

## CONDITION ASSESSMENT REPORT

Report run on: March 29, 2021 11:32 AM

**UPRN:** 271518211974

**TAIRGWAITH PRIMARY SCHOOL  
LLWYNCELYN ROAD  
TAIRGWAITH  
AMMANFORD**

**Assessment Date:** 26 JUN 2017

**Assessment Id** 730

**Surveys By:** PROPERTY & REGENERATION

**Public Access:** YES

**Fire Precautions** B

**Asbestos:** LIMITED ASBESTOS TO BLOCK 1 (TOILET CISTERNS) AND BLOCK 2 (KITCHEN FLOOR AND CEILING TILES). LOW RISK.

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		74,250.00		1,500.00
Unit 1	TAIRGWAITH PRIMARY SCHOOL SCHOOL BLOCK 1	C-	237,750.00	B	15,750.00
Unit 2	TAIRGWAITH PRIMARY SCHOOL CANTEEN BLOCK 2	C	162,500.00	B	1,750.00
Unit 9	TAIRGWAITH PRIMARY SCHOOL SCHOOL BLOCK 3	A	0.00	A	0.00
	OVERALL SITE	B	474,500.00	B	19,000.00

**Site Comments:** A RECENTLY CONSTRUCTED BUILDING HAS BEEN CONSTRUCTED TO HOUSE THE EARLY YEARS UNIT AND IN GOOD CONDITION.  
THE MAIN BUILDING REQUIRES MODERATE INVESTMENT TO UPGRADE DATED AND TIRED ELEMENTS.  
THE CANTEEN BLOCK HAS BEEN INTERNALLY REFURBISHED IN RECENT YEARS, HOWEVER, THIS IS A SHORT-TERM MEASURE.

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Unit ID : 0

TAIRGWAITH PRIMARY SCHOOL

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LLWYNCELYN ROAD  
TAIRGWAITH  
AMMANFORD

### Condition Grade

GEA 985 m2

GIA 886 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	7,500.00	50,500.00	10,750.00	5,500.00

OVERALL 74,250.00

## 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 AREAS AND GROUNDS - WALLS AND FENCES	B	2		17,500	10,000	5,000	OVERALL, IN FAIR CONDITION. STONEMWORK BOUNDARY WALLS HAVE ISOLATED AREAS OF MISSING POINTING AND DAMAGED / MISSING STONEMWORK. ALLOW FOR SELECTED REMEDIAL WORKS. METAL RAILINGS ADJACENT TO ENTRANCE ARE RUSTING. ALLOW FOR RENEWING. METAL POST AND CHAINLINK BALLSTOP FENCING TO PERIMETER HAS CORRODED METAL SUPPORTS AND DAMAGED CHAINLINK. ALLOW FOR RENEWING WITHIN 5-YEARS.
EXTERNAL AREAS AND GROUNDS - GATES	B	3			250		RELATIVELY NEW ACCESS GATES TO ENTRANCE ARE IN GOOD CONDITION. GATES AROUND SITE ARE SOUND; MINOR DAMAGE. ALLOW FOR MINOR REPAIRS ONLY.
EXTERNAL AREAS AND GROUNDS - ROADS	D	1	5,000				METALLED SURFACE TO ENTRANCE ROUTE IN POOR CONDITION. WORN / LOOSE SURFACE; UNEVEN. PROVISION FOR REPLACING.
EXTERNAL AREAS AND GROUNDS - CAR PARKING	A	N/A					BITUMEN MACADAM SURFACE TO CAR PARK AREA IS IN A GOOD SOUND CONDITION. NO WORKS FORESEEN.
EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	C	1	2,500				IN POOR TO FAIR CONDITION. BITUMEN MACADAM PATH ALONG ENTRANCE ROUTE IS WORN. ALLOW FOR RESURFACING.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	C	2		6,000			IN POOR TO FAIR CONDITION. GULLEY POTS AND CHANNELS ARE DAMAGED. PROVISION FOR REPAIRS. REPORTS OF COLLAPSED DRAINAGE RUNS. PROVISION FOR REPLACING.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	2		27,000			OVERALL, IN FAIR CONDITION. YARD AREAS ARE RELATIVELY SOUND. NO SIGNIFICANT WORKS FORSEEN. SURFACE AREAS AROUND THE PERIMETER OF SCHOOL BUILDINGS ARE WORN. ALLOW FOR SELECTED RESURFACING. PROVISION FOR RESURFACING.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B	3			500	500	FITTINGS APPEAR IN FAIR CONDITION. PROVISION FOR AD-HOC REPAIRS / RENEWALS.
EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	B	N/A					IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.

