

# CONDITION ASSESSMENT REPORT

Report run on: December 20, 2018 12:09 PM

**UPRN:** 275168206868 **GODRERGRAIG PRIMARY SCHOOL**  
**GRAIG ROAD**  
**GODRERGRAIG**  
**SWANSEA**

**Assessment Date:** 27 NOV 2018

**Assessment Id** 726

**Surveys By:** PROPERTY & REGENERATION

**Public Access:** YES

**Fire Precautions** C

**Asbestos:** SMALL AMOUNT OF ASBESTOS IDENTIFIED - LOW RISK; WELL MANAGED

		Condition Grade	Condition Cost	Access Grade	Access Cost
Unit 0	EXTERNAL AREAS		78,000.00		58,500.00
Unit 1	GODRERGRAIG PRIMARY SCHOOL SCHOOL BLOCK 1	C-	415,500.00	C	6,800.00
Unit 2	GODRERGRAIG PRIMARY SCHOOL SCHOOL BLOCK 2	C-	178,750.00	B	3,500.00
	OVERALL SITE	C-	672,250.00	D	68,800.00

**Site Comments:** THE BUILDING IS CIRCA 100-YEARS OLD AND OVERALL IN POOR TO FAIR CONDITION.  
SCALED SURFACES TO EXTERNAL STONEMWORK. INTERNAL ELEMENTS (CEILING, WALLS AND FLOORS) APPEAR WORN /  
TIRED. KITCHEN AREA REQUIRES UPGRADING / REFURBISHING.  
BOILER SYSTEM AND HEATING DISTRIBUTION HAVE REACHED THE END OF THEIR LIFESPANS AND REQUIRE RENEWING  
EXTERNAL RESURFACING AND WORKS TO COVERED PLAY AREA REQUIRED.  
LONG TERM, THE BUILDING WOULD BENEFIT FROM AN INTERNAL REFURBISHMENT PROGRAMME TO RENEW DATED  
APPEARANCE.

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UPRN : 275168206868

Unit ID : 0

GODRERGRAIG PRIMARY SCHOOL

GODRERGRAIG PRIMARY SCHOOL  
GRAIG ROAD  
GODRERGRAIG  
SWANSEA

Condition Grade

GEA 1382 m2

GIA 1252 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	3,750.00	39,250.00	34,250.00	750.00

OVERALL 78,000.00

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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	3,500	11,500	18,000		OVERALL, IN FAIR CONDITION. STONEMASONRY WALL TO REAR HAS BEEN DISPLACED DUE TO TREE ROOTS. ALLOW TO CUT DOWN AND REBUILD SECTIONS OF WALLS. LARGE STONE RETAINING WALL TO FRONT AND SIDE (SOUTH AND WEST) ELEVATIONS OF THE SITE. MISSING MORTAR JOINTS; VEGETATION GROWTH; DISPLACEMENT OF SOME AREAS OF STONEMASONRY TO FRONT ELEVATION. AREAS OF RETAINING WALL HAVE BEEN REBUILT TO FRONT ELEVATION AND IN GOOD CONDITION. PROVISION FOR SELECTED REBUILDING OF RETAINING WALL AND REPOINTING REMAINING. LOW LEVEL BRICK DWARF WALLS RAILINGS WERE IN POOR TO FAIR CONDITION DURING THE TIME OF INSPECTION. RUSTED SECTIONS; FLAKING PAINTWORK; CORRODED RAILINGS SHOULD BE REPLACED WITH NEW STEEL RAILINGS WITH 5-YEARS.
EXTERNAL AREAS AND GROUNDS - GATES	C	2		1,250			GATES ARE IN POOR TO FAIR CONDITION (SIMILAR CONDITION TO RAILINGS). PREVIOUS REMEDIAL WORKS TO THE GATE HAVE SUCCEEDED IN EXTENDING THEIR LIFE EXPECTANCY, HOWEVER, PAINT FLAKING OFF AND SIGNIFICANT CORROSION THROUGHOUT. RAILINGS SHOULD BE REPLACED DURING REPLACEMENT OF RAILINGS. VEHICULAR GATES ARE IN FAIR TO GOOD CONDITION, NO SIGNIFICANT DEFECTS NOTED AND PROVISION FOR ROUTINE MAINTENANCE. PEDESTRIAN GATE TO RIGHT HAND SIDE OF FRONT ELEVATION (SOUTH WEST) IS RELATIVELY NEW AND IN GOOD CONDITION.
EXTERNAL AREAS AND GROUNDS - ROADS	C	2		4,000			IN POOR TO FAIR CONDITION. SHORT STEEP ROAD TO VEHICULAR GATES (APPEARS TO BE COMMUNAL). BITMAC COVERING WORN ADJACENT TO KERB AND RETAINING WALL. PROVISION FOR RENEWING BITMAC COVERING WITHIN 2-YEARS.
EXTERNAL AREAS AND GROUNDS - CAR PARKING	N/A	N/A					CARS PARKED ON AREA OF YARD. REFER TO HARD LANDSCAPING FOR CONDITION.

