



Condition Survey Report

477401-MUNDESLEY BOARDING HOUSE



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Condition Survey Report

Scope of Survey

The condition survey of this property comprised an assessment of the building structure, fabric, finishes, fixed furniture and fittings, mechanical services, electrical services and external areas for the purpose of establishing current and future maintenance requirements for a period of 5 years from date of survey. The survey was a non-intrusive visual inspection and did not include tests of drainage systems or services. If the surveyor suspects defects which cannot be assessed with limited access, further tests or investigations will be suggested. Roof areas have been inspected from vantage points or where the roof structure or fabric could be safely viewed from a secured 3m ladder. Roof areas have only been accessed where suitable permanent edge protection was in place at the time of survey.

Issues relating to suitability or assessing alternative solutions and improvements should be assessed as a separate process and are outside the scope of this survey. Issue relating to how a building is used and issues such as improvements to aid accessibility are also out of the scope of this survey.

Asbestos surveys, legionella and fire risk assessments are separate processes to this survey and validation of those does not form part of this assessment. Note Asbestos has been considered when estimating the costs of works in this condition survey.

Survey Data

Survey results are reported for each block or building on the site. External areas are treated as blocks and will be referenced by block number X. Total condition costs for each block are summarised by element type.

Individual work or condition items are listed in the Detail of Prioritised Works section and include location reference, element and sub-element information.

Some detail items may also carry an additional category from Further Investigation Required; Fire Risk or Fire Precautions; Health and Safety; Energy and Environmental; Accessibility or Security.

Year for Work

The year for work is linked to Priority.

Cost Estimates

All costs are calculated estimates and not quoted prices and include an allowance for contractors' preliminaries. There is no allowance for VAT, professional fees or in-house management costs within the rates.

Programmed repairs are, in the majority of instances, costed on a 'like for like' replacement basis with no allowance for improvement except where it is necessary to upgrade an element at time of replacement to comply with current regulations e.g. replacement of life expired single glazed windows with double glazed units. All costs are an indicative guide based on a schedule of rates and not quoted estimates.

Internal redecoration costs have been calculated using a standard rate applied to the gross floor area. Costs assume that internal redecoration of all buildings is carried out on a 5 year cycle.

KEY :

Condition grading

A - Good Condition

B - Satisfactory Condition

C - Poor Condition

D - Very Poor Condition

Priority grading

1 - Urgent work required

2 - Essential work within 2 years

3 - Desirable work in 3 to 5 years

4 - Long term work outside 5 years

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Grading System

The priority and condition grading system is originally derived from Dfes and widely used in the public sector, using these standard definitions.

CONDITION GRADING CODES

The condition of each element is assessed using the following grades.

Grade A - Good

Performing as intended and operating efficiently.

Grade B - Satisfactory

Performing as intended but exhibiting minor deterioration.

Grade C - Poor

Exhibits major defects and/or not operating as intended.

Grade D - Bad

Life expired and/or serious risk of imminent failure.

PRIORITY CODES

The following priority grades are recommended in the context of a five year planning period:

Priority 1: Urgent work that will:

Prevent immediate closure of premises; and/or address an immediate high risk to the health and safety of occupants; and/or remedy a serious breach of legislation.

Priority 2: Essential work required with 2 years that will:

Prevent serious deterioration of the fabric or services; and/or address a medium risk to the health and safety of occupants; and/or remedy a less serious breach of legislation.

Priority 3: Desirable work required within 3 to 5 years that will:

Prevent deterioration of the fabric or services; and/or address a low risk to the health and safety of occupants; and/or remedy a minor breach of legislation.

Priority 4: Long-term work required outside the 5 year planning period that will:

Prevent deterioration of the fabric or services.

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Condition Survey Report**Commonly used abbreviations:**

ACM – asbestos containing material.

BB – Building Bulletin.

BS – British Standard.

CIBSE LG3 – Chartered Institute of Building Services Engineers guidance on lighting in areas with display screen equipment.

CO – carbon monoxide –toxic gas particularly given off during combustion processes.

COSHH – control of substances hazardous to health.

DDA – Disability Discrimination Act.

HTG – Heating.

HWS/ CWS – hot/ cold water system.

LST – low surface temperature – applicable to radiators where there may be vulnerable people.

MCCB – moulded case circuit breaker. Designed to protect an electrical circuit from damage caused by overload or short circuit.

