

Identified Work for Latest Condition Survey with Cost Summary

Ainsdale Library	Survey Date	Survey Status	Surveyor	Mech Surveyor	Elec Surveyor
	03/04/2012	Issued	[REDACTED]	[REDACTED]	[REDACTED]
1 - Main Building	Age of Block: II - Inter-War			Gross Internal Area:	367 m ²
General Description				Gross External Area:	0 m ²
None					
Electrical Description					
None					
Mechanical Description					
None					

Element Total by Priority

Score Element	Score	1	2	3	4	Totals	Comments
01 - Roofs		0	2,530	30,177	0	32,707	
02 - Floors and stairs		0	0	0	0	0	
03 - Ceilings		0	1,898	0	0	1,898	
04 - External walls windows and doors		0	1,139	1,265	0	2,404	
05 - Internal walls and doors		0	127	221	0	348	
06 - Sanitary services		0	1,265	0	0	1,265	
07 - Mechanical services		0	26,129	0	0	26,129	
08 - Electrical services		0	405	1,012	949	2,366	
09 - Redecorations		0	152	0	0	152	
10 - Fixed furniture and fittings		0	0	0	0	0	
11 - External areas		0	12,144	0	0	12,144	
12 - Playing fields		0	0	0	0	0	
13 - Overall Building Condition		0	0	0	0	0	
		0	45,787	32,675	949	79,410	

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	01 - Roofs							
Felt	Felt	C3	30,177		Defect: Ageing felt, staff report previous leaks (note no leaks at present) Remedy: Allowance for ongoing repairs, Replace felt as necessary	367 of 0m2	J100/912	IW00033932
Cast iron	Cast iron	C2	2,530	gutters and hoppers	Defect: Silted,rusted joints and failed decorations Remedy: Clear,treat corrosion,seal joints and redecorate	1 of 0ea	J100/912	IW00033937

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Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	03 - Ceilings							
Plastered soffit	Plastered soffit	C2	1,898	Ceiling	Defect: Decorations tired, flaking paint to ceiling Remedy: Investigate water ingress., Make good and redecorate as part of redecoration program	100 of 0m2	0/6003	IW00033931
WI Element	04 - External walls windows and doors							
Walls - Structure	Walls - Structure	C2	1,139	high level	Defect: Perished brickwork requires repointing Remedy: Rake out and repoint brickwork	30 of 0m2	J100/912	IW00033936
Timber windows / doors SG	Timber windows / doors SG	C3	1,265	door and frame	Defect: Defective door and frame aging and poor decorations Remedy: Renew doors and frame	1 of 0ea	0/6008	IW00033926
WI Element	05 - Internal walls and doors							
Ceramic wall tiling	Ceramic wall tiling	C2	127	Sink and splashback	Defect: Missing splash back Remedy: Provide tiled splashback	1 of 0ea	0/6001	IW00033927
Ironmongery	Ironmongery	C3	221	Door	Defect: Missing closer to door Remedy: Replace closer to door	1 of 0ea	0/6004	IW00033928
WI Element	06 - Sanitary services							
Toilet Pans and Cisterns	Toilet Pans and Cisterns	C2	1,265		Defect: All sanitary appliances tired and worn Remedy: Replace wash hand basins and toilet	1 of 0ea	0/6005	IW00033930
WI Element	07 - Mechanical services							
Boilers	Boilers	D2	24,035		Defect: Boiler (Ferrol GN106) life expired Remedy: Replace boiler	1 of 1ea	0/6008	IW00033924
Pump	Pump	C2	82		Defect: No access to sump pump Remedy: Inspect & test	1 of 1cm	0/6008	IW00034668
L.P.H.W. distribution	L.P.H.W. distribution	C2	114		Defect: Minor corrosion on pipework Remedy: Clean, treat corrosion and repaint	1 of 1ea	0/6002	IW00034667
Mechanical ventilation	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/6001	IW00034664
	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/6005	IW00034665
Miscellaneous	Miscellaneous	C2	354		Defect: Lead water pipe 1m x 32mm Remedy: Replace	1 of 1ea	0/6006	IW00034666
	Miscellaneous	C2	531		Defect: Possible incoming lead pipe Remedy: Replace	1 of 1ea	0/6005	IW00034669
WI Element	08 - Electrical services							
Lighting systems	Lighting systems	C2	127		Defect: Tungsten lamp in use Remedy: Replace with low energy fitting	1 of 1ea	0/6006	IW00033920
	Lighting systems	C2	127		Defect: Tungsten lamp in use Remedy: Replace with low energy fitting	1 of 1ea	0/6005	IW00033919

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Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	08 - Electrical services							
Emergency lighting system	Emergency lighting system	C2	152		Defect: Emergency lighting unit reaching end of useful life. Remedy: Replace	1 of 1ea	0/6009	IW00034670
	Emergency lighting system	C3	506		Defect: No emergency lighting unit over exit door Remedy: Install illuminated emergency exit sign over door	1 of 1ea	0/6001	IW00033918
	Emergency lighting system	C3	506	Adjacent to porch	Defect: No emergency lighting unit over exit door Remedy: Install illuminated emergency exit sign over door	1 of 1ea	0/6003	IW00034663
Fire alarm systems	Fire alarm systems	B4	0		Defect: New fire alarm system installed Remedy:	1 of 1ea	J100/912	IW00033922
Test & Inspection	Test & Inspection	B4	949		Defect: Tested 22/11/2011, next test due 22/11/2012 Reccomended Remedy: Carry out tests & inspections	1 of 1ea	J100/912	IW00033925
WI Element	09 - Redecorations							
Internal all areas	Internal all areas	C2	152		Defect: Decorations wearing Remedy: Fully prepare and redecorate	2 of 0m2	0/6005	IW00033929
WI Element	11 - External areas							
Walls,Fences & Gates	Walls,Fences & Gates	C2	9,488	boundary fences	Defect: Fences correded and poor decorations Remedy: rub down, prepare and repaint/isolated repairs and replacement	1 of 0ea	J100/912	IW00033934
Paving	Paving	C2	759	rear of building	Defect: Cracked paving slabs excessive moss growth Remedy: Clean off vegetation, Relay paving replacing defective slabs	20 of 0ea	J100/912	IW00033935
Miscellaneous surfaces	Miscellaneous surfaces	C2	1,898	fire exit	Defect: Stepped egress from building hazardous Remedy: Provide level egress/landing	1 of 0ea	0/6001	IW00033933

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Aintree Library	Survey Date	Survey Status	Surveyor	Mech Surveyor	Elec Surveyor
	18/04/2012	Issued	[REDACTED]	[REDACTED]	[REDACTED]
1 - Main Building	Age of Block: III - From 1945 to 1966			Gross Internal Area:	383 m ²
General Description				Gross External Area:	0 m ²
None					
Electrical Description					
None					
Mechanical Description					
None					

Element Total by Priority

Score Element	Score	1	2	3	4	Totals	Comments
01 - Roofs		0	0	0	0	0	
02 - Floors and stairs		0	17,704	0	0	17,704	
03 - Ceilings		0	0	1,518	0	1,518	
04 - External walls windows and doors		0	18,532	759	2,657	21,948	
05 - Internal walls and doors		0	670	380	0	1,050	
06 - Sanitary services		0	0	0	0	0	
07 - Mechanical services		0	44,300	0	0	44,300	
08 - Electrical services		0	2,694	0	0	2,694	
09 - Redecorations		0	10,930	911	0	11,840	
10 - Fixed furniture and fittings		0	2,530	0	0	2,530	
11 - External areas		0	8,931	0	0	8,931	
12 - Playing fields		0	0	0	0	0	
13 - Overall Building Condition		0	0	0	0	0	
		0	106,292	3,567	2,657	112,515	

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	02 - Floors and stairs							
Vinyl Sheet	Vinyl Sheet	B2	633		Defect: Tired and worn. Remedy: Replace with sheet vinyl	10 of 0m2	0/7001	IW00034048
	Vinyl Sheet	B2	1,645	vinyl floors	Defect: vinyl flooring ageing Remedy: Remove existing vinyl sheet and renew	26 of 0m2	0/7016	IW00034021
Un-finished	Un-finished	C2	152		Defect: unfinished, not a non-slip surface Remedy: resurface with non-slip vinyl	2 of 0m2	0/7019	IW00034057

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Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	02 - Floors and stairs							
Themoplastic Tiling	Themoplastic Tiling	C2	1,822	central corridors 7006; 7006a and 7009 and Lobby 7004	Defect: wearing tiles, some areas fibrous and erroded Remedy: Renew with sheet vinyl	24 of 0m2	0/7006	IW00034022
	Themoplastic Tiling	C2	3,036		Defect: Thermoplastic tiles wearing Remedy: Renew with sheet vinyl	48 of 0m2	0/7007	IW00034023
Block Parquet	Block Parquet	B2	4,554	wood block floors	Defect: sand and seal wood block floors, Floor finish wearing Remedy: Sand and re-seal, Isolated repairs to open joints	120 of 0m2	0/7003	IW00034024
	Block Parquet	B2	2,505	wood block floors	Defect: wearing with uneven surfaces and open joints Remedy: Sand and re-seal, Isolated repairs required	56 of 0m2	0/7002	IW00034025
	Block Parquet	B2	2,125	wood block floors	Defect: wearing with uneven surfaces and open joints Remedy: Sand and re-seal, Isolated repairs	56 of 0m2	0/7004	IW00034049
Quarry tiles	Quarry tiles	C2	380		Defect: quarry tile floors wearing Remedy: replace with non- slip vinyl	4 of 0m2	0/7020	IW00034058
	Quarry tiles	C2	474		Defect: worn quarry tile floors Remedy: Replace with non- slip vinyl	5 of 0m2	0/7018	IW00034026
	Quarry tiles	C2	380		Defect: Quarry tile floors wearing Remedy: replace with non- slip vinyl	4 of 0m2	0/7008	IW00034027
WI Element	03 - Ceilings							
Exposed timber	Exposed timber	B3	0	central corridors 7006	Defect: rooflights removed, exposed roof decking Remedy:	0 of 0	0/7006	IW00034051
Miscellaneous	Miscellaneous	C3	1,518	central corridors 7006; 7006a and 7009 and Lobby 7014	Defect: Fibreboard ceiling tiles water damaged, roof now re-surfaced Remedy: Replace all ceiling tiles with new suspended ceiling	24 of 0m2	0/7006	IW00034052
WI Element	04 - External walls windows and doors							
Walls - Structure	Walls - Structure	C2	1,265	concrete to flue	Defect: Cracked concrete to flue Remedy: Isolated repair, monitor	1 of 0ea	0/7010	IW00034071
	Walls - Structure	B4	2,657	gable wall brickwork	Defect: cavity tie failure in evidence Remedy: long term replacement will be necessary	60 of 0m2	0/7003	IW00034030
Walls - Ext.Cladding/Finishes	Walls - Ext.Cladding/Finishes	C2	190	canopy above bay window	Defect: Rotted timber fascia Remedy: Replace	5 of 0m	0/7005	IW00034031
	Walls - Ext.Cladding/Finishes	C2	759	gable wall to workshop	Defect: missing / cracked cement render Remedy: Replace/repair	20 of 0m2	0/7007	IW00034032

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Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element		04 - External walls windows and doors						
Windows & Doors	Windows & Doors	C2	14,801	windows rotting	Defect: Timber windows aged and rotting Remedy: Replace windows with upvc	26 of 0m2	0/7003	IW00034034
	Windows & Doors	C3	759	wall to boiler room	Defect: Ageing timber door and frame Remedy: Renew doors and frames	1 of 0ea	0/7010	IW00034033
Steel windows / doors SG	Steel windows / doors SG	C2	1,518	windows under canopy	Defect: Significant corrosion and poor state of repair generally, single glazing leads to condensation problems Remedy: phased replacement in upvc	1 of 0ea	0/7005	IW00034050
WI Element		05 - Internal walls and doors						
Ceramic wall tiling	Ceramic wall tiling	C2	228	splashback	Defect: Inadequate tiled splashback Remedy: Provide extended tiled splashback	3 of 0m2	0/7008	IW00034069
	Ceramic wall tiling	C3	228	splashback	Defect: inadequate tiled splashback Remedy: Provide extended tiled splashback	3 of 0m2	0/7020	IW00034070
	Ceramic wall tiling	C3	152	splashback	Defect: inadequate tiled splashback Remedy: Provide extended tiled splashback	2 of 0m2	0/7019	IW00034028
Ironmongery	Ironmongery	C2	221		Defect: Missing closer to door Remedy: Replace closer to door	1 of 0ea	0/7018	IW00034044
	Ironmongery	C2	221	door	Defect: closer shuts too quickly Remedy: Replace closer to door	1 of 0ea	0/7004	IW00034072
WI Element		07 - Mechanical services						
Boilers	Boilers	D2	32,384		Defect: 1 x Beeston Bisley oil boiler with Nu- Way burner. Boiler is obsolete & is constantly breaking down Remedy: Replace boiler & pumps	1 of 1ea	0/7010	IW00034036
Control systems	Control systems	D2	9,614		Defect: No control over heating temperature Remedy: Install new hearing controls	1 of 1ea	0/7010	IW00034068
Mechanical ventilation	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/7008	IW00034062
	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/7020	IW00034061
	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/7018	IW00034038
Miscellaneous	Miscellaneous	C2	784		Defect: Minor corrosion on oil tank Remedy: Clean and paint	1 of 1ea	0/7011	IW00034035
WI Element		08 - Electrical services						
Earthing system	Earthing system	C2	76		Defect: Equipotential bonding of pipework required Remedy: Cross bond pipe work	2 of 2ea	0/7008	IW00034040
	Earthing system	C2	76		Defect: Equipotential bonding of pipework required Remedy: Cross bond pipe work	2 of 2ea	0/7020	IW00034063