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EXTERNAL AREAS AND GROUNDS - PATHS/WALKWAYS	C	2		7,500			PATHS TO PERIMETER OF BUILDING ARE IN POOR TO FAIR CONDITION. THE CONCRETE AND BITMAC COVERINGS BETWEEN BUILDINGS ARE PARTICULARLY WORN. LOSS OF COVERING; EXISTING REPAIRS HAVE WORN AWAY. PROVISION FOR NEW COVERING. STONE STEPS ARE ALSO IN POOR TO FAIR CONDITION. TREADS HEAVILY WORN; UNEVEN / DISPLACED; CRACKING TO STONWORK. PROVISION FOR RENEWING STEPS.
EXTERNAL AREAS AND GROUNDS - DRAINAGE	B	3			750	750	DRAINAGE APPEARS TO BE IN FAIR TO GOOD CONDITION. LAND DRAIN TO REAR OF YARD (STREAM / RUN- OFF FROM FIELDS) TO PREVENT BUILDING UP OF DEBRIS. ALLOW TO MAINTAIN.
EXTERNAL AREAS AND GROUNDS - HARD AND SOFT LANDSCAPING	C	2		15,000	15,000		OVERALL, HARD COVERINGS ARE IN FAIR CONDITION. SEVERAL POOR AREAS, PARTICULARLY TO LOWER YARDS. DAMAGED COVERINGS; SPALLED / LOSS OF COVERING / HOLES PRESENT TO SEVERAL AREAS OF PLAY SURFACING. PROVISION FOR REPLACING DAMAGED SECTIONS OF COVERINGS.
EXTERNAL AREAS AND GROUNDS - EXTERNAL LIGHTING	B	3	250		500		EXTERNAL LIGHT FITTINGS APPEAR IN FAIR CONDITION. CLEAR PLASTIC DIFFUSERS ARE DIRTY AND REQUIRE ROUTINE CLEANING / SELECTED LAMP REPLACEMENT.
EXTERNAL AREAS AND GROUNDS - OUTBUILDINGS	B	N/A					IN FAIR TO GOOD CONDITION. NO SIGNIFICANT WORKS FORESEEN.