RCD – residual current device. RCCB – residual current circuit breaker. RCCD - residual current circuit device. Device which disconnects an electrical circuit that is not balanced. Designed to prevent injury caused by shocks.

RPZ – reduced pressure zone. Used to stop backflow and contamination of the water supply. (Domestic solutions differ from non domestic).

T5/T8 – Type of fluorescent lighting. T5 and T8 vary of size, power consumption and optimal ambient temperature.

TRV – thermostatic radiator valve – controls the radiator temperature by regulating the flow of hot water.

TMV – thermostatic mixing valve – valve to blend hot with cold water to prevent scalding. Used particular where there may be vulnerable people.

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Condition Survey Report

Condition Survey Executive Summary

Address

MUNDESLEY BOARDING HOUSE

CHURCH ROAD

ST MARY'S

TR21 0NA



Building Survey

Last surveyed by : Paul McClymont

Survey date : February 01, 2016

Block 01 (Main Block) – General summary

The building is generally in a satisfactory and functional condition.

Main house

The main house comprises solid masonry external walls with pitched roof and slate covering.

Windows to the original building comprise timber framed sliding sash with single-glazing. In addition PVCu framed double-glazed windows have been fitted internally to act as secondary glazing. Windows are generally in satisfactory condition however timber repairs and decoration are required to sash windows as part of ongoing cyclical redecoration.

Three no. chimneys have been reduced in height and terminate within the roof void. Two remain open at the top and have been covered over with a sheet of hardboard. Remedial repairs are required to provide a permanent solution. There is also a requirement to ventilate redundant chimneys.

Timber fascias and bargeboards are to be decorated as part of cyclical redecoration programme. To include associated timber repairs and replacement of any corroded ferrous metal fixings.

Rainwater goods are PVCu and are to be cleared with defective gutter joints replaced and tested to ensure watertight and flowing as part of ongoing routine maintenance.

Rear extension

The rear extension comprises cavity wall construction with smooth render coating and paint finish. Walls extend beyond roof level to create a parapet wall upstand detail to the perimeter of the building. Rainwater outlets are provided at intervals around the building and discharge into PVCu hoppers and connect to the underground drainage system via PVCu downpipes.

Limited access was available to the roof of this section of the building. However it is understood to comprise a mineral felt covering with solar reflective chippings. There is evidence of moss growth and ponding water to the roof. Given the age and condition of the roof covering consideration should be given to replacing the flat roof covering and including for upgrading of insulation material to improve thermal performance.

There is also a small section of this building which is provided with a pitched roof and slate finish and PVCu guttering and downpipes.

Horizontal cracking was noted to external walls. This was predominantly to the south elevation and cracking is considered to be of long-standing. It is recommended to undertake an intrusive investigation to determine condition of cavity wall ties.

Windows and doors are PVCu framed with double-glazed units. The style of window and date of installation vary with some windows requiring overhaul to include easing and adjustment of hinges, plus replacement of failed sealed units and ironmongery.

Internally

Internal areas are in a satisfactory and serviceable condition. Ongoing redecoration, replacement of floor coverings and

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ironmongery repairs to internal doors will be required as part of an ongoing cyclical maintenance programme.

The main house has suspended timber floors with vents installed to allow sub-floor ventilation. Localised soft spots were recorded in the Dining Room (GD.0005) and Kitchen (GD.0007) which will require intrusive investigation to establish extent of repairs. Floors to the rear annexe comprise concrete construction.

It was noted that the loft hatch to the ceiling over Landing area (01.0001) is lined with a panel that is labelled as asbestos containing materials (ACM). The edge detail has previously been taped however it was noted that some of the ACM has become loose. Therefore it is recommended that the hatch is removed and replaced as a priority in accordance with asbestos regulations.

Isolated areas of damp staining was recorded to ceilings in ground floor Kitchen (GD.0007) and WC (GD.0009). Further investigation is required and making good to internal finished.

Black spot mould growth was recorded to the ceiling in the ground floor bathroom accommodation (GD.0011). A ventilation system is installed however it is unclear whether it is operational. Redecoration will be required and ongoing management required to ensure adequate heating and ventilation is provided.

External areas

An inspection of the existing underground drainage systems was not undertaken. Therefore no comment is made regarding the existing drainage arrangement or the condition of existing systems.

External pathways and steps are provided to the perimeter of the building and appear to be in good condition. There are some areas with excess moss growth and build-up of general detritus, including from the chickens that are in the front garden. These areas should be cleaned on a regular basis.