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Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	08 - Electrical services							
Electric water heaters	Electric water heaters	D2	291	Cleaners cupboard	Defect: No time switch fitted Remedy: Fit time switch	1 of 1ea	0/7009	IW00034064
	Electric water heaters	D2	1,240		Defect: Hot water to all taps, too hot Remedy: Install mixing valves	3 of 3ea	J135/999	IW00034066
	Electric water heaters	D2	607	Cleaners cupboard	Defect: Electric water heater life expired Remedy: Replace heater	1 of 1ea	0/7009	IW00034037
8.ELECTRICAL SERVICES	8.ELECTRICAL SERVICES	B4	0		Defect: Totally rewired 1997-1998 Remedy:	1 of 1ea	J135/912	IW00034039
Test & Inspection	Test & Inspection	C2	405		Defect: Tested 30/07/09, next test due 30/07/14 Remedy: Carry out tests & inspections	1 of 1ea	J135/912	IW00034065
WI Element	09 - Redecorations							
External all areas	External all areas	C2	9,488	all external areas	Defect: Failed decorations exposing rotten timber Remedy: Phased redecoration programme required to include all painted/treated external elements. Replace defective timber as necessary	1 of 0ea	J135/912	IW00034041
Internal all areas	Internal all areas	C2	190		Defect: Tired and worn in areas Remedy: phased redecoration	4 of 0m2	0/7019	IW00034056
	Internal all areas	B2	190		Defect: Tired and worn in areas Remedy: phased redecoration	5 of 0m2	0/7018	IW00034054
	Internal all areas	B2	190		Defect: Tired and worn in areas Remedy: Fully prepare and redecorate	4 of 0m2	0/7008	IW00034055
	Internal all areas	B2	228		Defect: Umaintained decorations Remedy: phased redecoration	6 of 0m2	0/7010	IW00034060
	Internal all areas	B2	152		Defect: Tired and worn in areas Remedy: phased redecoration	4 of 0m2	0/7020	IW00034059
	Internal all areas	B2	493		Defect: Minor defects and decorations tired Remedy: Fully prepare and redecorate	13 of 0m2	0/7005	IW00034042
	Internal all areas	B3	911	central corridors 7006; 7006a and 7009 and Lobby 7014	Defect: Tired and worn in areas Remedy: Fully prepare and redecorate	24 of 0m2	0/7006	IW00034053
WI Element	10 - Fixed furniture and fittings							
Kitchen cupboards	Kitchen cupboards	C2	2,530	kitchen furniture	Defect: wearing, Kitchen base units, sink and worktops poor Remedy: Replace kitchen units and worktops	4 of 0ea	0/7018	IW00034020
WI Element	11 - External areas							
Roads & Car Parks	Roads & Car Parks	C2	6,831	side access road and rear car park	Defect: worn tarmac surface to side access road and rear car park Remedy: resurface	180 of 0m2	J135/912	IW00034043
Walls,Fences & Gates	Walls,Fences & Gates	C2	633	side and rear elevation external metal railings	Defect: rusting metal railings Remedy: rub down, prepare and repaint	50 of 0m	J135/912	IW00034045

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Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	11 - External areas							
	Walls,Fences & Gates	C2	1,265	metal boundary fencing	Defect: rusting metal fencing Remedy: rub down, prepare and repaint	100 of 0m	J135/912	IW00034046
Manholes & Gullies	Manholes & Gullies	C2	202	side elevation - external back inlet gullies	Defect: cracked / open gullies Remedy: renew	2 of 0ea	J135/912	IW00034047

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Birkdale Library	Survey Date	Survey Status	Surveyor	Mech Surveyor	Elec Surveyor
	03/04/2012	Issued	[REDACTED]	[REDACTED]	[REDACTED]
1 - Main Building	Age of Block: IV - From 1967 to 1976			Gross Internal Area:	568 m ²
General Description				Gross External Area:	0 m ²
None					
Electrical Description					
None					
Mechanical Description					
None					

Element Total by Priority

Score Element	Score	1	2	3	4	Totals	Comments
01 - Roofs		0	12,650	0	0	12,650	
02 - Floors and stairs		0	4,782	1,746	0	6,527	
03 - Ceilings		0	443	0	0	443	
04 - External walls windows and doors		0	13,662	0	0	13,662	
05 - Internal walls and doors		0	1,904	0	0	1,904	
06 - Sanitary services		0	0	0	0	0	
07 - Mechanical services		0	2,087	0	0	2,087	
08 - Electrical services		0	8,248	96,684	0	104,932	
09 - Redecorations		0	8,501	1,556	0	10,057	
10 - Fixed furniture and fittings		0	3,163	0	0	3,163	
11 - External areas		0	18,975	0	0	18,975	
12 - Playing fields		0	0	0	0	0	
13 - Overall Building Condition		0	0	0	0	0	
		0	74,414	99,986	0	174,399	

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	01 - Roofs							
Flat Roofs - Coverings & Insulation	Flat Roofs - Coverings & Insulation	C2	12,650	Above windows to main Library room	Defect: Main roof covering now complete, remaining areas to be resurfaced Remedy: Replace remaining roof coverings, Allowance for ongoing roof repairs	1 of 0ea	J105/912	IW00033938
WI Element	02 - Floors and stairs							
Themoplastic Tiling	Themoplastic Tiling	D2	759	flooring, staff toilets 12 and 13	Defect: Tired and worn, not a non-slip floor, lifting tiles Remedy: Replacement with non-slip vinyl	10 of 0m2	0/8012	IW00033967

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Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	02 - Floors and stairs							
	Themoplastic Tiling	C2	152	flooring	Defect: Tired and worn, not a non-slip floor Remedy: phased replacement with non-slip vinyl	2 of 0m2	0/8014	IW00033964
	Themoplastic Tiling	C2	531	flooring	Defect: Tired and worn, not a non-slip floor Remedy: phased replacement with non-slip vinyl	7 of 0m2	0/8011	IW00033971
	Themoplastic Tiling	C2	886	flooring	Defect: Thermoplastic tiles wearing Remedy: Renew floor covering	14 of 0m2	0/8008	IW00033957
	Themoplastic Tiling	C2	1,075	flooring	Defect: Thermoplastic tiles wearing Remedy: Renew floor covering	17 of 0m2	0/8009	IW00033960
	Themoplastic Tiling	C2	886	flooring	Defect: Thermoplastic tiles wearing Remedy: Renew floor covering	14 of 0m2	0/8007	IW00033939
Carpet Tile	Carpet Tile	C2	493	flooring	Defect: Tired and worn Remedy: Renew floor covering	13 of 0m2	0/8010	IW00033962
Rubber sheet	Rubber sheet	B3	1,746	flooring	Defect: Ribbed flooring wearing Remedy: Remove existing rubber and renew include mat to well	23 of 0m2	0/8003	IW00033956
WI Element	03 - Ceilings							
Plaster board	Plaster board	B2	316	Staffroom/store/toilet areas.	Defect: Minor damage/defects to plaster finish. Remedy: Repair plaster prior to decorating.	5 of 0m2	0/8012	IW00033941
	Plaster board	B2	127	ceilings	Defect: Minor damage/defects to plaster finish. Remedy: Repair plaster prior to decorating.	1 of 0ea	0/8007	IW00033954
WI Element	04 - External walls windows and doors							
Walls - Structure	Walls - Structure	B2	0	lintol, rear elevation	Defect: brickwork cracking, lintol rusting Remedy: monitor	1 of 0ea	0/8011	IW00033952
Steel windows / doors SG	Steel windows / doors SG	C2	13,662	windows	Defect: windows old draughty, unable to open majority Remedy: Renew with uPVC	24 of 0m2	J105/912	IW00033973
WI Element	05 - Internal walls and doors							
Walls & Partitions - Linings/Finishes	Walls & Partitions - Linings/Finishes	C2	633	Staff toilet areas 12 and 13	Defect: Plaster finish damaged by damp / effloresence Remedy: Carry out investigation of cause, repair and replaster	10 of 0m2	0/8012	IW00033942
Ceramic wall tiling	Ceramic wall tiling	C2	455	splashbacks	Defect: Damaged aged & defective wall tiles Remedy: replace ceramic tiling	6 of 0m2	0/8011	IW00033968
	Ceramic wall tiling	C2	152	splashbacks, staff areas 12 and 13	Defect: Damaged aged & defective wall tiles Remedy: replace ceramic tiling	2 of 0m2	0/8012	IW00033969
Ironmongery	Ironmongery	C2	221	door	Defect: Missing closer to door Remedy: Replace closer to door	1 of 0ea	0/8010	IW00036466
	Ironmongery	C2	221	door	Defect: Missing closer to door Remedy: Replace closer to door	1 of 0ea	0/8011	IW00033949

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Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	05 - Internal walls and doors							
	Ironmongery	C2	221	door	Defect: Missing closer to door Remedy: Replace closer to door	1 of 0ea	0/8009	IW00033982
WI Element	07 - Mechanical services							
Boilers	Boilers	B4	0	Boiler house	Defect: 1x Ideal concord cx gas boiler, good condition Remedy:	1 of 1ea	J105/912	IW00033979
Mechanical ventilation	Mechanical ventilation	C2	506	General item.	Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/8013	IW00033981
	Mechanical ventilation	C2	506	General item.	Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/8012	IW00033943
Cold water storage	Cold water storage	D2	1,075	Boiler house	Defect: Cold water tank (galvanised) life expired Remedy: Replace cold water tank	1 of 1ea	J105/912	IW00033978
WI Element	08 - Electrical services							
Lighting systems	Lighting systems	C2	380	luminaire	Defect: Tungsten lamps in use Remedy: Replace with low energy fittings	3 of 3ea	0/8013	IW00033976
	Lighting systems	C2	152	Boiler house	Defect: Tungsten lamp in use Remedy: Replace with new light fitting	1 of 1ea	J105/912	IW00033977
	Lighting systems	C2	304		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	2 of 2ea	0/8010	IW00033974
	Lighting systems	C2	380	luminaire	Defect: Tungsten lamps in use Remedy: Replace with low energy fittings	3 of 3ea	0/8012	IW00033975
	Lighting systems	C2	455		Defect: Cat 2 diffusers not installed Remedy: Renew light fitting	3 of 3ea	0/8009	IW00033980
	Lighting systems	C2	6,072		Defect: Light fittings reaching the end of useful life Remedy: Renew light fitting	42 of 42ea	0/8002	IW00033945
	Lighting systems	C2	127	luminaire	Defect: Tungsten lamp in use Remedy: Replace with low energy fitting	1 of 1ea	0/8014	IW00033965
	Lighting systems	C3	96,140		Defect: Wiring is reaching the end of useful life Remedy: Rewire., Costs exclude. Mains, light fittings & wiring accessories	1 of 1ea	J105/912	IW00033944
Emergency lighting system	Emergency lighting system	C2	380		Defect: No emergency lighting by exit door Remedy: Install illuminated emergency exit sign over door	1 of 1ea	0/8016	IW00033950
Fire alarm systems	Fire alarm systems	B4	0		Defect: Fire alarm system is in good condition Remedy:	1 of 1ea	J105/912	IW00033983
Test & Inspection	Test & Inspection	C3	544	General item.	Defect: Tested 21/7/2009 Remedy: Test/ inspection due 21/7/2014	1 of 1ea	J105/912	IW00033946

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	09 - Redecorations							
External	External	C2	6,325	Fascias and canopy	Defect: Decorations tired, flaking paint to fascia Remedy: Fully prepare and redecorate	1 of 0ea	J105/912	IW00033972
Internal all areas	Internal all areas	C2	531	internal decorations	Defect: Tired and worn decorations. Remedy: Prepare and redecorate.	14 of 0m2	0/8007	IW00033955
	Internal all areas	C2	380	Staff toilet areas 12 and 13	Defect: Plaster finish damaged by damp / efflorescence Remedy: redecorate after repairs	10 of 0m2	0/8012	IW00033966
	Internal all areas	C2	127	internal decorations	Defect: Tired and worn decorations. Remedy: Prepare and redecorate.	2 of 0m2	0/8014	IW00033963
	Internal all areas	C3	266	internal decorations	Defect: Tired and worn decorations. Remedy: Prepare and redecorate.	7 of 0m2	0/8011	IW00033970
	Internal all areas	B2	493	internal decorations	Defect: Tired and worn decorations. Remedy: Prepare and redecorate.	13 of 0m2	0/8010	IW00033961
	Internal all areas	B2	645	internal decorations	Defect: Tired and worn decorations. Remedy: Prepare and redecorate.	17 of 0m2	0/8009	IW00033959
	Internal all areas	B3	531	internal decorations	Defect: Tired and worn decorations. Remedy: Prepare and redecorate.	14 of 0m2	0/8008	IW00033958
	Internal all areas	B3	759	internal decorations	Defect: Tired and worn decorations. Remedy: Prepare and redecorate.	20 of 0m2	0/8003	IW00033947
WI Element	10 - Fixed furniture and fittings							
Kitchen	Kitchen	C2	3,163	kitchen furniture	Defect: Kitchen units/sink/worktops old and tired. Remedy: Refurbishment required.	1 of 0ea	0/8011	IW00033948
WI Element	11 - External areas							
Tarmac	Tarmac	C2	18,975	left hand side car park	Defect: Spalled areas - getting worn away, uneven Remedy: Resurface carpark area	500 of 0m2	J105/912	IW00033951