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Unit ID : 1

TAIRGWAITH PRIMARY SCHOOL SCHOOL  
BLOCK 1

TAIRGWAITH PRIMARY SCHOOL  
LLWYNCELYN ROAD  
TAIRGWAITH  
AMMANFORD

Condition Grade C-

GEA 385 m2

GIA 339 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

CONDITION COSTS

96,500.00

75,500.00

35,250.00

30,500.00

OVERALL 237,750.00

## 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	C	1	45,000				OVERALL, THE ROOF COVERING IS IN FAIR CONDITION. MAN MADE SLATES, RIDGE TILES AND VALLEY LEADWORK APPEAR WORN / ELEVATION ADJACENT TO CAR PARK HAS SEVERAL DAMAGED / SLIPPED SLATES / WORN / BRITTLE. TIMBER FASCIAS AND SOFFITS ARE WORN / DECAYED, LOSS OF PAINT COATING. PROVISION FOR SELECTED REPAIRS AND PARTIAL REPLACEMENT OF COVERING AND RENEWAL OF FASCIAS AND SOFFITS.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	1	4,500				RAINWATER GOODS ARE IN POOR TO FAIR CONDITION. FIXINGS AND BRACKETS ARE RUSTING; LOSS OF PAINT COVERING TO ALUMINIUM DOWNPIPES. PROVISION FOR SELECTED RENEWAL AND OVERHAUL REMAINING.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	2		20,000			OVERALL, IN FAIR CONDITION. MINOR WATER INGRESS AROUND WINDOW OPENINGS AND BRICK QUOINS; DAMAGED LOW-LEVEL BRICK SURFACES AND WORN RENDER ADJACENT TO CAR PARK. PROVISION FOR REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	2		3,500			UPVC DOUBLE GLAZED UNITS THROUGHOUT IN FAIR TO GOOD CONDITION. LOSS OF SEALANT TO EXTERNALS; WATER INGRESS TO INTERNALS MAY BE ORIGINATING FROM WINDOW SEALS. ALLOW FOR OVERHAUL.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	C	2		3,000	750		IN FAIR CONDITION. TIMBER DOORS ADJACENT TO ENTRANCE ROUTE WILL REQUIRE OVERHAUL WITHIN 5-YEARS. OLDER TIMBER FIRE EXIT DOORS ARE INADEQUATE FOR SCHOOL FIRE EXIT USE. ALLOW FOR RENEWING WITH MORE APPROPRIATE DOORSET
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	C	3			2,000		BRICK CHIMNEY IN FAIR CONDITION. LOSS OF MORTAR JOINTS. PROVISION FOR REPOINTING.

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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	2		20,000			FLOOR COVERINGS ARE IN FAIR CONDITION. CARPET AND VINYL COVERINGS TO CLASS AREAS ARE RELATIVELY NEW. NO SIGNIFICANT WORKS FORESEEN. WOOD BLOCK FLOORS ARE HEAVILY WORN AND UNEVEN. PROVISION FOR RENEWAL.
INTERNALS - WALLS	C	2		15,000	5,000		IN POOR TO FAIR CONDITION. WATER INGRESS ADJACENT TO WINDOWS; BLACK MOULD TO SOME WALL AREAS; HIGH LEVEL CRACKING ADJACENT TO OPENINGS AND VALLEY GUTTERS; AREAS HAVE BEEN BOARDED TO DADO LEVEL - ASSUME THERE IS WATER INGRESS. PROVISION FOR SELECTED REPLASTERING / REPAIRS FOLLOWING EXTERNAL REMEDIAL WORKS.
INTERNALS - CEILINGS	C	3			25,000		IN FAIR CONDITION. CEILINGS TO ALL CLASSROOMS HAVE BEEN RENEWED WITH SUSPENDED CEILINGS. MINOR DAMAGE TO TILES DUE TO WATER INGRESS THROUGH ROOF COVERNG. ALLOW FOR REPAIRS / TILE RENEWAL. REMAINING CEILINGS HAVE DAMAGED PLASTERWORK. PROVISION FOR NEW SUSPENDED CEILING GRID AND INFILL TILES.
INTERNALS - DOORS	C	2		7,500			IN FAIR CONDITION. SEVERAL DOORS HAVE BEEN RENEWED. REMAINING TIMBER DOORS ARE OLD AND DATED. PROVISION FOR REPLACING REMAINING DOORS WITHIN 2-YEARS.
INTERNALS - FITTED FURNITURE	N/A	N/A					
INTERNALS - INTERNAL DECORATION	C	1	9,500				IN POOR TO FAIR CONDITION. 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	A	N/A					IN GOOD CONDITION. RECENTLY REFURBISHED.
SANITARY SERVICES - COLD WATER STORAGE TANKS,	N/I	N/A					