A repair has been previously undertaken to infill a vertical crack to the rear boundary wall. At the time of the inspection it appeared to be in sound condition however it is recommended that the wall is monitored on a regular basis for signs of movement.

Outbuildings

Outbuildings comprise two timber storage shed. Both are in satisfactory and functional condition. It is recommended that the stores are subject of some timber repairs and redecorated as part of cyclical redecoration.

Mechanical Survey

Last surveyed by : Adrian Perkins

Survey date : February 02, 2016

The building was constructed in a number of phases with many of the services reaching the end of their economic life. Minor improvement works have been carried out to specific areas, but overall the M&E installations are in need of attention.

Heating is provided by a centralised oil fired boiler located in a dedicated plantroom, served from an underground oil tank. It was not possible to access the boiler room due to the presence of asbestos but it is understood that the equipment is in poor condition. It is further understood that plans are in place to remove the asbestos containing materials (ACM's) and replace the heating system in the near future and this would address all items relating to this service.

Hot water is generated via a 3 phase electrically heated device, but the specific details of this were not observed.

The metal tank in the roof space is assumed to serve the heating and this should be replaced when the heating system is upgraded, with consideration being given to a sealed system.

Ventilation was generally poor and consideration should be given to its review and replacement/ upgrading in some areas.

Hot and cold water services ranged in condition from relatively good to quite poor and a review should be undertaken of the whole arrangement with improvements being made as necessary.

LPG is stored in cylinders, housed in a lockable cage and piped through to provide gas services for cooking. This is linked into a gas safety interlock arrangement with the ventilation, which appears operational.

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Electrical Survey

Last surveyed by : Adrian Perkins

Survey date : February 02, 2016

The site is served by mains water and 3 phase electricity from the local utility company. Additionally there is accommodation which forms 2 adjoining flats which are served by discrete single phase electrical supplies. The electrical services range in age and condition, but appear to be reaching the end of their economic life, with additional sockets required in various positions. RCD protection is applied at board level, which meets legislative requirements but could lead to nuisance tripping. A review should be carried out of the electrical installation, having considered the findings of the 5 yearly inspection (not available at the time of the survey)

The building is protected by an zoned fire alarm system with smoke detectors, manual call points and sounders throughout. No SD's were seen in the roof-space and consideration should be given to their provision. There was a combination of sounders and bells, which contravenes the regulations and there was some debate over the preferred system. It is understood that audibility tests have been carried out and the system found to be adequate. The emergency lighting is provided by self-contained luminaires which appeared to be in reasonable condition where fitted, but BS 5266 should be considered and the installation upgraded as necessary.(stairwells, etc) There was no evidence of a lightning protection system for the building and a risk assessment should be undertaken in accordance with BS EN 62305.

Internal lighting is in reasonable to poor condition and consideration should be given to its review throughout. Some external lighting is showing signs of deterioration due to its age and should be considered for replacement. An electronic intruder detection system was fitted and appeared to be in good condition, however no review was undertaken of its design or adequacy.

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Site Breakdown

The following table displays details of each of the blocks on site and the construction details. The block reference should be used in conjunction with the survey details to locate elements on site

Reference	Building/Block	Construction	Construction year	GFA (m2)
01		Permanent	Unknown	607