Identified Work for Latest Condition Survey with Cost Summary

Identified Work for Latest Condition Survey with Cost Summary

Bootle Library	Survey Date	Survey Status	Surveyor	Mech Surveyor	Elec Surveyor
	18/04/2012	Issued	[REDACTED]	[REDACTED]	[REDACTED]
1 - Main Building	Age of Block: V - Post 1976			Gross Internal Area:	100 m ²
General Description				Gross External Area:	0 m ²
None					
Electrical Description					
None					
Mechanical Description					
None					

Element Total by Priority

Score Element	Score	1	2	3	4	Totals	Comments
01 - Roofs		0	4,554	0	0	4,554	
02 - Floors and stairs		0	0	1,265	0	1,265	
03 - Ceilings		0	0	0	0	0	
04 - External walls windows and doors		0	0	0	0	0	
05 - Internal walls and doors		0	221	0	0	221	
06 - Sanitary services		0	0	0	0	0	
07 - Mechanical services		0	51,865	0	0	51,865	
08 - Electrical services		0	430	0	0	430	
09 - Redecorations		0	3,795	4,175	0	7,970	
10 - Fixed furniture and fittings		0	0	0	0	0	
11 - External areas		0	1,581	0	0	1,581	
12 - Playing fields		0	0	0	0	0	
13 - Overall Building Condition		0	0	0	0	0	
		0	62,447	5,440	0	67,886	

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	01 - Roofs							
Pitched Roofs - Drainage	Pitched Roofs - Drainage	C2	2,530	rainwater goods	Defect: Some leaks & damage to rainwater goods Remedy: Repairs to gutters and joints, clear and remove debris	1 of 0ea	J140/912	IW00034081
Timber roof light glazed with glass	Timber roof light glazed with glass	C2	2,024	velux rooflights are `fragile`	Defect: `fragile` velux rooflights, vandals can fall through. Remedy: fit metal guards	8 of 0ea	J140/912	IW00034074

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	02 - Floors and stairs							
Themoplastic Tiling	Themoplastic Tiling	C3	633		Defect: Tired and worn Remedy: renew with sheet vinyl	10 of 0m2	0/9004	IW00034084
	Themoplastic Tiling	C3	633		Defect: Tired and worn Remedy: renew with sheet vinyl	10 of 0m2	0/9003	IW00034085
WI Element	05 - Internal walls and doors							
Ironmongery	Ironmongery	B2	221	Door	Defect: Missing closer to door Remedy: Replace closer to door	1 of 0ea	0/9003	IW00034073
WI Element	07 - Mechanical services							
Boilers	Boilers	D2	33,776		Defect: Heating boilers (Two Ideal E-Type) life expired Remedy: Replace boilers including control panel and pumps	2 of 2ea	0/9013	IW00034077
Control systems	Control systems	D2	13,283		Defect: No control over heating temperature Remedy: Replace boiler controls	1 of 1ea	J140/912	IW00034092
DHW storage	DHW storage	D2	4,807	No access	Defect: Galvanised tanks life expired Remedy: Replace storage tanks	2 of 2ea	0/9013	IW00034090
WI Element	08 - Electrical services							
Lighting systems	Lighting systems	B4	0		Defect: New electrical installation installed Remedy:	1 of 1ea	J140/912	IW00034088
Fire Alarms	Fire Alarms	B4	0		Defect: New fire alarm installed Remedy:	1 of 1ea	J140/912	IW00034078
Test & Inspection	Test & Inspection	C2	430		Defect: Tested 2009, next test due October 2014 Remedy: Carry out tests & inspections	1 of 1ea	J140/912	IW00034089
WI Element	09 - Redecorations							
External all areas	External all areas	B2	3,795	external decorations	Defect: Cyclical renewals to stained woodwork and metal rainwater goods Remedy: Phased redecoration programme required to include all painted/treated external elements.	1 of 0ea	J140/912	IW00034076
Internal all areas	Internal all areas	C3	380	internal decorations	Defect: unmaintained decorations Remedy: phased redecoration	1 of 0ea	0/9013	IW00034079
	Internal all areas	B3	3,795	All areas internally	Defect: faded decorations, Decorations wearing Remedy: Fully prepare and redecorate, phased programme recommended	1 of 0ea	0/9001	IW00034080
WI Element	11 - External areas							
Drainage	Drainage	C2	569	rear and right elevations	Defect: broken back inlet gullies, open drains Remedy: renew, replace covers	3 of 0ea	J140/912	IW00034082
Paths	Paths	C2	759	paving surrounding building	Defect: cracked, uneven pavings Remedy: relay replacing defective flags	20 of 0ea	J140/912	IW00034083

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	11 - External areas							
Soft Landscaping	Soft Landscaping	C2	253	rear of building	Defect: Trees and bushes overgrown, intruding on to pathway Remedy: Cut back and prune area on an annual basis	1 of 0ea	J140/912	IW00034087

Identified Work for Latest Condition Survey with Cost Summary

Identified Work for Latest Condition Survey with Cost Summary

Churchtown Library	Survey Date	Survey Status	Surveyor	Mech Surveyor	Elec Surveyor
	18/04/2012	Issued	[REDACTED]	[REDACTED]	[REDACTED]
1 - Main Building	Age of Block: II - Inter-War			Gross Internal Area:	192 m ²
General Description				Gross External Area:	0 m ²
None					
Electrical Description					
None					
Mechanical Description					
None					

Element Total by Priority

Score Element	Score	1	2	3	4	Totals	Comments
01 - Roofs		0	12,650	25,300	0	37,950	
02 - Floors and stairs	1,898		1,202	455	0	3,555	
03 - Ceilings	0	0		1,265	0	1,265	
04 - External walls windows and doors	0		47,438	0	0	47,438	
05 - Internal walls and doors	0	0		3,416	0	3,416	
06 - Sanitary services	0	633		380	0	1,012	
07 - Mechanical services	0	39,089		0	0	39,089	
08 - Electrical services	0	2,834		367	0	3,200	
09 - Redecorations	0	6,705		380	0	7,084	
10 - Fixed furniture and fittings	0	0		0	0	0	
11 - External areas	1,898	10,310		0	0	12,207	
12 - Playing fields	0	0		0	0	0	
13 - Overall Building Condition	0	0		0	0	0	
		3,795	120,858	31,562	0	156,215	

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	01 - Roofs							
Pitched Roofs - Coverings & Insulation	Pitched Roofs - Coverings & Insulation	C3	25,300	all pitched roof slopes	Defect: Old original mineral felt tiled covering ageing Remedy: Repair/replace covering and carry out repairs to central tower. Note: establish roof structure can sustain new roof loadings	1 of 0ea	J110/912	IW00033985

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element 01 - Roofs								
Metal rainwater goods	Metal rainwater goods	C2	6,325	metal and upvc gutters and downpipes, all elevations	Defect: Defective joints, Rusting and defective, contains debris/silt Remedy: Repair/renew, Overhaul and redecorate include replacement of defective elements	1 of 0ea	J110/912	IW00033986
Soffit boards	Soffit boards	C2	6,325	general item, timber soffit and fascia boards	Defect: decorations to Fascia boards and soffit boards flaking, damaged by wet rot. Remedy: Replace as necessary.	1 of 0ea	J110/912	IW00033990
WI Element 02 - Floors and stairs								
Non-slip vinyl sheeting	Non-slip vinyl sheeting	C3	152	floor	Defect: Replace non-slip vinyl, wearing Remedy: Replace non-slip	2 of 0m2	0/10011	IW00034013
Themoplastic Tiling	Themoplastic Tiling	C2	696	flooring	Defect: Old and worn vinyl tiles. suspect material, cracked, loose edges, nailed down in places Remedy: Replace with sheet vinyl.	11 of 0m2	0/10004	IW00033987
Carpet	Carpet	C2	506	flooring	Defect: Old and worn carpet. Remedy: Replace carpet., Replace carpet with non slip vinyl to sink	8 of 0m2	0/10005	IW00033988
	Carpet	C3	304	flooring	Defect: Old and worn carpet. Remedy: Replace carpet.	8 of 0m2	0/10006	IW00036467
Miscellaneous	Miscellaneous	C1	1,898	fire exit door	Defect: non compliant landing, fire door opens on to top step, no landing Remedy: construct compliant landing/provide level egress	1 of 0ea	0/10012	IW00034012
WI Element 03 - Ceilings								
Exposed timber	Exposed timber	C3	1,265	underside of roof timbers exposed	Defect: exposed timber and roof void, fire risk, poor compartmentation Remedy: fire resistant lining advised	1 of 0ea	0/10009	IW00034007
WI Element 04 - External walls windows and doors								
Solid brick wall	Solid brick wall	C2	633	Chimney	Defect: Defective pointing Remedy: Repoint to match existing.	1 of 0ea	J110/912	IW00034004
Timber frame and cladding	Timber frame and cladding	C2	12,650	wall cladding	Defect: Defective timber frame/panels and wall cladding, movement in structure, rot in members suspected Remedy: Repair walls/frame as necessary.	1 of 0ea	J110/912	IW00033989
Timber windows / doors SG	Timber windows / doors SG	C2	34,155	General item external timber windows	Defect: Decorations failed to timber windows and doors, wet rot resulting Remedy: Replace windows and doors.	60 of 0m2	J110/912	IW00033991
WI Element 05 - Internal walls and doors								
Painted timber doors	Painted timber doors	C3	3,416	Workshop/staffroom/toilet areas - rooms 4, 5, 11, 12.	Defect: Old/worn timber doors. Remedy: Replace doors and ironmongery.	6 of 0ea	0/10004	IW00033992

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	06 - Sanitary services							
Toilets	Toilets	C3	380		Defect: Existing sanitaryware is old and tired. Remedy: Upgrade sanitary ware.	1 of 0ea	0/10011	IW00033993
Wash hand basin	Wash hand basin	C2	633		Defect: No wash hand basin present, staff currently using kitchen sink Remedy: Provide wash hand basin and water supply, kitchen sink is not acceptable	1 of 0ea	0/10012	IW00034009
WI Element	07 - Mechanical services							
Boilers	Boilers	D2	32,384		Defect: Life expired heating boiler & flue. Remedy: Replace boiler and flue.	1 of 1ea	0/10009	IW00033994
Mechanical ventilation	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/10011	IW00033996
	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/10005	IW00034017
Cold water storage	Cold water storage	D2	5,693	General item.	Defect: Cold water tank life expired Remedy: Replace cold water tank	1 of 1ea	J110/912	IW00033995
WI Element	08 - Electrical services							
Lighting systems	Lighting systems	C2	2,277		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	15 of 16ea	0/10007	IW00033997
	Lighting systems	C2	127		Defect: Tungsten lamp in use Remedy: Replace with low energy fitting	1 of 1ea	0/10011	IW00034010
	Lighting systems	C2	127		Defect: Tungsten lamp in use Remedy: Replace with low energy fitting	1 of 1ea	0/10012	IW00034011
	Lighting systems	C2	152		Defect: Light fitting reaching the end of useful life Remedy: Replace light fitting	1 of 1ea	0/10005	IW00034014
	Lighting systems	C2	152		Defect: Light fitting reaching the end of useful life Remedy: Replace light fitting	1 of 1ea	0/10009	IW00034016
Test & Inspection	Test & Inspection	C3	367	General item.	Defect: Test & Insepected 07/02/2013 Remedy: Next test due 07/02/2015	1 of 1ea	J110/912	IW00033998
WI Element	09 - Redecorations							
External	External	C2	380	oil tank	Defect: Decorations rusting and flaking Remedy: redecoration required to tank	1 of 0ea	0/10008	IW00034000
External all areas	External all areas	C2	6,325	General item.	Defect: Tired and worn decorations. Remedy: Extensive redecorations required to all external elements.	1 of 0ea	J110/912	IW00033999
Internal all areas	Internal all areas	B3	380	internal decorations	Defect: unmaintained decorations Remedy: Extensive redecorations required to all internal elements	10 of 0m2	0/10009	IW00034006

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	11 - External areas							
Drainage	Drainage	C2	190	gully	Defect: gully cover missing, drain blocked Remedy: repair and clear annually	1 of 0ea	0/10010	IW00034008
Walls,Fences & Gates	Walls,Fences & Gates	C2	1,265	brick bund wall to oil tank	Defect: Defective, loose brickwork to bund wall Remedy: repair / rebuild	1 of 0ea	0/10008	IW00034005
Perimeter fencing / walls	Perimeter fencing / walls	C2	6,325	metal railings to left and rear boundaries	Defect: Old corroded metal railings & gates, leaning and life expired Remedy: Replace with security fencing.	50 of 0m	J110/912	IW00034002
Paving	Paving	C2	2,530	external paved paths	Defect: cracked, uneven slabs, extensive weed growth Remedy: Relay paving replacing defective slabs	100 of 0m2	J110/912	IW00034003
Miscellaneous surfaces	Miscellaneous surfaces	C1	1,898	Ramp and steps/handrail to front entrance	Defect: concrete finishes breaking up Remedy: Repair/screed/resurface finishes.	1 of 0ea	0/10001	IW00034001