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UPRN : 275168206868      Unit ID : 1      GODRERGRAIG PRIMARY SCHOOL SCHOOL  
BLOCK 1      GODRERGRAIG PRIMARY SCHOOL  
GRAIG ROAD  
GODRERGRAIG  
SWANSEA

Condition Grade      C-

GEA      974 m2      GIA      901 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	234,500.00	106,500.00	74,250.00	250.00

OVERALL      415,500.00

## 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	2		16,000	12,000		NOTE: ALL ROOF COVERINGS WERE INSPECTED FROM GROUND LEVEL. THE PITCHED ROOF HAS BEEN REFURBISHED IN THE PAST 25-YEARS, COMPRISING A MIX OF NEW AND RECLAIMED MAN MADE SLATES. THE SECTION OF ROOF WITH NEW SLATES APPEARS IN GOOD CONDITION. RECLAIMED MAN-MADE SLATES APPEAR IN FAIR CONDITION. SURFACES WORN; SEVERAL SLIPPED / CRACKED / SLATES; DEFECT TO REAR DETAIL (ABOVE LIBRARY) CAUSING WATER INGRESS. PROVISION FOR REMEDIAL WORKS TO ROOF COVERING AND REDECORATION OF TIMBERWORK WITHIN 5-YEARS. FLAT ROOF AREAS (TOILET AREAS) ARE IN POOR TO FAIR CONDITION. FLASHING TO WALL JUNCTIONS HAVE BEEN TEMPORARILY REPAIRED; FELT COVERING APPEARS TO HAVE REACHED THE END OF ITS PRACTICAL LIFESPAN. PROVISION FOR REMEDIAL WORKS TO ROOF COVERING AND FLASHING AND REPLACEMENT WITHIN 2-5 YEARS.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	1	9,500				ALUMINIUM OGEE-TYPE RAINWATER GOODS ARE IN FAIR CONDITION. PAINT IS FLAKING OFF RAINWATER GOODS THROUGH OUT, PHYSICALLY HOWEVER, THEY APPEAR IN GOOD CONDITION. MINOR LEAKS TO GUTTER JOINTS. PROVISION FOR MINOR REMEDIAL WORKS AND REDECORATION. CEMENT HAUNCHING AROUND GULLEY CHANNELS CRACKED / MISSING, PREVENTING WATER FROM DRAINING ADEQUATELY. SOME BLOCKED CHANNELS (DEBRIS / LITTER). PROVISION FOR CLEARING AND REMEDIAL WORKS.
EXTERNAL ROOF - ROOF LIGHTS ETC	B	4				250	ONLY ONE ROOFLIGHT TO BUILDING TO MALE TOILET BLOCK ADJACENT TO ENTRANCE. IN FAIR TO GOOD CONDITION. PROVISION TO MAINTAIN.