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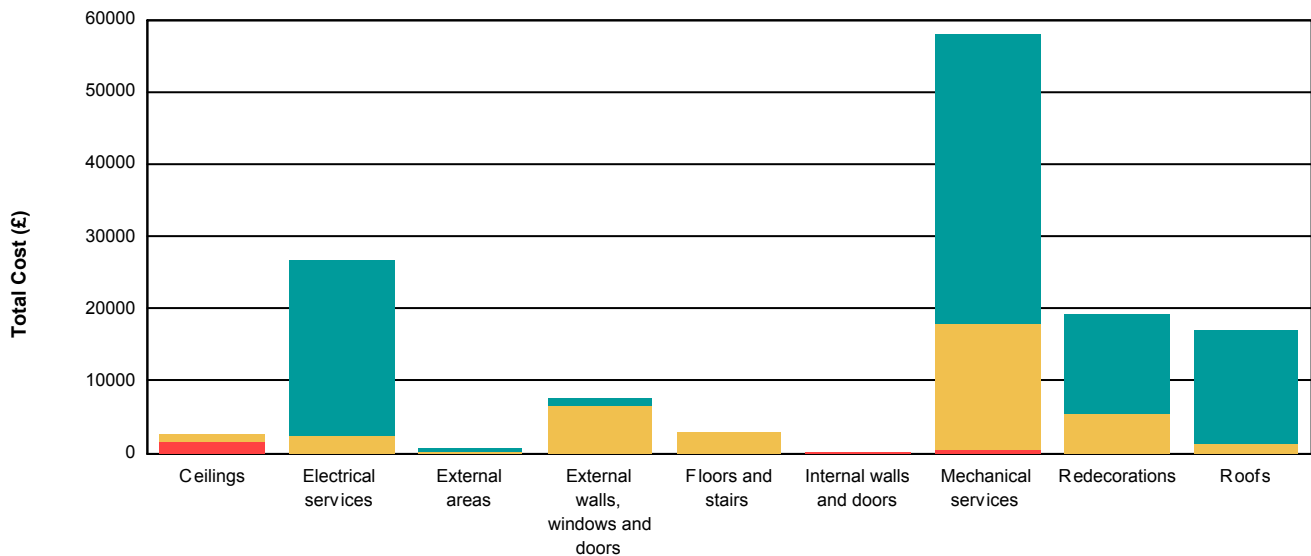
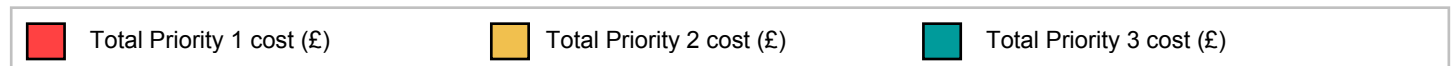
Condition Survey Report

Total Site Prioritised Costings

The chart below displays the total forecast expenditure for the whole property. Each cost is summarised against the standard element description. The costs are subtotaled by priority 1,2 and 3 to indicate the urgency of the work required.

Element	Priority 1	Priority 2	Priority 3	Total
Ceilings	£1,500	£1,100		£2,600
Electrical services		£2,250	£24,380	£26,630
External areas		£250	£600	£850
External walls, windows and doors		£6,500	£1,250	£7,750
Floors and stairs		£2,898		£2,898
Internal walls and doors	£67			£67
Mechanical services	£500	£17,300	£40,218	£58,018
Redecorations		£5,307	£13,857	£19,164
Roofs		£1,200	£15,750	£16,950
Total costs	£2,067	£36,805	£96,055	£134,927

Cost Summary Chart


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Total Prioritised Costings by Block

The table below displays the total forecast expenditure for the each block within the property. Each cost is summarised against the standard element description. The costs are subtotaled by priority 1,2 and 3 to indicate the urgency of the work required.

01 MAIN BUILDING

Element	Priority 1	Priority 2	Priority 3	Total
Ceilings	£1,500	£1,100		£2,600
Electrical services		£2,250	£24,380	£26,630
External walls, windows and doors		£6,500	£1,250	£7,750
Floors and stairs		£2,898		£2,898
Internal walls and doors	£67			£67
Mechanical services	£500	£17,300	£38,718	£56,518
Redecorations		£5,307	£13,857	£19,164
Roofs		£1,200	£15,750	£16,950
Total costs	£2,067	£36,555	£93,955	£132,577

X EXTERNAL AREA

Element	Priority 1	Priority 2	Priority 3	Total
External areas		£250	£600	£850
Mechanical services			£1,500	£1,500
Total costs		£250	£2,100	£2,350