Identified Work for Latest Condition Survey with Cost Summary

Identified Work for Latest Condition Survey with Cost Summary

College Road Library	Survey Date	Survey Status	Surveyor	Mech Surveyor	Elec Surveyor
	20/04/2012	Issued	[REDACTED]	[REDACTED]	[REDACTED]
1 - Main Building	Age of Block: I - Pre 1919			Gross Internal Area:	411 m ²
General Description				Gross External Area:	0 m ²
None					
Electrical Description					
None					
Mechanical Description					
None					

Element Total by Priority

Score Element	Score	1	2	3	4	Totals	Comments
01 - Roofs		0	6,325	0	0	6,325	
02 - Floors and stairs		0	17,647	0	0	17,647	
03 - Ceilings		0	2,530	0	0	2,530	
04 - External walls windows and doors		0	26,122	1,139	0	27,261	
05 - Internal walls and doors		0	1,012	0	0	1,012	
06 - Sanitary services		0	1,265	0	0	1,265	
07 - Mechanical services		0	41,960	0	0	41,960	
08 - Electrical services		0	63	12,359	0	12,422	
09 - Redecorations		0	18,153	2,530	0	20,683	
10 - Fixed furniture and fittings		0	1,265	0	0	1,265	
11 - External areas		380	9,285	1,518	0	11,183	
12 - Playing fields		0	0	0	0	0	
13 - Overall Building Condition		0	0	0	0	0	
		380	125,627	17,546	0	143,552	

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	01 - Roofs							
Flat Roofs - Drainage	Flat Roofs - Drainage	C2	6,325	all roof areas	Defect: Clean all gutters; parapet gutters and downpipes of vegetation, causing internal water damage Remedy: Recommended on annual basis, Replace fixing and repair defective joints, rub down and redecorate	1 of 0ea	J145/912	IW00034578

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	02 - Floors and stairs							
Staircases - Treads & Risers	Staircases - Treads & Risers	C2	253	stone step to boiler house door	Defect: badly spalled step to boiler house door Remedy: re-form	1 of 0ea	-1/11013	IW00034579
Block Parquet	Block Parquet	C2	253	wood blocks flooring	Defect: Block floor uneven and in poor condition. Remedy: sand and re-seal	4 of 0m2	0/11010	IW00034582
	Block Parquet	B2	860	wood block flooring	Defect: Wood blocks worn, Floor finish wearing Remedy: Isolated repairs, prepare and revarnish, Sand and re-seal	17 of 0m2	0/11003	IW00034580
	Block Parquet	B2	2,277	wood block flooring	Defect: wood blocks worn Remedy: sand and re-seal, Isolated repairs	60 of 0m2	0/11004	IW00034620
	Block Parquet	B2	3,416	wood block flooring	Defect: wood blocks worn, Floor finish wearing Remedy: sand and re-seal, Isolated repairs	90 of 0m2	0/11005	IW00034621
	Block Parquet	B2	4,630	wood block flooring	Defect: wood blocks worn, Floor finish wearing Remedy: sand and re-seal, Isolated repairs	122 of 0m2	0/11006	IW00034623
	Block Parquet	B2	380	wood block flooring	Defect: wood blocks worn, Floor finish wearing Remedy: sand and re-seal, Isolated repairs	10 of 0m2	0/11007	IW00034626
	Block Parquet	B2	266	wood block flooring	Defect: wood blocks worn Remedy: sand and re-seal, Isolated repairs	7 of 0m2	0/11008	IW00034627
	Block Parquet	B2	911	wood block flooring	Defect: wood blocks worn, Floor finish wearing Remedy: sand and re-seal, Isolated repairs	24 of 0m2	0/11009	IW00034629
Carpet	Carpet	C2	569	flooring	Defect: Tired and worn. Remedy: Remove existing carpet and renew	15 of 0m2	1/11014	IW00034633
Quarry tiles	Quarry tiles	C2	759	flooring	Defect: Quarry tiles old and worn, tiles have no anti slip quality Remedy: Replace quarry tiles with non-slip vinyl	8 of 0m2	0/11012'	IW00034583
	Quarry tiles	C2	190	flooring	Defect: Quarry tiles old and worn, tiles have no anti slip quality Remedy: Replace quarry tiles with non-slip vinyl	2 of 0m2	0/11012a	IW00034584
Terrasso Floor	Terrasso Floor	C2	1,366	floor finish wearing, uneven and cracked	Defect: Ageing mosaic surface cracked Remedy: overlay with non-slip vinyl sheet	18 of 0m2	0/11002	IW00034585
Concrete floor	Concrete floor	B2	1,518	Stairs	Defect: No finish to concrete floor Remedy: Apply sheet vinyl to floor	1 of 0ea	1/11016	IW00034581
Miscellaneous	Miscellaneous	B4	0		Defect: no access Remedy:	0 of 0	1/11017	IW00034602
WI Element	03 - Ceilings							
Lath and plaster	Lath and plaster	D2	506	water damaged ceiling	Defect: Ceiling water damaged, flaking and loose Remedy: Repair, Replace defective plaster and redecorate	8 of 0m2	0/11004	IW00034586
	Lath and plaster	C2	1,265	water damaged ceiling	Defect: Ceiling water damaged Remedy: Repair, Replace defective plaster and redecorate	20 of 0m2	0/11005	IW00034587

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	03 - Ceilings							
	Lath and plaster	C2	633	water damaged ceiling	Defect: Ceiling water damaged, cracks evident Remedy: Replace defective plaster and redecorate	10 of 0m2	0/11006	IW00034588
	Lath and plaster	C2	127	water damaged ceiling	Defect: ceiling damaged Remedy: Replace defective plaster and redecorate	2 of 0m2	1/11016	IW00034589
WI Element	04 - External walls windows and doors							
Walls - Structure	Walls - Structure	C2	2,277	external brickwork	Defect: Patch pointing to various areas, perished brickwork / pointing failed Remedy: rake out and repoint	60 of 0m2	J145/912	IW00034590
	Walls - Structure	C3	380	brick front walls require re-pointing at low level	Defect: open joints Remedy: re-point joints	10 of 0m	J145/912	IW00034592
Walls - Damp Proof Course	Walls - Damp Proof Course	C2	1,265	water damaged wall / plaster	Defect: wall plaster water damaged caused by flooding Remedy: repoint brickwork, replaster as necessary	1 of 0ea	-1/11013	IW00034593
Solid masonry chimney	Solid masonry chimney	B2	1,898	single brick stack at rear by corridor 10	Defect: open joints to stone cappings Remedy: re-bed / re-point joints	1 of 0ea	J145/912	IW00034632
Timber windows / doors SG	Timber windows / doors SG	C2	18,975	Remaing timber windows	Defect: Rotten timber and defective decoration, draughty and ironmongery poor condition Remedy: phased replacement	1 of 0ea	J145/912	IW00034662
	Timber windows / doors SG	C2	1,708	3 no slot windows	Defect: wet rot in frames, openers seized, security risk - being forced Remedy: phased replacement with upvc, check with conservation officer	3 of 0ea	0/11012'	IW00034594
	Timber windows / doors SG	C3	759	door and frame to boilerhouse rotted	Defect: rotted door and frame Remedy: Replace door include frame	1 of 0ea	-1/11013	IW00034595
WI Element	05 - Internal walls and doors							
Walls & Partitions - Linings/Finishes	Walls & Partitions - Linings/Finishes	C2	127	water damaged wall plaster	Defect: wall plaster water damaged Remedy: repair, hack off, replaster, make good to decorations	2 of 0m2	0/11010	IW00034596
	Walls & Partitions - Linings/Finishes	C2	253	water damaged wall plaster	Defect: wall plaster water damaged Remedy: repair, hack off, replaster, make good to decorations	4 of 0m2	1/11016	IW00034597
Doors & Screens	Doors & Screens	D2	633	Door and frame	Defect: Extensive rot to frame Remedy: Remove affected timber and renew	1 of 0ea	0/11012a	IW00034591
Miscellaneous	Miscellaneous	B4	0	no access to clock tower area	Defect: No access Remedy:	0 of 0	-1/11015	IW00034598
WI Element	06 - Sanitary services							
Wash hand basin	Wash hand basin	C2	633	unsuitable sink for use	Defect: old cracked sink Remedy: replace with sink unit	1 of 0ea	0/11012'	IW00034599

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	06 - Sanitary services							
Toilet Pans and Cisterns	Toilet Pans and Cisterns	C2	633	obsolete fitting	Defect: Old cracked wc and cistern Remedy: Replace with modern unit	1 of 0ea	0/11012a	IW00034601
WI Element	07 - Mechanical services							
Boilers	Boilers	C2	32,890		Defect: Stellar boiler, CX170, reaching end of useful life, no control over heating Remedy: Replace boiler, including pumps and controls	1 of 1ea	-1/11015	IW00034644
Pump	Pump	D2	987		Defect: Sump pump inadequate, flooding in boiler house due to heavy rain Remedy: Increase pump size	1 of 1ea	-1/11015	IW00034645
Mechanical ventilation	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/11012'	IW00034646
	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/11012a	IW00034643
	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	1/11014	IW00034631
Cold water storage	Cold water storage	C2	4,301	No access to loft	Defect: C.W.S. tank not to bye-law standards. Remedy: Replace cold water tank	2 of 2ea	912	IW00034654
Cold water distribution	Cold water distribution	C2	708		Defect: Lead Mains supply Remedy: Remove lead pipe & checked all other areas	1 of 1ea	0/11012'	IW00034647
Gas system	Gas system	C2	987		Defect: No emergency shut off valve Remedy: Install gas shut of valve	1 of 1ea	-1/11015	IW00034648
Miscellaneous	Miscellaneous	D2	569		Defect: Access difficult, via metal trap door/ladder Remedy: Investigate altetative & report	1 of 1ea	-1/11015	IW00034649
WI Element	08 - Electrical services							
Lighting systems	Lighting systems	C3	304		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	2 of 2ea	1/11016	IW00034642
	Lighting systems	C3	304		Defect: Light fittings reaching the end of useful life Remedy: Install new fittings with cat2 diffusers	2 of 2ea	0/11008	IW00034640
	Lighting systems	C3	4,099		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	27 of 27ea	0/11006	IW00034634
	Lighting systems	C3	2,732		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	18 of 18ea	0/11005	IW00034635

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	08 - Electrical services							
	Lighting systems	C3	2,277		Defect: Light fittings reaching the end of useful life Remedy: Install new fittings with cat2 diffusers	15 of 15ea	0/11004	IW00034637
	Lighting systems	C3	607		Defect: Light fittings reaching the end of useful life Remedy: Install new fittings with cat2 diffusers	4 of 4ea	0/11009	IW00034638
	Lighting systems	C3	455		Defect: Light fittings reaching the end of useful life Remedy: Install new fittings with cat2 diffusers	3 of 3ea	0/11007	IW00034639
Emergency lighting system	Emergency lighting system	C2	32		Defect: Emergency lighting unit installed but no sign Remedy: Fit sign	1 of 1ea	0/11002	IW00034655
	Emergency lighting system	C2	32		Defect: Emergency lighting unit installed but no sign Remedy: Fit sign	1 of 1ea	0/11006	IW00034657
	Emergency lighting system	C3	380		Defect: No emergency lighting unit over door Remedy: Install illuminated emergency exit sign over door	1 of 1ea	0/11010	IW00034652
Fire alarm systems	Fire alarm systems	B4	0		Defect: New fire alarm system installed Remedy:	1 of 1ea	912	IW00034641
Test & Inspection	Test & Inspection	C3	1,202	electric test	Defect: Tested 22/02/12, next test due 22/02/15 Remedy: Carry out tests & inspections	1 of 1ea	912	IW00034604
WI Element	09 - Redecorations							
External	External	C2	3,416	external decorations to all metal railings poor	Defect: external decorations, railings rusting Remedy: re-decorate all railings	90 of 0m	J145/912	IW00034613
	External	C3	2,530	external decorations to timber surrounds of dormer roof windows [inserts now upvc]	Defect: external decorations tired Remedy: re-decorate surrounds	1 of 0ea	J145/912	IW00034612
Internal all areas	Internal all areas	C2	1,265	internal decorations	Defect: poor decorations Remedy: Fully prepare & redecorate	1 of 0ea	1/11016	IW00034611
	Internal all areas	C2	304	ground floor circulation and stairs	Defect: poor decorations Remedy: Fully prepare & redecorate	8 of 0m2	0/11011	IW00034607
	Internal all areas	C2	228	all decorations poor	Defect: unmaintained decorations Remedy: phased redecoration	6 of 0m2	-1/11013	IW00034609
	Internal all areas	C2	2,277	ceiling decorations above coving	Defect: decorations aged and water stained above coving Remedy: Fully prepare and redecorate	60 of 0m2	0/11004	IW00034605
	Internal all areas	C2	190	internal decorations	Defect: unmaintained decorations Remedy: Fully prepare and redecorate	4 of 0m2	0/11010	IW00034606
	Internal all areas	C2	911	ceiling decorations above coving	Defect: decorations aged and water stained above coving Remedy: Fully prepare and redecorate	24 of 0m2	0/11009	IW00034630