## 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
CISTERNS AND PIPEWORK							
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	C	2		3,500		20,000	IN FAIR CONDITION. OIL FIRED BOILER WAS INSTALLED IN 1995. NEARING THE END OF ITS PRACTICAL AND RECOMMENDED LIFESPAN. ALLOW FOR MINOR REMEDIAL WORKS SHORT-TERM AND RENEWAL OF BOILER SYSTEM WITHIN 10-YEARS.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	D	1	37,500				IN POOR TO FAIR CONDITION. OLD CAST IRON HEATING DISTRIBUTION AND PIPEWORK HAS EXCEEDED ITS LIFESPAN. ALLOW FOR NEW HEATING DISTRIBUTION SYSTEM.
MECHANICAL SERVICES - HOT WATER	B	3			1,000		NEW ELECTRIC ZIP HEATERS IN GOOD CONDITION. OLD HOT WATER HEATER TO ONE CLASSROOM. ALLOW FOR RENEWING.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	B	3			1,500	1,500	IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN. PROVISION FOR MINOR REPLACEMENT.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	2		3,000			IN FAIR TO GOOD CONDITION. PROVISION FOR ADDITIONAL SOCKETS WHERE REQUIRED.
ELECTRICAL SERVICES - LIGHTING	B	4				9,000	IN FAIR TO GOOD CONDITION. LIGHTING TO CLASSROOMS HAS BEEN RENEWED. LIGHTING TO REMAINING AREAS IS OLD AND REACHED THE END OF ITS LIFESPAN. PROVISION FOR REPLACING FITTINGS, WIRING AND SOCKETS DURING NEW CEILING INSTALLATIONS.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					IN GOOD CONDITION.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

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Unit ID : 2

TAIRGWAITH PRIMARY SCHOOL CANTEEN  
BLOCK 2

TAIRGWAITH PRIMARY SCHOOL  
LLWYNCELYN ROAD  
TAIRGWAITH  
AMMANFORD

Condition Grade C

GEA 243 m2

GIA 224 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	28,750.00	87,000.00	29,250.00	17,500.00

OVERALL 162,500.00



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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		2,000	17,500		DECRA STYLE PITCHED ROOF COVERING IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN. TIMBER FASCIA BOARDS DECAYED; PAINTWORK FLAKING OFF. PROVISION FOR RENEWING IN UPVC. FLAT ROOF COVERINGS IS WORN. EVIDENCE OF WATER INGRESS; NEARING THE END OF ITS LIFESPAN. PROVISION FOR RENEWING WITHIN 5-YEARS.
EXTERNAL ROOF - RAINWATER DISPOSAL	B	2		1,250			IN FAIR CONDITION. PROVISION FOR REFIXING DURING FASCIA RENEWAL.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	D	2		60,000			IN POOR TO FAIR CONDITION. ISOLATED / AD-HOC RENEWAL OF SPAR DASHED RENDER. CRACKED / DAMAGED SURFACES; POOR THERMAL EFFICIENCY. PROVISION FOR HACKING OFF AND RE-RENDERING / IMPROVING THERMAL PERFORMANCE.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	B	2		12,000			UPVC DOUBLE GLAZED UNITS ARE IN FAIR TO GOOD CONDITION. WATER INGRESS MAYBE ORIGINATING FROM FAILED WINDOW SEALS AROUND WINDOW GLAZING. PROVISION FOR OVERHAULING. HIGH LEVEL TIMBER FRAMED UNITS ARE WORN. ALLOW TO RENEW WITH UPVC UNITS.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	3			250		DOORS ARE IN FAIR TO GOOD CONDITION. PROVISION FOR MAINTAINING AND REDECORATING.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	A	N/A					
INTERNALS - FLOORS	A	N/A					FLOOR COVERINGS ARE IN GOOD CONDITION. RENEWED IN RECENT YEARS.
INTERNALS - WALLS	C	2		7,500			WALLS ARE IN FAIR CONDITION. WATER INGRESS HAS DAMAGED INTERNAL PLASTERWORK. PROVISION FOR REPAIRS UPON COMPLETION OF EXTERNAL REMEDIAL WORKS.