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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	1	17,500		6,500		SQUARE COURSED STONEWORK WALLS ARE GENERALLY IN POOR TO FAIR CONDITION. SURFACES OF STONEWORK HAVE FORMED CRUSTS (PORE BLOCKAGE) AND DELAMINATED FROM STONEWORK. THIS HAS RESULTED IN FALLING STONEWORK WHEN THE CRUST BECOMES TOO HEAVY. PROVISION FOR HAMMERING OFF LOOSE STONEWORK. MORTAR JOINTS ARE WORN / MISSING TO SEVERAL AREAS OF STONEWORK. PROVISION FOR SELECTED REPOINTING. CRACKING BETWEEN MALE TOILET BLOCK AND MAIN BUILDING DUE TO SETTLEMENT, POSSIBLY DUE TO A WATER LEAK UNDERMINING THE FOUNDATION SUB-BASE. PROVISION FOR MONITORING AND SUBSEQUENT REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	C	1	7,500	7,500			UPVC DOUBLE GLAZED WINDOW UNITS APPEAR IN GOOD, WORKING CONDITION. SOME OLDER UPVC UNITS ARE INADEQUATELY SITTING IN FRAMES. ALLOW TO OVERHAUL. OLDER TIMBER FRAMED, SINGLE GLAZED UNITS ARE IN POOR TO FAIR CONDITION. TIMBER SASHES SOUND, HOWEVER, AREAS OF DECAY; PAINTWORK SIGNIFICANTLY WORN AND FLAKING OFF. PROVISION FOR THE REPLACEMENT OF ALL SINGLE GLAZED UNITS WITH MORE DURABLE, THERMALLY EFFICIENT, UPVC DOUBLE GLAZED UNITS WITHIN 3-YEARS.
EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	2		750			ALUMINIUM ENTRANCE DOOR AND EXIT DOORS ARE IN GOOD WORKING CONDITION. NO SIGNIFICANT WORKS FORESEEN. TIMBER DOOR TO BOILER ROOM IS WORN WITH POORLY FITTED IRONMONGERY; IT HAS REACHED THE END OF ITS PRACTICAL LIFESPAN. PROVISION FOR REPLACING DOOR WITH ALUMINIUM LOUVRED DOOR WITHIN 2-YEARS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	A	N/A					IN 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
INTERNALS - FLOORS	C	2		8,000	4,000		FLOOR COVERINGS ARE IN POOR TO FAIR CONDITION. COVERINGS ARE WORN ALONG CIRCULATION ROUTES. WOOD BLOCK FLOORING IS VERY HEAVILY WORN; DENTED / INDENTATIONS; UNEVEN TO CLASSROOMS; LOOSE BLOCKS. PROVISION FOR SANDING AND SEALING WOOD BLOCK FLOORING. CARPET COVERINGS GENERALLY SOUND. ALLOW FOR MINOR RENEWALS. OLDER VINYL FLOOR COVERING ARE WORN / DAMAGED. ALLOW FOR RENEWING.
INTERNALS - WALLS	C	1	7,500	7,500			IN POOR TO FAIR CONDITION. GLAZED BRICKS TO CLASSROOMS HAVE A DATED AND WORN APPEARANCE. WATER INGRESS THROUGH EXTERNAL WALLS AND ROOF SURFACES HAS DAMAGED INTERNAL PLASTER FINISH, PARTICULARLY AROUND WINDOW OPENINGS WHERE PLASTER HAS BLOWN. UNEVEN / WORN PLASTER FINISH THROUGHOUT BUILDING; CRAZING TO SURFACES DUE TO AGE AND MOVEMENT; CRACKING THROUGH PLASTER ADJACENT TO OPENINGS AND ADJACENT ROOF / CEILING JUNCTIONS. PROVISION FOR REPAIRING DAMAGED PLASTER SURFACES UPON COMPLETION OF EXTERNAL REMEDIAL WORKS.
INTERNALS - CEILINGS	B	1	4,000	4,000			IN FAIR CONDITION. MANY OF THE EXISTING CEILING SURFACES HAVE BEEN CONCEALED BEHIND SUSPENDED CEILINGS. DAMAGED INFILL TILES (CRACKED; IMPACT DAMAGED; WATER STAINING / SLUMPING). PROVISION FOR REPLACING DAMAGED TILES WHERE REQUIRED. PLASTERED CEILING SURFACES ARE IN FAIR CONDITION. WATER DAMAGE TO PLASTER SURFACES DUE TO LEAKS. PROVISION FOR REPAIR WORKS TO CEILINGS UPON COMPLETION OF EXTERNAL REMEDIAL WORKS. HEAT LOSS THROUGH CEILING IS SUBSTANCIAL DURING COLD WEATHER AND LOFT INSULATION IS FUNDAMENTAL IN REDUCING HEATING COSTS.