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	09 - Redecorations							
	Internal all areas	C2	266	ceiling decorations above coving	Defect: decorations aged and water stained above coving Remedy: Fully prepare and redecorate	7 of 0m2	0/11008	IW00034628
	Internal all areas	C2	4,630	ceiling decorations above coving, rooms 06 and 06a	Defect: decorations aged and water stained above coving Remedy: Fully prepare and redecorate	122 of 0m2	0/11006	IW00034624
	Internal all areas	C2	380	ceiling decorations above coving	Defect: decorations aged and water stained above coving Remedy: Fully prepare and redecorate	10 of 0m2	0/11007	IW00034625
	Internal all areas	C2	3,416	ceiling decorations above coving	Defect: decorations aged and water stained above coving Remedy: Fully prepare and redecorate	90 of 0m2	0/11005	IW00034622
	Internal all areas	B2	569	internal decorations	Defect: Decorations wearing Remedy: Fully prepare and redecorate	15 of 0m2	1/11014	IW00034610
	Internal all areas	B2	304	internal decorations	Defect: Decorations wearing Remedy: Make good to perished plasterwork and finishes	8 of 0m2	0/11012	IW00034608
WI Element	10 - Fixed furniture and fittings							
Kitchen cupboards	Kitchen cupboards	C2	1,265		Defect: Worn and old Remedy: Replace with sink unit	1 of 0ea	1/11014	IW00034600
WI Element	11 - External areas							
Drainage	Drainage	C2	304	brick walls around gullies to rainwater pipes require re-building	Defect: collapsed brick surrounds to gullies Remedy: re-build, remove leaves and replace covers as necessary	4 of 0ea	J145/912	IW00034614
Paths	Paths	C1	380	perimeter paths in gardens	Defect: Flagstones uplifted due to trees. Trip hazard Remedy: re-level, relay or replace paving	10 of 0ea	J145/912	IW00034615
	Paths	C3	1,518	external paths in gardens	Defect: paving cracked and uneven with open joints Remedy: Relay replacing defective flags	1 of 0ea	J145/912	IW00034616
Soft Landscaping	Soft Landscaping	D2	3,795	Rear of building	Defect: Trees and bushes overgrown, intruding on to pathway, no light and very damp and slippery Remedy: Cut back and prune area on an annual basis, provide better air flow and light to rear of building	1 of 0ea	J145/912	IW00034661
Walls, Fences & Gates	Walls, Fences & Gates	C2	2,530	main entrance gate posts and brick piers	Defect: loose brickwork, mortar loose Remedy: Rebuild, replace as necessary	5 of 0ea	J145/912	IW00034617
	Walls, Fences & Gates	C2	949	fence brick pillars, leaning, require re-pointing	Defect: open joints; poor brickwork; rusting railing fittings Remedy: re-point	24 of 0m2	J145/912	IW00034618

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	11 - External areas							
	Walls,Fences & Gates	C2	1,708	stone copings below fence between brick pillars require re-pointing and minor repairs	Defect: open joints; poor stonework; rusting railing fittings Remedy: re-point joints and repair	90 of 0m	J145/912	IW00034619

Identified Work for Latest Condition Survey with Cost Summary

Identified Work for Latest Condition Survey with Cost Summary

Crosby Library	Survey Date	Survey Status	Surveyor	Mech Surveyor	Elec Surveyor
	20/04/2012	Issued	[REDACTED]	[REDACTED]	[REDACTED]
1 - Main Building	Age of Block: III - From 1945 to 1966			Gross Internal Area:	1983 m ²
General Description				Gross External Area:	0 m ²
None					
Electrical Description					
None					
Mechanical Description					
None					

Element Total by Priority

Score Element	Score	1	2	3	4	Totals	Comments
01 - Roofs		0	45,382	60,847	0	106,228	
02 - Floors and stairs		0	50,056	13,485	0	63,541	
03 - Ceilings		0	4,630	683	0	5,313	
04 - External walls windows and doors		0	31,625	1,265	0	32,890	
05 - Internal walls and doors		0	1,935	569	0	2,505	
06 - Sanitary services		0	6,958	380	0	7,337	
07 - Mechanical services		0	886	9,108	0	9,994	
08 - Electrical services		0	107,601	274,518	0	382,119	
09 - Redecorations		0	21,252	51,195	0	72,447	
10 - Fixed furniture and fittings		0	1,898	0	0	1,898	
11 - External areas		0	67,172	0	0	67,172	
12 - Playing fields		0	0	0	0	0	
13 - Overall Building Condition		0	0	0	0	0	
		0	339,393	412,048	0	751,442	

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	01 - Roofs							
Flat Roofs - Drainage	Flat Roofs - Drainage	C2	1,898	all flat roof areas	Defect: flat roof subject to moss and vegetation build up, outlets blocking Remedy: clear all gutters and roof outlets, flush rwp's	1 of 0ea	J150/912	IW00034490
	Flat Roofs - Drainage	C2	190		Defect: shoe missing from metal downpipe by entrance to corridor 0/032 Remedy: repair	1 of 0ea	0/033	IW00034537

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	01 - Roofs							
Asphalt	Asphalt	C3	49,335	Main library block flat roof areas	Defect: Roof approximately 40 years old. moss build up. Remedy: overhaul and repair/replace as necessary	600 of 0m2	J150/912	IW00034535
	Asphalt	C3	11,512	flat roof above rooms 0/018 and 0/019	Defect: Roof approximately 40 years old. moss build up. Remedy: overhaul and repair/replace as necessary	140 of 0m2	0/018	IW00034424
	Asphalt	B2	5,345	flat roof above rooms 0/032, 0/033 and 0/034	Defect: Roof approximately 40 years old. moss build up. Remedy: Overhaul and repair/Allowance for ongoing repairs	65 of 0m2	0/033	IW00034512
Metal roof light glazed with polycarbonate	Metal roof light glazed with polycarbonate	C2	1,265	large domelights	Defect: grp domelights fragile and losing translucency Remedy: Renew rooflight domes	1 of 0ea	0/034	IW00034510
	Metal roof light glazed with polycarbonate	C2	2,530	large domelights	Defect: grp domelights fragile and losing translucency Remedy: Renew rooflight domes	2 of 0ea	0/033	IW00034511
	Metal roof light glazed with polycarbonate	C2	6,325	large domelights	Defect: grp domelights fragile and losing translucency replace 5no. Remedy: Renew rooflight domes	5 of 0ea	0/018	IW00034479
	Metal roof light glazed with polycarbonate	C2	1,265	large domelights	Defect: grp domelights fragile and losing translucency Remedy: Renew rooflight domes	1 of 0ea	1/040	IW00034518
	Metal roof light glazed with polycarbonate	C2	1,265	large domelights	Defect: grp domelights fragile and losing translucency Remedy: Renew rooflight domes	1 of 0ea	1/042	IW00034520
	Metal roof light glazed with polycarbonate	C2	2,530	large domelights	Defect: grp domelights fragile and losing translucency Remedy: Renew rooflight domes	2 of 0ea	1/044	IW00034521
	Metal roof light glazed with polycarbonate	C2	1,265	large domelights	Defect: grp domelights fragile and losing translucency Remedy: Renew rooflight domes	1 of 0ea	1/047	IW00034522
	Metal roof light glazed with polycarbonate	C2	1,265	large domelights	Defect: grp domelights fragile and losing translucency Remedy: Renew rooflight domes	1 of 0ea	1/050	IW00034523
	Metal roof light glazed with polycarbonate	C2	1,265	large domelights	Defect: grp domelights fragile and losing translucency Remedy: Renew rooflight domes	1 of 0ea	1/051	IW00034524
	Metal roof light glazed with polycarbonate	C2	18,975	large domelights	Defect: grp domelights fragile and losing translucency replace Remedy: Renew rooflight domes	15 of 0ea	1/061	IW00034530

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	02 - Floors and stairs							
Staircases - Treads & Risers	Staircases - Treads & Risers	B2	3,795	staircase up to first floor level	Defect: Tiles and nosings wearing Remedy: phased replacement of surfacing to treads and nosing	1 of 0ea	0/016	IW00034425
Ground Floor - Screed & Finish	Ground Floor - Screed & Finish	B4	0		Defect: satisfactory Remedy:	0 of 0	-1/008	IW00034504
Vinyl Sheet	Vinyl Sheet	C2	304		Defect: Vinyl sheet wearing, Not a non slip surface Remedy: Replace with non-slip vinyl	4 of 0m2	0/023	IW00034477
	Vinyl Sheet	C3	4,870		Defect: Tired and worn Remedy: phased replacement with non-slip vinyl	77 of 0	0/026	IW00034491
Themoplastic Tiling	Themoplastic Tiling	C2	1,898		Defect: vinyl tiles wearing, nosings wearing Remedy: phased replacement	1 of 0ea	1/052	IW00034492
	Themoplastic Tiling	C2	949		Defect: wearing, will require phased replacement Remedy: phased replacement with sheet vinyl	15 of 0m2	0/025	IW00034427
	Themoplastic Tiling	C2	380		Defect: wearing,not a non-slip surface Remedy: phased replacement with non-slip vinyl	5 of 0m2	1/050	IW00034431
	Themoplastic Tiling	C2	380		Defect: Tired and worn, not a non-slip surface Remedy: phased replacement with non-slip vinyl	5 of 0m2	1/053	IW00034526
	Themoplastic Tiling	C2	380		Defect: Tired and worn, not a non-slip surface Remedy: phased replacement with non-slip vinyl	6 of 0m2	1/045	IW00034432
	Themoplastic Tiling	C2	987		Defect: wearing, not a non-slip surface Remedy: phased replacement with non-slip vinyl	13 of 0m2	1/051	IW00034433
	Themoplastic Tiling	C3	380		Defect: Tired and worn Remedy: phased replacement with non-slip vinyl	6 of 0m2	1/056	IW00034435
	Themoplastic Tiling	C3	886		Defect: floor tiles wearing Remedy: phased replacement with sheet vinyl	14 of 0m2	0/035	IW00034532
	Themoplastic Tiling	C3	1,265		Defect: floor tiles wearing Remedy: phased replacement with sheet vinyl	1 of 0ea	0/029	IW00034577
	Themoplastic Tiling	C3	1,139		Defect: thermoplastic tiles, wearing Remedy: renew with sheet vinyl	18 of 0m2	-1/001	IW00034496
	Themoplastic Tiling	C3	1,265		Defect: thermoplastic tiles, wearing Remedy: renew with sheet vinyl	20 of 0m2	-1/004	IW00034486
	Themoplastic Tiling	C3	380		Defect: Tired and worn, not a non-slip surface Remedy: phased replacement with non-slip vinyl	6 of 0m2	0/030	IW00034514
	Themoplastic Tiling	B2	380		Defect: floor tiles wearing Remedy: phased replacement with sheet vinyl	6 of 0m2	0/021	IW00034506
	Themoplastic Tiling	B2	5,187		Defect: Thermoplastic tiles, wearing Remedy: Renew with sheet vinyl	82 of 0m2	-1/010	IW00034503
	Themoplastic Tiling	B2	1,012	used for storage	Defect: Tired and worn Remedy: phased replacement with sheet vinyl	16 of 0m2	1/062	IW00034484
	Themoplastic Tiling	B2	2,783		Defect: thermoplastic tiles, wearing Remedy: renew with sheet vinyl	44 of 0m2	-1/009	IW00034489

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	02 - Floors and stairs							
	Themoplastic Tiling	B2	2,340		Defect: wearing, will require phased replacement Remedy: phased replacement with sheet vinyl	37 of 0m2	0/024	IW00034576
	Themoplastic Tiling	B2	1,075		Defect: Tired and worn Remedy: phased replacement with sheet vinyl	17 of 0m2	1/044	IW00034430
	Themoplastic Tiling	B2	253	now used as store	Defect: Thermoplastic tiles, wearing Remedy: Renew with sheet vinyl	4 of 0m2	0/022	IW00034429
	Themoplastic Tiling	B2	25,300		Defect: Floor tiles wearing Remedy: phased replacement with sheet vinyl	400 of 0m2	1/061	IW00034529
	Themoplastic Tiling	B2	190		Defect: Tired and worn Remedy: phased replacement with sheet vinyl	3 of 0m2	1/057	IW00034528
	Themoplastic Tiling	B2	886		Defect: Tired and worn Remedy: phased replacement with sheet vinyl	14 of 0m2	1/054	IW00034434
	Themoplastic Tiling	B2	633		Defect: Tired and worn Remedy: phased replacement with sheet vinyl	10 of 0m2	1/058	IW00034436
	Themoplastic Tiling	B2	949		Defect: Tired and worn Remedy: phased replacement with sheet vinyl	15 of 0m2	1/059	IW00034437
	Themoplastic Tiling	B3	1,151		Defect: thermoplastic tiles, wearing Remedy: renew with sheet vinyl	26 of 0m2	-1/003	IW00034426
	Themoplastic Tiling	B3	1,392		Defect: thermoplastic tiles, wearing Remedy: phased replacement with sheet vinyl	22 of 0m2	-1/006	IW00034508
Terrasso Floor	Terrasso Floor	C3	759		Defect: not a non-slip surface, surface cracked Remedy: Overlay existing floor with non-slip vinyl sheet	10 of 0m2	0/019	IW00034461
Miscellaneous	Miscellaneous	B3	0	no access	Defect: no access Remedy:	0 of 0	-1/002	IW00034498
	Miscellaneous	B4	0	no access	Defect: no access Remedy:	0 of 0	-1/001	IW00034495
	Miscellaneous	B4	0	no access	Defect: no access Remedy:	0 of 0	0/027	IW00034488
	Miscellaneous	B4	0	no access	Defect: no access Remedy:	0 of 0	-1/011	IW00034505
	Miscellaneous	B4	0	no access	Defect: no access Remedy:	0 of 0	1/046	IW00034540
	Miscellaneous	B4	0	no access	Defect: no access Remedy:	0 of 0	1/063	IW00034441
	Miscellaneous	A4	0		Defect: no defects Remedy:	0 of 0	1/041	IW00034467
WI Element	03 - Ceilings							
Suspended / access	Suspended / access	C2	1,265		Defect: Renew missing / stained interlocking ceiling tiles, to match existing tiles Remedy:	1 of 0ea	J150/912	IW00034507