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Detail of Prioritised Works

01 MAIN BUILDING			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
982,628	01.0001 Corridor Ceilings-Generally Asbestos	Remove existing damaged loft hatch (understood to incorporate asbestos containing material) and replace with a new hatch	D	1	15/16	£1,500		
982,620	01.0001 Corridor Internal walls and doors-Doors and Glazed Screens - > Replace General Maintenance Delegated	Replace door closer	D	1	15/16	£67		
983,471	01.0002 Kitchen Electrical services-Power - > Replace General Maintenance Strategic	distribution board in fair condition - replace alongside rewire	B	3	19/20			£400
983,474	01.0002 Kitchen Mechanical services-Ventilation - > Provide Environmental Improvement Recurrent	no mechanical ventilation in kitchen (electric cooking)	B	3	17/18			£400
983,472	01.0003 Bathroom Mechanical services-Hot and cold water - > Renew General Maintenance Recurrent	pipework to shower is poor	B	3	17/18			£100
983,482	01.0003 Bathroom Mechanical services-Ventilation - > Provide Environmental Improvement Recurrent	no mechanical ventilation - openable windows	B	3	17/18			£300
983,476	01.0008 Stair Electrical services-Lighting - > Provide Health and Safety Recurrent	no emergency light	C	2	15/16		£150	
982,630	01.0009 Store/cupboard Ceilings-Ground floor - > Investigate General Maintenance	Investigate cause of damp staining to ceiling to ensure problem has been resolved and make good to decorations.	C	2	15/16		£350	
983,462	01.0009 Store/cupboard Mechanical services-Ventilation - > Upgrade General Maintenance	installation of vent axia unit poor	C	3	17/18			£400

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Detail of Prioritised Works

01 MAIN BUILDING			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
Recurrent								
983,481	01.0013 Unisex Toilet Mechanical services-Hot and cold water - > Investigate General Maintenance Delegated	no hot water to basins - investigate and rectify	C	1	15/16	£200		
983,463	01.0014 Showers Mechanical services-Ventilation - > Provide Compliance Strategic	no mechanical extract system	C	2	16/17		£1,000	
983,467	01.0019 Lobby Electrical services-Lighting - > Provide Compliance Recurrent	no emergency light at top of stairway	C	2	16/17		£150	
983,470	basement  Electrical services-Power - > Upgrade General Maintenance Recurrent	cables suspended beneath timber floor - need to be supported or removed if redundant	C	2	16/17		£100	
983,480	boiler room Mechanical services-Heat source and services - > Replace Energy and Environmental Strategic	replace heat source and associated equipment (not seen but understood to be in poor condition)	C	2	16/17		£15,000	
982,636	Extension  External walls, windows and doors-Structure - > Investigate Further Investigation Required	Further investigation required to determine condition of cavity wall ties	C	2	16/17		£1,500	
982,632	Extension External walls, windows and doors-Windows and doors General Maintenance	PVCu window repairs minor, including replacement of failed sealed units and overhaul of ironmongery	B	3	17/18			£1,250
982,637	Extension Redecorations-External - > Clean General Maintenance	Undertake patch repairs to external render and complete redecoration of external walls	C	3	17/18			£6,960

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01 MAIN BUILDING			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
982,634	Extension  Roofs-Flat - > Renew General Maintenance	Partially replace roof felt (felt only)	C	3	17/18			£14,250
982,635	Extension Roofs-Generally - > Provide General Maintenance	Scaffold to undertake flat roof replacement works and external decorations	C	3	17/18			£1,500
983,455	external  Electrical services-Lighting - > Renew General Maintenance Recurrent	external lighting showing signs of deterioration due to age	B	3	17/18			£800
983,465	external  Electrical services-Power - > Repair General Maintenance Recurrent	tidy up external wiring and provide support accordingly	C	3	17/18			£200
983,454	external  Mechanical services-Gas distribution - > Renew General Maintenance Recurrent	gas hoses and regulators to be replaced and pipeline to be ID'd	B	3	17/18			£400
982,623	GD.0005 Dining Room Floors and stairs-Floors - > Investigate General Maintenance	Localised soft spots to floor within bay window. Further investigation required to determine extent of problem.	C	2	16/17		£1,200	
982,625	GD.0005 Dining Room Floors and stairs-Floors - > Replace General Maintenance Delegated	Patch carpet repair following investigation works	C	2	16/17		£249	
982,624	GD.0005 Dining Room Redecorations-Internal - > Repair General Maintenance Delegated	Decorate general surfaces following flooring investigation works	C	2	16/17		£131	
982,629	GD.0007 Kitchen  Ceilings-Ground floor - > Investigate General Maintenance	Investigate cause of damp staining to ceiling to ensure problem has been resolved and make good to decorations.	C	2	15/16		£750	