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Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
INTERNALS - DOORS	C	2		12,500	12,500		IN POOR TO FAIR CONDITION. OLD TIMBER DOORS AND IRONMONGERY THROUGHOUT BUILDINGS APPEAR WORN AND TIRED LOOKING. WORKING SATISFACTORILY; PAINT CHIPPED / GRUBBY. PROVISION FOR REPLACING DOORS, FRAMES AND SCREENS WITHIN 2-5 YEARS.
INTERNALS - FITTED FURNITURE	C	2		20,000	20,000		KITCHEN EQUIPMENT IN FAIR CONDITION. SOME OLDER EQUIPMENT REQUIRES IMMEDIATE REPLACEMENT DUE TO AGE AND IT IS ANTICIPATED THAT VARIOUS OTHER EQUIPMENT WILL REQUIRE RENEWING WITHIN 5-YEARS. PROVISION FOR REFURBISHING KITCHEN AREA WITHIN 3-YEARS.
INTERNALS - INTERNAL DECORATION	C	1	15,000	15,000			DECORATION IN POOR TO FAIR CONDITION. PAINT FLAKING FROM WALLS PARTICULARLY AROUND WINDOW OPENINGS. GRUBBY APPEARANCE TO DECOR. PROVISION FOR REDECORATION.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	N/A	N/A					
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	1	7,500				NO INSPECTION MADE OF THE ROOF VOIDS. PROVISION FOR INSULATING ROOF VOID TO REDUCE HEAT LOSS FROM CLASSROOMS.
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	B	1	1,000		2,500		TOILET AREAS ARE IN FAIR TO GOOD CONDITION. RECENTLY REFURBISHED TO A MODERATE STANDARD. DAMAGED IRONMONGERY AND SANITARYWARE. PROVISION FOR REPAIRS.
SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	N/I	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	D	1	65,000				THE BOILER TO THE JUNIOR BLOCK WAS INSTALLED IN 1986 AND IS IN POOR CONDITION. IT HAS REACHED THE END OF ITS PRACTICAL AND ECONOMIC LIFESPAN. PROVISION FOR REPLACING.

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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	D	1	95,000				OLD CAST IRON PIPEWORK AND RADIATORS ARE IN POOR CONDITION. IT IS DEEMED THAT THE DISTRIBUTION PIPEWORK AND RADIATORS HAVE EXCEEDED THEIR ECONOMIC AND PRACTICAL LIFESPAN AND SHOULD BE REPLACED DURING BOILER REPLACEMENT.
MECHANICAL SERVICES - HOT WATER	B	3			1,500		LOCALISED ELECTRIC HOT WATER HEATERS THROUGHOUT (ADJACENT TO SINK AND WASH HAND BASINS). THESE HAVE GENERALLY BEEN REPLACED ON AN AD-HOC BASIS AND RANGE IN AGE. PROVISION FOR MAINTAINING REMAINING WATER HEATERS.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	D	1	5,000				IN POOR CONDITION. OLDER ELECTRICAL SWITCHGEAR HAS REACHED THE END OF ITS LIFESPAN. ALLOW TO RENEW. DISTRIBUTION BOARDS WERE REWIRED IN 1997. NO SIGNIFICANT DEFECTS NOTED. PROVISION FOR TESTING AND MAINTAINING.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	3		6,000	6,000		ELECTRICAL DISTRIBUTION WIRING AND SOCKETS WERE REPLACED DURING REWIRE IN 1997 AND APPEAR IN GOOD CONDITION. INSUFFICIENT SOCKETS (EXTENSION LEADS BEING USED). METAL CONDUITS WERE NOT RENEWED AND IN POOR TO FAIR CONDITION. INADEQUATE IT NETWORK. PROVISION FOR REPLACING SELECTED CONDUITS WITH NEW (WHERE REQUIRED) AND ADDITIONAL POWER, IT / DATA NETWORK.
ELECTRICAL SERVICES - LIGHTING	B	2		8,500	8,500		LIGHTING REPLACED DURING REWIRE IN 1997. SOME OLDER FITTINGS ARE IN FAIR CONDITION AND WILL REQUIRE RENEWING WITHIN 2-5 YEARS.
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	B	3		750	750		MANUAL FIRE ALARM PANEL IN WORKING ORDER AND REGULARLY TESTED. THE PANEL AND SYSTEM WERE REPLACED DURING REWIRE IN 1997. ALLOW TO MAINTAIN.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					

