	C	2		3,500			OLD DISTRIBUTION NEARING THE END OF ITS RECOMMENDED LIFE EXPECTANCY. PROVISION FOR RENEWING.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	C	2		4,000			IN FAIR TO GOOD CONDITION. INSUFFICIENT SMALL POWER RESULTING IN EXTENSION CABLES BEING USED. PROVISION FOR ADDITIONAL SOCKETS.
ELECTRICAL SERVICES - LIGHTING	B	4				5,000	LIGHTING APPEARS IN FAIR TO GOOD CONDITION. PROVISION FOR SELECTED RENEWAL OF FITTINGS WITHIN 10-YEARS.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	B	N/A					NO SIGNIFICANT DEFECTS NOTED.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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UPRN : 276568196458

Unit ID : 3

CRYNALLT PRIMARY SCHOOL (INFANT
SITE) DEMOUNTABLE BLOCK 3

CRYNALLT PRIMARY SCHOOL (INFANT SITE)
AFAN VALLEY ROAD
CIMLA
NEATH

Condition Grade D

GEA 114 m2

GIA 109 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	65,000.00	7,800.00	15,750.00	750.00

OVERALL 89,300.00

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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	3			15,000		IN FAIR CONDITION. PONDING TO ROOF SURFACE; WORN COVERING PROVISION FOR RENEWAL. UPVC FASCIAS ARE IN GOOD SOUND CONDITION. NO WORKS FORESEEN.
EXTERNAL ROOF - RAINWATER DISPOSAL	A	N/A					PVCU DOWNPIPES AND GUTTERS ARE IN GOOD CONDITION.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A						
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	D	1	13,000				METAL CLADDING OVER PLYWOOD IN POOR CONDITION. DECAY TO TIMBER ELEMENTS / LOSS OF COATING TO METAL SHEETS; WALLS BOWING. PROVISION FOR REPLACING ALL INCLUDING REMEDIAL WORKS TO FRAME.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	D	1	10,000				ALUMINIUM SINGLE GLAZED UNITS ARE IN POOR TO FAIR CONDITION. PRONE TO VANDALISM; THERMALLY INEFFICIENT. PROVISION FOR REPLACING.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	D	1	4,500				TIMBER DOORS ARE IN POOR CONDITION. RUSTING IRONMONGERY, DECAYING, DAMAGED. PROVISION FOR REPLACING.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	C	2		800			IN FAIR CONDITION. PROVISION FOR RENEWING DURING HEATER REPLACEMENT.
INTERNALS - FLOORS	D	1	5,000				IN POOR CONDITION. WORN COVERINGS; DECAY TO SUB FLOOR RESULTING IN HOLES TO COVERING / STRUCTURE. PROVISION FOR REPLACING / REMEDIAL WORKS.
INTERNALS - WALLS	D	1	6,000				IN POOR CONDITION. WATER INGRESS AT LOW LEVELS RESULTING IN DECAY AND BLACK MOULD. PROVISION FOR REPLACING.
INTERNALS - CEILINGS	B	3			750	750	IN FAIR TO GOOD CONDITION. MINOR DAMAGE. ALLOW FOR REPAIRS.
INTERNALS - DOORS	C	2		2,000			OLD TIMBER FLUSH DOORS. MISSING IRONMONGER; WORN APPEARANCE. PROVISION FOR REPLACING.

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INTERNALS - FITTED FURNITURE	C	2		1,500			OLD SINK UNITS REQUIRE RENEWING.
INTERNALS - INTERNAL DECORATION	C	2		3,500			DECORATION IN FAIR CONDITION. WORN / TIRED 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	6,000				TOILET AREAS ARE WORN / DATED. PROVISION FOR REFURBISHING.
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	6,000				ORIGINAL LOCALISED GAS HEATERS ARE IN FAIR CONDITION. NEARING THE END OF THEIR PRACTICAL LIFE EXPECTANCY. PROVISION FOR REPLACING.
MECHANICAL SERVICES - HOT WATER	A	N/A					NEW ELECTRIC WATER HEATER IN GOOD CONDITION.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	D	1	2,500				IN POOR TO FAIR CONDITION. ELECTRIC PROVISION HAS REACHED THE END OF ITS RECOMMENDED LIFE EXPECTANCY. ALLOW FOR REWIRING.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	D	1	5,000				IN POOR TO FAIR CONDITION. ELECTRIC PROVISION HAS REACHED THE END OF ITS RECOMMENDED LIFE EXPECTANCY. ALLOW FOR REWIRING.
ELECTRICAL SERVICES - LIGHTING	D	1	7,000				IN POOR TO FAIR CONDITION. ELECTRIC PROVISION HAS REACHED THE END OF ITS RECOMMENDED LIFE EXPECTANCY. ALLOW FOR REWIRING.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	B	N/A					IN FAIR CONDITION. NO SIGNIFICANT DEFECTS NOTED.

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ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					