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	03 - Ceilings							
	Suspended / access	C2	304		Defect: Renew missing / stained ceiling tiles, to match existing tiles Remedy: Replace defective ceiling tiles	4 of 0ea	0/018	IW00034440
	Suspended / access	C2	228		Defect: Renew missing / stained ceiling tiles, to match existing tiles Remedy: Replace defective ceiling tiles	3 of 0ea	0/025	IW00034438
	Suspended / access	C2	304		Defect: Renew missing / stained ceiling tiles, to match existing tiles Remedy: Replace defective ceiling tiles	4 of 0ea	0/024	IW00034439
	Suspended / access	C3	380		Defect: Refix loose ceiling tiles, ceiling panels Remedy: Replace defective ceiling tiles	1 of 0ea	1/043	IW00034443
	Suspended / access	B3	304		Defect: Supply and fix suspended ceiling to conceal bare concrete and service ducts Remedy:	4 of 0m2	0/023	IW00034444
Upper Floors	Upper Floors	C2	2,530		Defect: cracked and damaged plaster due to water ingress from roof, rear elevation Remedy: repairs to damaged plaster investigate leaks from roof	1 of 0ea	1/061	IW00034442
WI Element	04 - External walls windows and doors							
Walls - Structure	Walls - Structure	C2	6,325	general	Defect: Vertical cracking to the brickwork near main entrance and other locations. Due to thermal expansion. Monitor or rebuild corner and install expansion joints. Remedy: monitor cracks/specialist repairs required	1 of 0ea	J150/912	IW00034445
Windows & Doors - Framing	Windows & Doors - Framing	C2	12,650	external timber curtain walling and cladding	Defect: Rot in evidence, pre-paint repairs required Remedy: Fully prepare and redecorate windows and doors/replace sections as necessary	1 of 0ea	J150/912	IW00034447
Timber windows / doors DG	Timber windows / doors DG	C2	12,650	double glazed units to curtain walling in all areas	Defect: sealed unit failed in isolated areas, some large windows Remedy: Renew glazing and re-seal as necessary as part of external decoration programme	1 of 0ea	J150/912	IW00034493
Timber windows / doors SG	Timber windows / doors SG	C3	1,265		Defect: Rotten timber and defective decoration Remedy: Renew doors and frame	2 of 0ea	0/032	IW00034513
WI Element	05 - Internal walls and doors							
Walls & Partitions - Linings/Finishes	Walls & Partitions - Linings/Finishes	C2	0		Defect: Wall shows signs of damp penetration at junction of wall to flat roof [near room 0/019]. Possibly due to inadequate flashing details. Monitor Remedy:	0 of 0	0/015	IW00034448

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	05 - Internal walls and doors							
	Walls & Partitions - Linings/Finishes	B2	0		Defect: Signs of movement to the wall , monitor. Remedy:	0 of 0	1/048	IW00034450
	Walls & Partitions - Linings/Finishes	B3	0		Defect: Signs of movement to the wall , monitor. Remedy:	0 of 0	1/049	IW00034449
Timber Fire Door	Timber Fire Door	C3	569		Defect: current doors non - fire resisting . Remedy: upgrad doors and frame to fire standard	1 of 0ea	1/044	IW00034481
Ceramic wall tiling	Ceramic wall tiling	C2	152		Defect: tiled splash-back required to sink area Remedy: provide extended tiled splashback	2 of 0m2	0/030	IW00034516
	Ceramic wall tiling	B2	228		Defect: tiled splash-back required to sink area Remedy: provide extended tiled splashback	3 of 0m	0/023	IW00034478
	Ceramic wall tiling	B2	228		Defect: tiled splash-back required to sink area Remedy: provide extended tiled splashback	3 of 0m	1/053	IW00034483
Ironmongery	Ironmongery	C2	1,328	door	Defect: Missing closers to doors Remedy: Replace closers to various door	6 of 0ea	J150/912	IW00034480
WI Element	06 - Sanitary services							
Cistern	Cistern	C3	380		Defect: Old cistern Remedy: replace	1 of 0ea	1/050	IW00034476
Sink	Sink	C2	633	no access item carried over from previous survey	Defect: cleaners sink and taps missing Remedy: replace	1 of 0ea	0/030	IW00034515
Toilet Pans and Cisterns	Toilet Pans and Cisterns	C2	3,795		Defect: Renew aged sanitary ; 1 urinal, 1 WC, 1 WHB and 1 cubicle. Remedy: Refurbish and upgrade toilet block including cubicles and appliances	6 of 0m2	1/045	IW00034451
	Toilet Pans and Cisterns	C2	2,530		Defect: aged sanitary fittings ; 2 WC's, 2 WHB's Remedy: Refurbish and upgrade toilet block including cubicles and appliances	4 of 0m2	1/051	IW00034452
WI Element	07 - Mechanical services							
Heat emitters	Heat emitters	D3	2,277		Defect: Fan convectors life expired Remedy: Replace fan convectors	2 of 2ea	1/061	IW00034565
	Heat emitters	D3	1,139		Defect: Fan convector life expired Remedy: Replace fan convector	1 of 1ea	1/049	IW00034566
	Heat emitters	D3	1,139		Defect: Fan convector life expired Remedy: Replace fan convector	1 of 1ea	1/048	IW00034567
	Heat emitters	D3	1,139		Defect: Fan convector life expired Remedy: Replace fan convector	1 of 1ea	1/042	IW00034568
	Heat emitters	D3	1,139		Defect: Fan convector life expired Remedy: Replace fan convector	1 of 1ea	0/026	IW00034570
	Heat emitters	D3	2,277		Defect: Fan convectors life expired Remedy: Replace fan convectors	2 of 2ea	0/018	IW00034571

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	07 - Mechanical services							
Mechanical ventilation	Mechanical ventilation	C2	380		Defect: Fan bearings noisy Remedy: Replace fan	1 of 1ea	0/019	IW00034572
	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide extract fan	1 of 1ea	1/053	IW00034569
WI Element	08 - Electrical services							
Lighting systems	Lighting systems	D2	455		Defect: Light fittings life expired Remedy: Replace light fittings	3 of 3ea	-1/008	IW00034575
	Lighting systems	D2	304		Defect: Light fittings life expired Remedy: Replace light fittings	2 of 2ea	1/049	IW00034553
	Lighting systems	D2	911		Defect: Light fittings life expired Remedy: Replace light fittings	6 of 6ea	1/042	IW00034554
	Lighting systems	D2	304		Defect: Light fittings life expired Remedy: Replace light fittings	2 of 2ea	1/044	IW00034555
	Lighting systems	D3	246,675		Defect: Wiring lighting and power life expired Remedy: Rewire	1 of 1ea	J145/912	IW00034454
	Lighting systems	C2	1,518		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	10 of 10ea	-1/003	IW00034474
	Lighting systems	C2	152		Defect: Light fitting reaching the end of useful life Remedy: Replace light fitting	1 of 1ea	0/020	IW00034548
	Lighting systems	C2	253		Defect: Tungsten lamps in use Remedy: Replace with low energy fittings	2 of 2ea	1/050	IW00034556
	Lighting systems	C2	1,518		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	10 of 10ea	-1/004	IW00034541
	Lighting systems	C2	911		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	6 of 6ea	-1/006	IW00034542
	Lighting systems	C2	3,163		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	26 of 26ea	-1/009	IW00034543
	Lighting systems	C2	607		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	4 of 4ea	-1/010	IW00034544
	Lighting systems	C2	455		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	3 of 3ea	-1/001	IW00034545
	Lighting systems	C2	152		Defect: Light fitting reaching the end of useful life Remedy: Replace light fitting	1 of 2ea	-1/011	IW00034574
	Lighting systems	C2	253		Defect: Tungsten lamps in use Remedy: Replace with low energy fittings	2 of 2ea	0/031	IW00034563

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	08 - Electrical services							
	Lighting systems	C2	253		Defect: Tungsten lamps in use Remedy: Replace with low energy fittings	2 of 2ea	0/022	IW00034564
	Lighting systems	C3	380		Defect: Tungsten lamps in use Remedy: Replace with low energy fittings	3 of 3ea	1/060	IW00034559
	Lighting systems	C3	380		Defect: Tungsten lamps in use Remedy: Replace with low energy fittings	3 of 3ea	1/055	IW00034560
	Lighting systems	C3	1,214		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	8 of 8ea	0/024	IW00034547
	Lighting systems	C3	3,542		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	28 of 28ea	0/015	IW00034551
	Lighting systems	C3	3,099		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	25 of 25ea	1/061	IW00034552
	Lighting systems	C3	1,518		Defect: Tungsten lamps in use Remedy: Replace with low energy fittings	48 of 48ea	0/015	IW00034475
	Lighting systems	C3	380		Defect: Tungsten lamps in use Remedy: Replace with low energy fittings	3 of 3ea	1/045	IW00034557
	Lighting systems	C3	127		Defect: Tungsten lamp in use Remedy: Replace with low energy fitting	1 of 1ea	1/057	IW00034558
Emergency lighting system	Emergency lighting system	C3	380		Defect: No emergency lighting unit by exit door Remedy: Install illuminated emergency exit sign over door	1 of 1ea	1/061	IW00034561
	Emergency lighting system	C3	380		Defect: No emergency lighting unit by exit door Remedy: Install illuminated emergency exit sign over door	1 of 1ea	1/040	IW00034562
Intake switchgear	Intake switchgear	D3	16,445		Defect: Switchgear life expired Remedy: Renew switchgear	1 of 1ea	-1/008	IW00034453
Distribution boards	Distribution boards	D2	2,024		Defect: Distribution boards life expired Rewirable fuses in use Remedy: Replace distribution boards	2 of 2ea	0/030	IW00034549
Lifts & Hoists	Lifts & Hoists	C2	88,550		Defect: Lift reaching end of useful life Remedy: Replace	1 of 1ea	0/027	IW00034455
Test & Inspection	Test & Inspection	C2	5,819		Defect: Test & Insepection Required Remedy: Test to B.S 7671	1 of 1ea	J145/912	IW00034573
WI Element	09 - Redecorations							
Internal	Internal	B3	569		Defect: cyclical renewals Remedy: phased redecoration	15 of 0m2	0/025	IW00034456

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	09 - Redecorations							
External all areas	External all areas	C2	18,975		Defect: Failed decorations exposing rotten timber Remedy: Phased redecoration programme required to include all painted/treated external elements.	1 of 0ea	J150/912	IW00034446
Internal all areas	Internal all areas	C2	228		Defect: Decorations tired. Remedy: phased redecoration	6 of 0m2	0/030	IW00034517
	Internal all areas	C3	228		Defect: tired decorations Remedy: phased redecoration	6 of 0m2	1/045	IW00034466
	Internal all areas	C3	531		Defect: Tired and worn in areas Remedy: Fully prepare and redecorate	14 of 0m2	1/052	IW00034482
	Internal all areas	C3	2,922		Defect: Decorations tired. Remedy: phased redecoration	77 of 0m2	0/026	IW00034485
	Internal all areas	B2	380		Defect: decorations wearing Remedy: phased redecoration	10 of 0m2	1/058	IW00034470
	Internal all areas	B2	607	used for storage	Defect: decorations wearing Remedy: phased redecoration	16 of 0	1/062	IW00034531
	Internal all areas	B2	1,063		Defect: tired decorations Remedy: phased redecoration	28 of 0m2	0/036	IW00034534
	Internal all areas	B3	531		Defect: tired decorations Remedy: phased redecoration	14 of 0m2	0/035	IW00034533
	Internal all areas	B3	190		Defect: cyclical renewals Remedy: phased redecoration	5 of 0m2	1/053	IW00034527
	Internal all areas	B3	493		Defect: decorations tired Remedy: phased redecoration	13 of 0m2	1/051	IW00034525
	Internal all areas	B3	152		Defect: cyclical renewals Remedy: phased redecoration	3 of 0m2	1/057	IW00034469
	Internal all areas	B3	228		Defect: cyclical renewals Remedy: phased redecoration	6 of 0m2	1/056	IW00034468
	Internal all areas	B3	569		Defect: decorations wearing Remedy: phased redecoration	15 of 0m2	1/059	IW00034471
	Internal all areas	B3	190		Defect: cyclical renewals Remedy: phased redecoration	5 of 0m2	1/050	IW00034465
	Internal all areas	B3	15,180		Defect: decorations wearing Remedy: phased redecoration	400 of 0	1/061	IW00034463
	Internal all areas	B3	645		Defect: decorations tired Remedy: phased redecoration	17 of 0m2	1/044	IW00034464
	Internal all areas	B3	190	now used as store	Defect: decorations tired Remedy: phased redecoration	4 of 0m2	0/022	IW00034459
	Internal all areas	B3	190		Defect: cyclical renewals Remedy: phased redecoration	4 of 0m2	0/023	IW00034460
	Internal all areas	B3	17,647		Defect: tired decorations Remedy: phased redecoration	465 of 0	0/015	IW00034457