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982,627	GD.0007 Kitchen Floors and stairs-Floors - > Investigate Further Investigation Required	Localised soft spots to floor by internal access door. Further investigation required to determine extent of problem.	C	2	16/17		£1,200	
982,626	GD.0007 Kitchen Floors and stairs-Floors - > Replace General Maintenance Delegated	Patch carpet repair following investigation works	C	2	16/17		£249	
983,460	 GD.0007 Kitchen Mechanical services-Ventilation - > Renew General Maintenance Recurrent	extract canopy fan corroded	C	2	16/17		£600	
983,459	 GD.0007 Kitchen Mechanical services-Ventilation - > Repair General Maintenance Strategic	extract canopy and gas interlock system	B	3	19/20			£7,000
982,622	GD.0007 Kitchen Redecorations-Internal - > Repair General Maintenance Delegated	Decorate general surfaces following flooring investigation works	C	2	16/17		£131	
983,473	 GD.0008 Corridor Electrical services-Fire alarms - > Renew Fire Risk or Fire Precautions Recurrent	power supply to fire alarm to be replaced and fitted inside cupboard to avoid tampering	B	3	17/18			£100
983,475	 GD.0008 Corridor Electrical services-Fire alarms - > Repair Fire Risk or Fire Precautions Recurrent	cover missing from conduit box on FA system and connections made in choc blocks	C	2	15/16		£100	
983,461	GD.0011 Unisex Toilet Mechanical services-Heating(space) General Maintenance Recurrent	no hot water- investigate and rectify. Also H&C taps wrong way around	C	1	15/16	£300		
983,478	GD.0011 Unisex Toilet	investigate and provide suitable ventilation to reduce mould and condensation	C	2	16/17		£200	

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	Mechanical services-Ventilation - > Investigate Further Investigation Required Recurrent							
982,621	GD.0011 Unisex Toilet Redecorations-Internal - > Repair General Maintenance Delegated	Decorate ceiling	C	2	16/17		£197	
982,645	Main House  External walls, windows and doors-Windows and doors - > Repair General Maintenance	Undertake timber repairs, maintenance and redecoration to sash windows	B	2	16/17		£5,000	
982,631	Main House  Redecorations-External - > Renew General Maintenance	Repair joint to soil pipe and redecorate external metalwork	C	2	16/17		£250	
982,619	Main House  Roofs-Generally - > Repair General Maintenance	Repairs to chimney	C	2	16/17		£1,200	
983,450	roofspace  Electrical services-Communications systems - > Upgrade General Maintenance Recurrent	redundant cables to be removed and service cables rationalised	B	3	17/18			£100
983,466	roofspace Electrical services-Fire alarms - > Provide Fire Risk or Fire Precautions Recurrent	no fire alarm detector in roof void (over 800mm depth)	C	2	16/17		£250	
983,453	roofspace  Electrical services-Lighting - > Renew General Maintenance Delegated	light diffuser missing	B	3	17/18			£40
983,457	roofspace  Mechanical services-Heat source and services - > Replace General Maintenance Recurrent	F&E tank in poor condition - renew/ provide pressurised system as part of heating renewal	C	2	16/17		£400	
983,477	throughout	mixture of bells and sounders in contravention of regs. Also audibility test required	C	2	15/16		£1,000	

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	Electrical services-Fire alarms - > Upgrade Compliance Recurrent							
983,452	throughout	lighting in need of upgrade in various locations	B	3	17/18			£3,000
	Electrical services-Lighting - > Renew Energy and Environmental Delegated							
983,479	throughout	carry out a lightning ptection risk assessment (including the need for surge protection)	C	2	16/17		£500	
	Electrical services-Lightning protection - > Investigate Compliance Recurrent							
983,456	throughout	Carry out electrical rewire - distinct lack of socket outlets and wiring ageing	B	3	17/18			£19,740
	Electrical services-Power - > Renew General Maintenance Strategic							
983,464	throughout	Renew wet heating system - single pipe system showing signs of deterioration	B	3	17/18			£17,010
	Mechanical services-Heating - > Renew General Maintenance Strategic							
983,469	throughout	Partially renew HWS system /m2. elements are in poor conditon and should be rationalised throughout	B	3	17/18			£10,324
	Mechanical services-Hot and cold water - > Renew General Maintenance Strategic							
983,468	throughout	Renew cold water system system	B	3	17/18			£2,784
	Mechanical services-Hot and cold water - > Renew General Maintenance Strategic							
983,458	various	clean extract fans	B	2	16/17		£100	
	Mechanical services-Ventilation - > Clean General Maintenance Delegated							