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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	1	500		500	1,000	IN FAIR TO GOOD CONDITION. MINOR DAMAGE / STAINING TO TILES. PROVISION FOR AD-HOC REPLACEMENT.
INTERNALS - DOORS	B	2		2,250			IN FAIR TO GOOD CONDITION. OLDER TIMBER DOORS ARE DATED. PROVISION FOR REPLACING.
INTERNALS - FITTED FURNITURE	C	2		2,000	2,000		IN FAIR CONDITION. SOME OLDER KITCHEN EQUIPMENT WILL REQUIRE RENEWING WITHIN 2-5 YEARS.
INTERNALS - INTERNAL DECORATION	B	3	750		5,000		IN FAIR TO GOOD CONDITION. EXPECT 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	N/A	N/A					
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	C	3			2,500	15,000	IN FAIR CONDITION. OIL FIRED BOILER WAS INSTALLED IN 1995. NEARING THE END OF ITS PRACTICAL AND RECOMMENDED LIFESPAN. ALLOW FOR MINOR REMEDIAL WORKS SHORT-TERM AND RENEWAL OF BOILER SYSTEM WITHIN 10-YEARS.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	D	1	27,500				IN POOR TO FAIR CONDITION. OLD CAST IRON HEATING DISTRIBUTION AND PIPEWORK HAS EXCEEDED ITS LIFESPAN. ALLOW FOR NEW HEATING DISTRIBUTION SYSTEM.
MECHANICAL SERVICES - HOT WATER	A	N/A					IN GOOD CONDITION.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	B	N/A					IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	N/A					IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.

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ELECTRICAL SERVICES - LIGHTING	B	3			1,500	1,500	IN FAIR TO GOOD CONDITION. PROVISION FOR AD-HOC REPLACEMENT.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					IN GOOD CONDITION.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

## CONDITION ASSESSMENT REPORT

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UPRN : 271518211974

Unit ID : 9

TAIRGWAITH PRIMARY SCHOOL SCHOOL  
BLOCK 3

TAIRGWAITH PRIMARY SCHOOL  
LLWYNCELYN ROAD  
TAIRGWAITH  
AMMANFORD

Condition Grade A

GEA 357 m2

GIA 323 m2

Year 1

Year 2-3

Within 5 Years

Within 10 Years

### CONDITION COSTS

OVERALL 0.00

## 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	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
EXTERNAL ROOF - RAINWATER DISPOSAL	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
EXTERNAL ROOF - ROOF LIGHTS ETC	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
INTERNALS - FLOORS	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
INTERNALS - WALLS	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
INTERNALS - CEILINGS	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
INTERNALS - DOORS	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
INTERNALS - FITTED FURNITURE	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
INTERNALS - INTERNAL DECORATION	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
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					IN GOOD CONDITION. NO WORKS FORESEEN.
SANITARY SERVICES - COLD WATER STORAGE TANKS,	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.

## CONDITION ASSESSMENT REPORT

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CISTERNS AND PIPEWORK							
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
MECHANICAL SERVICES - HOT WATER	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
ELECTRICAL SERVICES - LIGHTING	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	A	N/A					IN GOOD CONDITION. NO WORKS FORESEEN.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					