## CONDITION ASSESSMENT REPORT

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UPRN : 275168206868

Unit ID : 2

GODRERGRAIG PRIMARY SCHOOL SCHOOL  
BLOCK 2

GODRERGRAIG PRIMARY SCHOOL  
GRAIG ROAD  
GODRERGRAIG  
SWANSEA

Condition Grade C-

GEA 402 m2

GIA 347 m2

	Year 1	Year 2-3	Within 5 Years	Within 10 Years
CONDITION COSTS	16,000.00	82,500.00	80,250.00	

OVERALL 178,750.00

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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		2,500	6,000		NOTE: ALL ROOF COVERINGS WERE INSPECTED FROM GROUND LEVEL. THE PITCHED ROOF HAS BEEN REFURBISHED IN THE PAST 25-YEARS, COMPRISING A MIX OF NEW AND RECLAIMED MAN MADE SLATES. THE SECTION OF ROOF WITH NEW SLATES APPEARS IN FAIR CONDITION. MINOR DISPLACEMENT OF SLATES. RECLAIMED MAN-MADE SLATES APPEAR IN FAIR CONDITION. SURFACES WORN; SEVERAL SLIPPED / CRACKED / SLATES. FLAT ROOF AREAS ARE IN FAIR CONDITION. FLASHING TO WALL JUNCTIONS HAVE BEEN TEMPORARILY REPAIRED. PROVISION FOR REMEDIAL WORKS TO ROOF COVERING AND FLASHING AND REPLACEMENT WITHIN 2-5 YEARS.
EXTERNAL ROOF - RAINWATER DISPOSAL	C	1	3,500				ALUMINIUM OGEE-TYPE RAINWATER GOODS ARE IN FAIR CONDITION. PAINT IS FLAKING OFF RAINWATER GOODS THROUGH OUT, PHYSICALLY HOWEVER, THEY APPEAR IN GOOD CONDITION. MINOR LEAKS TO GUTTER JOINTS. PROVISION FOR MINOR REMEDIAL WORKS AND REDECORATION.
EXTERNAL ROOF - ROOF LIGHTS ETC	N/A	N/A					
EXTERNAL WALLS, WINDOWS AND DOORS - WALLS/CLADDING	C	2		12,000			SQUARE COURSED STONWORK WALLS ARE IN FAIR CONDITION. SURFACES OF STONWORK HAVE FORMED CRUSTS (PORE BLOCKAGE) AND DELAMINATED FROM STONWORK. THIS HAS RESULTED IN FALLING STONWORK WHEN CRUST BECOME TO HEAVY. PROVISION FOR HAMMERING OFF LOOSE STONWORK. MORTAR JOINTS ARE WORN / MISSING TO SEVERAL AREAS OF STONWORK. PROVISION FOR SELECTED REPOINTING.
EXTERNAL WALLS, WINDOWS AND DOORS - WINDOWS	C	1	8,000				UPVC DOUBLE GLAZED WINDOW UNITS APPEAR IN GOOD, WORKING CONDITION. OLDER TIMBER FRAMED, SINGLE GLAZED UNITS ARE IN POOR TO FAIR CONDITION. THERMALLY INEFFICIENT. PROVISION FOR RENEWING WITH WITH MORE DURABLE, UPVC DOUBLE GLAZED UNITS WITHIN 3-YEARS.