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982,633	Whole Building Redecorations-Internal Delegated	Nominal sum to allow for a cyclical 5 year internal decoration programme	B	3	19/20			£2,299
982,642	Whole Building Redecorations-Internal Delegated	Nominal sum to allow for a cyclical 5 year internal decoration programme	C	2	16/17		£2,299	
982,644	Whole Building Redecorations-Internal Delegated	Nominal sum to allow for a cyclical 5 year internal decoration programme	B	3	18/19			£2,299
982,641	Whole Building Redecorations-Internal Delegated	Nominal sum to allow for a cyclical 5 year internal decoration programme	C	2	15/16		£2,299	
982,643	Whole Building Redecorations-Internal Delegated	Nominal sum to allow for a cyclical 5 year internal decoration programme	B	3	17/18			£2,299
Total costs for : 01 MAIN BUILDING						£2,067	£36,555	£93,955

KEY :**Condition grading**

A - Good Condition

C - Poor Condition

B - Satisfactory Condition

D -Very Poor Condition

Priority grading

1 - Urgent work required





3 - Desirable work in 3 to 5 years

2 - Essential work within 2 years

4 - Long term work outside 5 years

Condition Survey Report

Detail of Prioritised Works

X EXTERNAL AREA			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
982,638	Externally  External areas-Ancillary premises - > Repair General Maintenance Delegated	Maintenance and redecoration of outbuildings	B	3	17/18			£350
982,640	Externally  External areas-Paths and pedestrian paved areas General Maintenance Recurrent	Regular cleaning required to pathways around the site. Excess moss growth, mud and arisings from chickens on site	B	2	16/17		£250	
982,639	Externally  External areas-Walls, fences and gates - > Investigate Further Investigation Required Delegated	Vertical crack to rear boundary wall to be monitored	B	3	17/18			£250
983,451	underground  Mechanical services-Other General Maintenance Strategic	remove oil tank alongside replacement heating (to eliminate potential contamination in future)	B	3	19/20			£1,500
Total costs for : X EXTERNAL AREA							£250	£2,100

KEY :**Condition grading**

A - Good Condition

C - Poor Condition

B - Satisfactory Condition

D -Very Poor Condition

Priority grading

1 - Urgent work required

3 - Desirable work in 3 to 5 years

2 - Essential work within 2 years

4 - Long term work outside 5 years

Condition Survey Report

Areas that could not be accessed

The following table displays areas that could not be accessed during the course of the survey

Block	Location	Comments

KEY :**Condition grading**

A - Good Condition

B - Satisfactory Condition

C - Poor Condition

D -Very Poor Condition

Priority grading

1 - Urgent work required

2 - Essential work within 2 years

3 - Desirable work in 3 to 5 years

4 - Long term work outside 5 years

Condition Survey Report



982619

Rating : C2

Repairs to chimney



982620

Rating : D1

Replace door closer



982628

Rating : D1

Remove existing damaged loft hatch (understood to incorporate asbestos containing material) and replace with a new hatch



982629

Rating : C2

Investigate cause of damp staining to ceiling to ensure problem has been resolved and make good to decorations.



982630

Rating : C2

Investigate cause of damp staining to ceiling to ensure problem has been resolved and make good to decorations.



982631

Rating : C2

Repair joint to soil pipe and redecorate external metalwork



982634

Rating : C3

Partially replace roof felt (felt only)



982636

Rating : C2

Further investigation required to determine condition of cavity wall ties



982638

Rating : B3

Maintenance and redecoration of outbuildings

KEY :

Condition grading

A - Good Condition

C - Poor Condition

B - Satisfactory Condition

D -Very Poor Condition

Priority grading

1 - Urgent work required

3 - Desirable work in 3 to 5 years

2 - Essential work within 2 years

4 - Long term work outside 5 years

Condition Survey Report



982639

Rating : B3

Vertical crack to rear boundary wall to be monitored



982640

Rating : B2

Regular cleaning required to pathways around the site. Excess moss growth, mud and arisings from chickens on site



982645

Rating : B2

Undertake timber repairs, maintenance and redecoration to sash windows



983450

Rating : B3

redundant cables to be removed and service cables rationalised



983451

Rating : B3

remove oil tank alongside replacement heating (to eliminate potential contamination in future)



983452

Rating : B3

lighting in need of upgrade in various locations



983453

Rating : B3

light diffuser missing



983454

Rating : B3

gas hoses and regulators to be replaced and pipeline to be ID'd



983455

Rating : B3

external lighting showing signs of deterioration due to age

KEY :