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	09 - Redecorations							
	Internal all areas	B3	2,467		Defect: decorations tired Remedy: phased redecoration	65 of 0	0/020	IW00034458
	Internal all areas	B3	759		Defect: decorations wearing Remedy: phased redecoration	20 of 0m2	-1/004	IW00034487
	Internal all areas	B3	835		Defect: decorations wearing Remedy: phased redecoration	22 of 0m2	-1/006	IW00034494
	Internal all areas	B3	683		Defect: decorations wearing Remedy: phased redecoration	18 of 0m2	-1/001	IW00034497
	Internal all areas	B3	228		Defect: decorations tired Remedy: phased redecoration	6 of 0	0/021	IW00034509
	Internal all areas	B3	3,112		Defect: decorations wearing Remedy: phased redecoration	82 of 0m2	-1/010	IW00034502
	Internal all areas	B3	987		Defect: decorations wearing Remedy: phased redecoration	26 of 0m2	-1/003	IW00034500
	Internal all areas	B3	1,670		Defect: decorations wearing Remedy: phased redecoration	44 of 0m2	-1/009	IW00034501
WI Element	10 - Fixed furniture and fittings							
Kitchen cupboards	Kitchen cupboards	C2	1,898	was entrance / foyer, now tea area	Defect: provide kitchen units, worktop and sink, water supply and drainage Remedy:	1 of 0ea	0/019	IW00034462
WI Element	11 - External areas							
Drainage	Drainage	C2	127	old back inlet gullies to office front elevation	Defect: open gullies, no covers Remedy: fit covers	3 of 0ea	0/018	IW00034539
Roads & Car Parks	Roads & Car Parks	C2	50,600	car park to rear of library block	Defect: tarmac surface open textured and begining to break up, pot holed Remedy: phased resurfacing and re-marking	1 of 0ea	J150/912	IW00034536
	Roads & Car Parks	C2	2,530	car park area to rear of library	Defect: potholed in some areas by entrance Remedy: repair defective areas	1 of 0ea	J150/912	IW00034473
Paths	Paths	C2	2,530	concrete cycle storage slabs by entrance	Defect: cracked, uneven pavings, vandalised Remedy: relay and repoint replacing defective paving, replace blocks with metal bike racks	1 of 0ea	J150/912	IW00034538
	Paths	B2	11,385	perimeter paths to library block	Defect: cracked, uneven pavings Remedy: relay and repoint replacing defective paving	300 of 0m2	J150/912	IW00034472

Identified Work for Latest Condition Survey with Cost Summary

Identified Work for Latest Condition Survey with Cost Summary

Formby Library	Survey Date	Survey Status	Surveyor	Mech Surveyor	Elec Surveyor
	28/05/2012	Issued	[REDACTED]	[REDACTED]	[REDACTED]
1 - Main Building	Age of Block: III - From 1945 to 1966			Gross Internal Area:	422 m ²
General Description				Gross External Area:	0 m ²
None					
Electrical Description					
None					
Mechanical Description					
None					

Element Total by Priority

Score Element	Score	1	2	3	4	Totals	Comments
01 - Roofs		0	0	0	0	0	
02 - Floors and stairs		0	2,353	923	0	3,276	
03 - Ceilings		0	0	0	0	0	
04 - External walls windows and doors		0	17,204	0	0	17,204	
05 - Internal walls and doors		0	1,094	0	0	1,094	
06 - Sanitary services		0	1,518	0	0	1,518	
07 - Mechanical services		0	32,232	0	0	32,232	
08 - Electrical services		0	708	380	0	1,088	
09 - Redecorations		0	2,340	0	0	2,340	
10 - Fixed furniture and fittings		0	0	0	0	0	
11 - External areas		0	696	0	0	696	
12 - Playing fields		0	0	0	0	0	
13 - Overall Building Condition		0	0	0	0	0	
		0	58,146	1,303	0	59,449	

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	02 - Floors and stairs							
Themoplastic Tiling	Themoplastic Tiling	C2	569	flooring	Defect: Tired and worn Remedy: Replacement with sheet vinyl	9 of 0m2	0/14007	IW00035491
Carpet	Carpet	C2	493	flooring	Defect: carpet wearing Remedy: Remove existing carpet and renew	13 of 0m2	0/14011	IW00035492
	Carpet	C2	152	flooring	Defect: carpet wearing Remedy: Remove existing carpet and renew	4 of 0m2	0/14006	IW00036618
	Carpet	B3	607	flooring	Defect: carpet wearing Remedy: Remove existing carpet and renew	16 of 0m2	0/14005	IW00036621

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	02 - Floors and stairs							
Quarry tiles	Quarry tiles	C2	569	flooring	Defect: Quarry tiles old and worn, tiles have no anti slip quality Remedy: Replace quarry tiles with non-slip flooring	6 of 0m2	0/14009	IW00035515
	Quarry tiles	C2	569	flooring	Defect: Quarry tiles old and worn, tiles have no anti slip quality Remedy: Replace quarry tiles with non-slip flooring	6 of 0m2	0/14008	IW00035493
Concrete floor	Concrete floor	B3	316	Concrete floor	Defect: No finish to concrete floor Remedy: Apply new floor paint	1 of 0ea	-1/14001	IW00035512
Miscellaneous	Miscellaneous	B4	0		Defect: new room Remedy:	0 of 0	0/14015	IW00035504
WI Element	04 - External walls windows and doors							
Steel windows / doors SG	Steel windows / doors SG	C2	1,518	steel external windows	Defect: Steel frames corroded slightly; paint build up making opening difficult; some catches defective Remedy: Renew with uPVC	2 of 0ea	0/14002	IW00035495
	Steel windows / doors SG	C2	2,783	steel external windows 1 large, 2 high level	Defect: Steel frames corroded slightly; paint build up making opening difficult; some catches defective Remedy: Renew with uPVC	3 of 0ea	0/14003	IW00035500
	Steel windows / doors SG	C2	506	steel external windows	Defect: Steel frames corroded slightly; paint build up making opening difficult; some catches defective Remedy: Renew with uPVC	1 of 0ea	0/14008	IW00035519
	Steel windows / doors SG	C2	2,277	steel external windows	Defect: Steel frames corroded slightly; paint build up making opening difficult; some catches defective Remedy: Renew with uPVC	3 of 0ea	0/14012	IW00035505
	Steel windows / doors SG	C2	5,313	steel external windows - front elevation	Defect: Steel frames corroded slightly; paint build up making opening difficult; some catches defective Remedy: Renew with uPVC	7 of 0ea	0/14004	IW00035507
	Steel windows / doors SG	C2	759	steel external windows	Defect: Steel frames corroded slightly; paint build up making opening difficult; some catches defective Remedy: Renew with uPVC	1 of 0ea	0/14011	IW00035508
	Steel windows / doors SG	C2	506	steel external windows	Defect: Steel frames corroded slightly; paint build up making opening difficult; some catches defective Remedy: Renew with uPVC	2 of 0ea	0/14010	IW00035510

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	04 - External walls windows and doors							
	Steel windows / doors SG	C2	506	steel external windows	Defect: Steel frames corroded slightly; paint build up making opening difficult; some catches defective Remedy: Renew with uPVC	1 of 0ea	0/14009	IW00035520
	Steel windows / doors SG	B2	3,036	steel external windows - rear of room to new extension	Defect: Steel frames corroded slightly; paint build up making opening difficult; some catches defective Remedy: Renew with uPVC	4 of 0ea	0/14004	IW00035506
WI Element	05 - Internal walls and doors							
Walls & Partitions - Linings/Finishes	Walls & Partitions - Linings/Finishes	B2	127	Near window	Defect: Minor cracking of plaster Remedy: Minor plaster repairs prior to decorations	2 of 0m2	0/14010	IW00035502
Ceramic wall tiling	Ceramic wall tiling	C2	152	Sink areas	Defect: Tiles old and crazed finishes Remedy: Remove existing tiles and renew splashback	2 of 0m2	0/14008	IW00035494
	Ceramic wall tiling	C2	152	Sink areas	Defect: Tiles old and crazed finishes Remedy: Remove existing tiles and renew splashback	2 of 0m2	0/14009	IW00035532
Ironmongery	Ironmongery	B2	221	door	Defect: Missing closer to door Remedy: Replace closer to door	1 of 0ea	0/14008	IW00036622
	Ironmongery	B2	221	door	Defect: Missing closer to door Remedy: Replace closer to door	1 of 0ea	0/14009	IW00036623
	Ironmongery	B2	221	door	Defect: Missing closer to door Remedy: Replace closer to door	1 of 0ea	0/14010	IW00035498
WI Element	06 - Sanitary services							
Toilets	Toilets	C2	380		Defect: renew ageing wc complete Remedy: Replace toilets	1 of 0ea	0/14009	IW00035496
	Toilets	B2	380		Defect: renew ageing wc complete Remedy: Replace toilets	1 of 0ea	0/14008	IW00035513
Wash hand basin	Wash hand basin	C2	380	washbasin	Defect: Cracked and ceramic defective Remedy: Renew	1 of 0ea	0/14009	IW00035514
	Wash hand basin	C2	380	washbasin	Defect: Cracked and ceramic defective Remedy: Renew	1 of 0ea	0/14008	IW00035497
WI Element	07 - Mechanical services							
Boilers	Boilers	C2	27,830		Defect: 1 x gas boiler Clyde Combustions Mark 2, reaching end of useful life Remedy: Replace boiler including pumps and controls	1 of 1ea	-1/14001	IW00035528
Pump	Pump	D2	987		Defect: Sump pump life expired Remedy: Replace Pump	1 of 1ea	-1/14001	IW00035503

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	07 - Mechanical services							
Mechanical ventilation	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/14010	IW00035524
	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/14008	IW00035518
	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/14009	IW00035517
Gas system	Gas system	C2	1,898		Defect: No emergency shut off valve Remedy: Install gas shut of valve	1 of 1ea	-1/14001	IW00035526
WI Element	08 - Electrical services							
Emergency lighting system	Emergency lighting system	C3	380		Defect: No emergency lighting unit over door, sign only Remedy: Install illuminated emergency exit sign over door	1 of 1ea	0/14004	IW00035525
Test & Inspection	Test & Inspection	C2	708		Defect: Tested 16/02/09, next test due 16/02/14 Remedy: Carry out tests & inspections	1 of 1ea	J120/912	IW00035527
WI Element	09 - Redecorations							
Internal all areas	Internal all areas	B2	253	internal decorations	Defect: Decorations tired. Remedy: phased redecoration	1 of 0ea	0/14009	IW00035521
	Internal all areas	B2	253	internal decorations	Defect: Decorations tired. Remedy: phased redecoration	1 of 0ea	0/14008	IW00035522
	Internal all areas	B2	607	internal decorations	Defect: Decorations tired. Remedy: Fully prepare and redecorate	16 of 0m2	0/14005	IW00036619
	Internal all areas	B2	342	internal decorations	Defect: Decorations tired. Remedy: Fully prepare and redecorate	9 of 0m2	0/14007	IW00036620
	Internal all areas	B2	380	internal decorations	Defect: Decorations tired. Remedy: phased redecoration	1 of 0ea	0/14010	IW00035511
	Internal all areas	B2	506	internal decorations	Defect: Minor cracking and soiling Remedy: phased redecoration	1 of 0ea	-1/14001	IW00035499
WI Element	11 - External areas							
Drainage	Drainage	C2	380	safticurb drainage channels	Defect: blocked, require rodding and cleaning Remedy: Clear drains on an annual basis	15 of 0m	J120/912	IW00035523
Paths	Paths	C2	316		Defect: concrete outside boiler, cracked uneven Remedy: Isolated repairs as necessary	1 of 0ea	J120/912	IW00035509

Identified Work for Latest Condition Survey with Cost Summary

Identified Work for Latest Condition Survey with Cost Summary

Litherland Library	Survey Date	Survey Status	Surveyor	Mech Surveyor	Elec Surveyor
	28/05/2012	Issued	[REDACTED]	[REDACTED]	[REDACTED]
1 - Main Building	Age of Block: III - From 1945 to 1966			Gross Internal Area:	100 m ²
General Description				Gross External Area:	0 m ²
None					
Electrical Description					
None					
Mechanical Description					
None					

Element Total by Priority

Score Element	Score	1	2	3	4	Totals	Comments
01 - Roofs		0	10,120	0	0	10,120	
02 - Floors and stairs		0	18,184	633	0	18,817	
03 - Ceilings		0	1,012	0	0	1,012	
04 - External walls windows and doors		0	45,287	2,530	0	47,817	
05 - Internal walls and doors		759	1,455	759	0	2,973	
06 - Sanitary services		0	3,163	0	0	3,163	
07 - Mechanical services		0	38,152	0	0	38,152	
08 - Electrical services		0	5,718	0	961	6,679	
09 - Redecorations		0	7,464	0	0	7,464	
10 - Fixed furniture and fittings		0	0	0	0	0	
11 - External areas		0	12,903	0	0	12,903	
12 - Playing fields		0	0	0	0	0	
13 - Overall Building Condition		0	0	0	0	0	
		759	143,457	3,922	961	149,099	