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EXTERNAL WALLS, WINDOWS AND DOORS - DOORS	B	2		250			ALUMINIUM ENTRANCE DOOR IS IN GOOD WORKING CONDITION. NO SIGNIFICANT WORK FORESEEN. REAR EXIT DOOR IS IN FAIR CONDITION. SIGNS OF WEAR; FRAME DISPLACED. ALLOW FOR REMEDIAL WORKS.
EXTERNAL WALLS, WINDOWS AND DOORS - CHIMNEYS/FLUES	C	1	4,500				IN POOR CONDITION. SIGNIFICANT WATER INGRESS AROUND CHIMNEY BREAST, PARTICULARLY TO FIRST FLOOR AREA. BRICK EXTENSION TO STONEMWORK MAY NOT HAVE SUFFICIENT LEADWORK. PROVISION FOR REMEDIAL WORKS TO CHIMNEY TO PREVENT FURTHER WATER INGRESS AND MAKING GOOD DAMAGED PLASTER AND CEILING SURFACES.
INTERNALS - FLOORS	C	2		6,000			FLOOR COVERINGS ARE IN FAIR CONDITION. COVERINGS ARE WORN ALONG CIRCULATION ROUTES. WOOD BLOCK FLOORING IS VERY HEAVILY WORN; DENTED / INDENTATIONS; UNEVEN TO CLASSROOMS; LOOSE BLOCKS. PROVISION FOR SANDING AND SEALING WOOD BLOCK FLOORING. THE SOLID FLOOR CONSTRUCTION HAS DIPPED / SLUMPED TO THE MIDDLE OF ONE CLASSROOM (GF02). PROVISION FOR FURTHER INVESTIGATION AND REMEDIAL WORKS.
INTERNALS - WALLS	C	2		7,500	7,500		WATER INGRESS THROUGH EXTERNAL WALLS AND ROOF SURFACES HAS DAMAGED INTERNAL PLASTER FINISH, PARTICULARLY AROUND / BELOW WINDOW OPENINGS WHERE PLASTER HAS BLOWN; UNEVEN / WORN PLASTER FINISH THROUGHOUT BUILDING; CRAZING TO SURFACES DUE TO AGE AND MOVEMENT; CRACKING THROUGH PLASTER ADJACENT TO OPENINGS AND ADJACENT ROOF / CEILING JUNCTIONS. PROVISION FOR REPAIRING DAMAGED PLASTER SURFACES UPON COMPLETION OF EXTERNAL REMEDIAL WORKS.

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INTERNALS - CEILINGS	C	2		20,000			EXISTING TIMBER BOARDED AND PLASTERED CEILING SURFACES ARE IN POOR TO FAIR CONDITION. WATER DAMAGE TO TIMBER AND PLASTER SURFACE RESULTING FROM LEAKS TO EITHER PREVIOUSLY VANDALISED LEADWORK OR DEFECTIVE DETAILS TO CHIMNEY STACKS. PROVISION FOR REPAIR WORKS TO CEILINGS UPON COMPLETION OF EXTERNAL REMEDIAL WORKS. HEAT LOSS THROUGH CEILING IS SUBSTANTIAL DURING COLD WEATHER. ALLOW FOR NEW SUSPENDED CEILINGS WITH INSULATION.
INTERNALS - DOORS	C	2		4,500			IN FAIR CONDITION. OLD TIMBER DOORS AND IRONMONGERY THROUGHOUT BUILDINGS APPEAR WORN AND TIRED. WORKING SATISFACTORILY; PAINT CHIPPED / GRUBBY. PROVISION FOR REPLACING (UPGRADING) DOORS, FRAMES AND SCREENS.
INTERNALS - FITTED FURNITURE	C	2		8,000			STAFF ROOM AREA IS IN POOR TO FAIR CONDITION. DATED APPEARANCE; AGING FURNITURE AND DECOR. ALLOW TO REFURBISH.
INTERNALS - INTERNAL DECORATION	D	2		9,000			DECORATION IN POOR CONDITION. PAINT FLAKING FROM WALLS PARTICULARLY AROUND WINDOW OPENINGS. GRUBBY APPEARANCE TO DECOR. PROVISION FOR REDECORATION UPON COMPLETION OF INTERNAL REPLASTERING.
INTERNALS - STAIRCASES INCLUDING GUARDING AND HANDRAILS	C	2		750			STAIRWELL TO STAFF ROOM IN FAIR CONDITION. TIMBER TREADS WORN; NO HANDRAILS. PROVISION FOR OVERHAULING.
INTERNALS - ROOF STRUCTURE AND VOIDS	N/I	N/A					NO INSPECTION MADE OF THE ROOF VOIDS. PROVISION FOR INSULATING ROOF VOID TO REDUCE HEAT LOSS FROM CLASSROOMS.
SANITARY SERVICES - SANITARY APPLIANCES AND DRAINAGE	B	2		4,500			STUDENTS TOILET AREAS ARE IN GOOD CONDITION. RECENTLY REFURBISHED. NO SIGNIFICANT WORKS FORESEEN. STAFF TOILET AREA IS IN POOR CONDITION. OLD; DATED; INADEQUATE FACILITY. ALLOW TO REFURBISH.