Condition grading

A - Good Condition

C - Poor Condition

B - Satisfactory Condition

D -Very Poor Condition

Priority grading

1 - Urgent work required

3 - Desirable work in 3 to 5 years

2 - Essential work within 2 years

4 - Long term work outside 5 years

Condition Survey Report



983456

Rating : B3

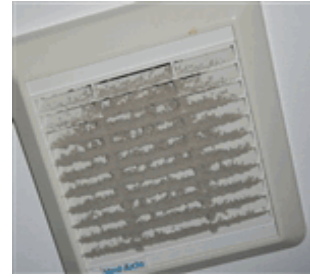
Carry out electrical rewire - distinct lack of socket outlets and wiring ageing



983457

Rating : C2

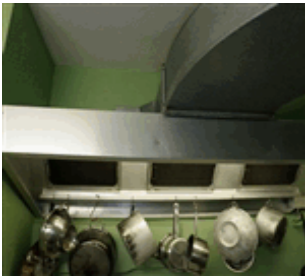
F&E tank in poor condition - renew/ provide pressurised system as part of heating renewal



983458

Rating : B2

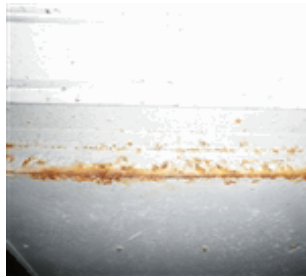
clean extract fans



983459

Rating : B3

extract canopy and gas interlock system



983460

Rating : C2

extract canopy fan corroded



983462

Rating : C3

installation of vent axia unit poor



983464

Rating : B3

Renew wet heating system - single pipe system showing signs of deterioration



983465

Rating : C3

tidy up external wiring and provide support accordingly



983468

Rating : B3

Renew cold water system system

KEY :

Condition grading

A - Good Condition

C - Poor Condition

B - Satisfactory Condition

D -Very Poor Condition

Priority grading

1 - Urgent work required

3 - Desirable work in 3 to 5 years

2 - Essential work within 2 years

4 - Long term work outside 5 years

Condition Survey Report



983469

Rating : B3

Partially renew HWS system /m2.
elements are in poor conditon and should
be rationalised throughout



983470

Rating : C2

cables suspended beneath timber floor -
need to be supported or removed if
redundant



983471

Rating : B3

distribution board in fair condition -
replace alongside rewire



983472

Rating : B3

pipework to shower is poor



983473

Rating : B3

power supply to fire alarm to be replaced
and fitted inside cupboard to avoid
tampering



983475

Rating : C2

cover missing from conduit box on FA
system and connections made in choc
blocks



983477

Rating : C2

mixture of bells and sounders in
contravention of regs. Also audibility test
required

KEY :

Condition grading

A - Good Condition

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B - Satisfactory Condition

D -Very Poor Condition

Priority grading

1 - Urgent work required

3 - Desirable work in 3 to 5 years

2 - Essential work within 2 years

4 - Long term work outside 5 years

Mundesley Boarding House

Planned Preventative Maintenance (PPM) Schedule

Table 1 Maintenance Requirements

Equipment	Each day	Each week	Each month	3 months	6 months	Each year	Other	Mundesley Boarding House
Above ground drainage					x			x
Automatic air vents				x				x
Boilers						x	x	x
Calorifiers						x	x	x
Cold water tanks / cisterns					x	x	x	x
Ductwork						x		x
Electric motors			x			x		x
External louvres					x		x	x
Fans (wall mounted)			x		x			x
Gas system			x	x		x	x	x
Grilles and diffusers			x					x
Insulation						x		x
Pipework (general)		x	x	x		x		x
Radiators				x		x		x
Valves								x
Water pumps		x		x		x		x
Water treatment - heating / chilled water systems				x	x	x		x

Table 2 Additional Maintenance Requirements

Equipment	Each day	Each week	Each month	3 months	6 months	Each year	Other	Mundesley Boarding House
Asbestos						x		x
Burglar alarm and CCTV						x		x
PAT testing							1-5 years	x
Electrical supply boards							5 years	x
Emergency lighting			x		x	x		x
Fire alarms		x			x			x
Fire extinguishers						x		x
Fuel oil storage						x		x
Oil heating plant						x		x
Gas soundness test						x		x
Kitchen equipment - gas fired appliances						x		x
Kitchen - fans and canopies						x		x
Legionella checks			x	x	x	x		x
LPG equipment						x		x
Thermostatic mixing valves						x		x