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SANITARY SERVICES - COLD WATER STORAGE TANKS, CISTERNS AND PIPEWORK	A	N/A					
MECHANICAL SERVICES - HEATING BOILERS AND SYSTEM	C	3			20,000		THE BOILER WAS INSTALLED IN 1995 AND IS IN POOR TO FAIR CONDITION. THE SYSTEM IS OVER 20-YEARS OLD AND NEARING THE END OF ITS PRACTICAL LIFESPAN. PROVISION FOR RENEWING WITHIN 5-YEARS.
MECHANICAL SERVICES - FIXED HEATING APPLIANCES	C	3			40,000		OLD CAST IRON PIPEWORK AND RADIATORS ARE IN POOR CONDITION. IT IS DEEMED THAT THE DISTRIBUTION PIPEWORK AND RADIATORS HAVE EXCEEDED THEIR ECONOMIC AND PRACTICAL LIFESPAN. ALLOW FOR REPLACING DURING BOILER REPLACEMENT.
MECHANICAL SERVICES - HOT WATER	C	2		1,500			ELECTRIC HOT WATER HEATERS ARE IN FAIR CONDITION. SOME OLDER HOT WATER HEATERS WILL REQUIRE REPLACING WITHIN 5-YEARS. PROVISION FOR RENEWING AND MAINTAINING REMAINING WATER HEATERS.
ELECTRICAL SERVICES - SWITCHGEAR AND METERS	B	3			250		ELECTRICAL SWITCHGEAR AND DISTRIBUTION BOARDS WERE REWIRED IN 1997. NO SIGNIFICANT DEFECTS NOTED. PROVISION FOR TESTING AND MAINTAINING.
ELECTRICAL SERVICES - ELECTRICAL SUB-CIRCUITS AND DEVICES	B	2		4,000	4,000		ELECTRICAL DISTRIBUTION WIRING AND SOCKETS WERE REPLACED DURING REWIRE IN 1997 AND APPEAR IN GOOD CONDITION. INSUFFICIENT SOCKETS (EXTENSION LEADS BEING USED). METAL CONDUITS WERE NOT RENEWED AND IN POOR TO FAIR CONDITION. INADEQUATE IT NETWORK. PROVISION FOR REPLACING SELECTED CONDUITS WITH NEW (WHERE REQUIRED) AND ADDITIONAL POWER, IT / DATA NETWORK.
ELECTRICAL SERVICES - LIGHTING	B	2		2,000	2,000		LIGHTING REPLACED DURING REWIRE IN 1997. SOME OLDER FITTINGS ARE IN FAIR CONDITION AND WILL REQUIRE RENEWING WITHIN 2-5 YEARS.

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Report run on: December 20, 2018 12:09 PM

Type	Condition	Priority	Cost Urgent	Cost Within 2 Years	Cost 3-5 Years	Cost Outside 5 Years	Comments
ELECTRICAL SERVICES - FIRE PROTECTION SYSTEMS	B	3			500		MANUAL FIRE ALARM PANEL IN WORKING ORDER AND REGULARLY TESTED. THE PANEL AND SYSTEM WERE REPLACED DURING REWIRE IN 1997. NO SIGNIFICANT WORKS FORESEEN.
ELECTRICAL SERVICES - MISCELLANEOUS ITEMS E.G. LIFTS	N/A	N/A					