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	01 - Roofs							
Pitched Roofs - Drainage	Pitched Roofs - Drainage	D2	1,265	gutters blocked with vegetation	Defect: Blocked gutters, full of vegetation Remedy: Clear gutters on annual basis	1 of 0ea	J160/912	IW00035534
Pitched Roofs - Coverings & Insulation	Pitched Roofs - Coverings & Insulation	B2	3,163	roof insulation	Defect: check present levels of roof space insulation and upgrade if necessary Remedy: Replace	1 of 0ea	J160/912	IW00035564
Fascias	Fascias	C2	3,163	timber fascia board split and rotted	Defect: Rotted fascia board, holed to Bridge Road elevation Remedy: Replace sections as necessary	1 of 0ea	J160/912	IW00035536

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	01 - Roofs							
Slates	Slates	B2	2,530	main roof slopes	Defect: missing / slipped / damaged roof slates Remedy: repair roof slopes/replace as necessary-remove vegetation	1 of 0ea	J160/912	IW00035535
WI Element	02 - Floors and stairs							
Staircases - Treads & Risers	Staircases - Treads & Risers	C2	3,163	fire exit staircase from workroom / office; used as access to boiler room	Defect: non compliant landing, doors open on to top step, falling hazard Remedy: re-construct steps and provide level landing	1 of 0ea	0/16005	IW00035575
Themoplastic Tiling	Themoplastic Tiling	C2	2,720	vinyl floor	Defect: Themoplastic tiles to floor old and worn, dirty finish Remedy: Replace with new sheet vinyl	43 of 0m2	0/16004	IW00035568
	Themoplastic Tiling	C2	1,455	flooring	Defect: Themoplastic tiles to floor old and worn, Remedy: Replace with new non-slip sheet vinyl	23 of 0m2	0/16006	IW00035570
	Themoplastic Tiling	C2	8,855	vinyl floor	Defect: Themoplastic tiles to floor old and worn, dirty finish Remedy: Replace with new sheet vinyl	140 of 0m2	0/16003	IW00035538
	Themoplastic Tiling	C3	633	flooring	Defect: Themoplastic tiles to floor old and worn, Remedy: Replace with carpet	10 of 0m2	0/16008	IW00035537
Quarry tiles	Quarry tiles	C2	759	worn quarry tile floors	Defect: Quarry tile floor old and worn, tiles have no anti slip quality Remedy: Replace with non-slip vinyl sheet	8 of 0m2	0/16001	IW00035539
	Quarry tiles	C2	474	worn quarry tile floors	Defect: Quarry tile floor old and worn, tiles have no anti slip quality Remedy: Replace with non-slip vinyl sheet	5 of 0m2	0/16002	IW00035540
	Quarry tiles	C2	759	worn quarry tile floors	Defect: Quarry tile floor old and worn, tiles have no anti slip quality Remedy: Replace with non-slip vinyl sheet	8 of 0m2	0/16009	IW00035563
WI Element	03 - Ceilings							
Lath and plaster	Lath and plaster	D2	506	ceiling plaster	Defect: wide cracks in ceiling caused by building settlement Remedy: Repair, monitor	8 of 0m2	0/16001	IW00035541
	Lath and plaster	D2	506	ceiling plaster	Defect: wide cracks in ceiling caused by building settlement Remedy: Repair, monitor	8 of 0m2	0/16009	IW00036624
WI Element	04 - External walls windows and doors							
Walls - Structure	Walls - Structure	C2	1,265	canopy above rear entrance door	Defect: pointing above canopy is perished. No covering to stone canopy. Water is penetrating through to inside. Remedy: Repoint brickwork, waterproof top of canopy.	1 of 0ea	0/16009	IW00035543

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	04 - External walls windows and doors							
Walls - Ext.Cladding/Finishes	Walls - Ext.Cladding/Finishes	C3	2,530	stone surrounds to windows are spalling where window guard fixings are rusting	Defect: Splitting to stone surrounds Remedy: Repair	1 of 0ea	J160/912	IW00035544
Windows & Doors - Framing	Windows & Doors - Framing	C2	759	external door frame	Defect: frame surround in poor condition. Doors have been replaced, smashed side window Remedy: replace frame unit - rehang doors	1 of 0ea	0/16005	IW00035545
Steel windows / doors SG	Steel windows / doors SG	C2	43,263	Rooms 001; 002; 003; 004; 005; 007; 008; 17 each	Defect: Rusting window frames, draughty and difficult to open Remedy: Replace with new upvc frames	76 of 0m2	J160/912	IW00035546
WI Element	05 - Internal walls and doors							
Walls & Partitions	Walls & Partitions	C1	380	wall plaster	Defect: wide cracks to wall plaster caused by building settlement Remedy: Repair plasterwork	6 of 0m2	0/16001	IW00035547
	Walls & Partitions	C1	380	wall plaster	Defect: wide cracks to wall plaster caused by building settlement Remedy: Repair plasterwork	6 of 0m2	0/16002	IW00035559
	Walls & Partitions	C2	380	wall plaster	Defect: wide cracks to wall plaster caused by building settlement Remedy: Repair plasterwork	6 of 0m2	0/16009	IW00035561
	Walls & Partitions	C2	633	walls	Defect: walls cracked Remedy: Repair	10 of 0m2	0/16007	IW00035549
	Walls & Partitions	C3	759	cracked walls to room 01	Defect: wall cracks Remedy: Repair	20 of 0m2	0/16003	IW00035548
Ironmongery	Ironmongery	C2	221	internal doors generally	Defect: Worn fittings, Missing closer to door Remedy: Overhaul door ironmongery	1 of 0ea	0/16001	IW00035550
	Ironmongery	C2	221	internal doors generally	Defect: Worn fittings, Missing closer to door Remedy: Overhaul door ironmongery	1 of 0ea	0/16002	IW00036625
WI Element	06 - Sanitary services							
Miscellaneous	Miscellaneous	C2	3,163	all sanitary fittings and wall tiling	Defect: All sanitary fittings and wall tiling old and worn Remedy: Replace and refurbish room	1 of 0ea	0/16002	IW00035551
WI Element	07 - Mechanical services							
Boilers	Boilers	C2	32,890		Defect: 1 x Stelrad boiler (Ideal Concord CX) reaching the end of useful life Remedy: Replace boiler including pump and controls	1 of 1ea	-1/16011	IW00035576
Pump	Pump	C2	76	luminaires	Defect: Inspect sump pump Remedy: Inspect	1 of 1ea	-1/16011	IW00035569
Mechanical ventilation	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/16001	IW00035578

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Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	07 - Mechanical services							
	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/16002	IW00035579
DHW storage	DHW storage	C2	2,277		Defect: Storage tank life expired Remedy: Replace storage tank	1 of 1ea	J160/912	IW00035581
Gas system	Gas system	C2	1,898	luminaires	Defect: No emergency shut off valve Remedy: Install gas shut of valve	1 of 1ea	-1/16011	IW00035583
WI Element	08 - Electrical services							
Lighting systems	Lighting systems	C2	911	luminaires	Defect: Light fittings reaching the end of useful life Remedy: Install new fittings with cat2 diffusers	6 of 6ea	0/16004	IW00035582
	Lighting systems	C2	2,783	luminaires	Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	18 of 18ea	0/16003	IW00035567
	Lighting systems	C2	1,214	luminaires	Defect: Light fittings reaching the end of useful life Remedy: Install new fittings with cat2 diffusers	8 of 8ea	0/16007	IW00035572
	Lighting systems	C2	582	steps down to basement boiler room	Defect: Lighting old and inoperative to staircase, used by staff to control heating, trip hazard Remedy: Install functioning lighting to staircase	1 of 1ea	-1/16011	IW00035565
	Lighting systems	C2	127	luminaires	Defect: Light fitting reaching the end of useful life Remedy: Replace light fitting	1 of 1ea	0/16010	IW00035577
Earthing system	Earthing system	C2	76	luminaires	Defect: Equipotential bonding of pipework required Remedy: Cross bond pipe work	2 of 2ea	0/16001	IW00035574
Electric water heaters	Electric water heaters	C2	25		Defect: Hot water too hot Remedy: Reduce water temperature	1 of 1ea	0/16001	IW00035580
Fire Alarms	Fire Alarms	B4	0	fire alarm system	Defect: New fire alarm installed Remedy:	1 of 1ea	J160/990	IW00035552
Test & Inspection	Test & Inspection	B4	961	electrical test	Defect: Tested 30/08/09, next test due 30/08/13 Remedy: Test to B.S 7671	1 of 1ea	J160/990	IW00035573
WI Element	09 - Redecorations							
Internal	Internal	C2	253	internal decorations	Defect: decorations tired Remedy: redecorate following plaster repairs	1 of 0ea	0/16009	IW00035562
External all areas	External all areas	C2	6,325	complete external decorations	Defect: tired decorations, timber fascias; window frames; rainwater goods Remedy: Prepare and redecorate (omit costs if windows are replaced)	1 of 0ea	J160/912	IW00035553
Internal all areas	Internal all areas	C2	380	internal decorations	Defect: Decorations tired Remedy: Redecorate following plaster repairs	10 of 0m2	0/16001	IW00035554
	Internal all areas	C2	253	internal decorations	Defect: Decorations tired Remedy: Redecorate following plaster repairs	1 of 0ea	0/16002	IW00035560

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Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	09 - Redecorations							
	Internal all areas	B2	253	internal decorations	Defect: unmaintained decorations Remedy: phased redecoration	1 of 0ea	-1/16011	IW00035566
WI Element	11 - External areas							
Walls,Fences & Gates	Walls,Fences & Gates	B2	2,530	Metal railings include handrail	Defect: Paint finish to railings peeling Remedy: Repaint railings	100 of 0m	J160/912	IW00035556
	Walls,Fences & Gates	B2	1,265	copings to boundary walls require re-pointing	Defect: Open joints in copings, mortar loose Remedy: Re-point	100 of 0m	J160/912	IW00035557
Manholes & Gullies	Manholes & Gullies	C2	506	drainage gulleys to perimeter of building	Defect: Gullies blocked, paths flooding Remedy: Clean out all gullies	8 of 0ea	J160/912	IW00035571
	Manholes & Gullies	C2	380	drainage gulleys	Defect: Cracked gullies Remedy: Replace	2 of 0ea	J160/912	IW00035558
Tarmac	Tarmac	C2	6,325	perimeter tarmac paths and areas	Defect: uneven, breaking up, trip hazard, Tree root damage Remedy: Repair / resurface	1 of 0ea	J160/912	IW00035555
Miscellaneous surfaces	Miscellaneous surfaces	D2	1,898	Fire Exit	Defect: Steps to Fire exit, falling hazard Remedy: No level egress	1 of 0ea	0/16005	IW00035542

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Orrell Library	Survey Date	Survey Status	Surveyor	Mech Surveyor	Elec Surveyor
	08/05/2012	Issued	[REDACTED]	[REDACTED]	[REDACTED]
1 - Main Building	Age of Block: III - From 1945 to 1966			Gross Internal Area:	611 m ²
General Description	Orrell community centre incl... within this survey			Gross External Area:	0 m ²
Electrical Description	None				
Mechanical Description	None				

Element Total by Priority

Score Element	Score	1	2	3	4	Totals	Comments
01 - Roofs		15,180	4,428	12,650	0	32,258	
02 - Floors and stairs		0	3,428	8,994	0	12,422	
03 - Ceilings		0	0	0	0	0	
04 - External walls windows and doors		4,301	13,915	0	0	18,216	
05 - Internal walls and doors		0	1,075	152	0	1,227	
06 - Sanitary services		0	1,265	1,265	0	2,530	
07 - Mechanical services		0	3,858	5,693	0	9,551	
08 - Electrical services		0	5,946	380	0	6,325	
09 - Redecorations		0	4,567	6,780	0	11,347	
10 - Fixed furniture and fittings		0	0	1,265	0	1,265	
11 - External areas		1,012	0	0	0	1,012	
12 - Playing fields		0	0	0	0	0	
13 - Overall Building Condition		0	0	0	0	0	
		20,493	38,481	37,178	0	96,153	

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	01 - Roofs							
Flat Roofs - Structure	Flat Roofs - Structure	C1	15,180	6 large rooflights concrete and glazed brick	Defect: Rooflights leaking, ageing and defective, Spalled concrete finish Remedy: Replace rooflights	6 of 0ea	J175/912	IW00036633

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Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	01 - Roofs							
	Flat Roofs - Structure	C3	12,650	No access	Defect: Signs of water ingress internally, vegetation through brickwork parapet, defective rooflights Remedy: Full roof inspection required with the view to replacement/Allowance for ongoing repairs	1 of 0m2	J175/912	IW00036627
Parapet	Parapet	C2	1,898	Roof paraquet	Defect: Spoiling brickwork, Stepped & lateral cracking, mortar poor Remedy: Monitor cracking, Repair brickwork repoint	1 of 0	J175/912	IW00036628
Metal rainwater goods	Metal rainwater goods	C2	2,530		Defect: Rusting and defective, leaking gutters and damp brickwork Remedy: Repair/renew downspouts, repoint defective brickwork as necessary	2 of 0ea	J175/912	IW00034729
WI Element	02 - Floors and stairs							
Themoplastic Tiling	Themoplastic Tiling	C2	683	Flooring	Defect: Tired and worn, thermoplastic tiles, wearing Remedy: Replace thermoplastic tiles with carpet and non-slip vinyl to sink areas	14 of 0m2	0/21008	IW00034710
	Themoplastic Tiling	C2	569	Flooring	Defect: Tired and worn, thermoplastic tiles, wearing Remedy: Replace with carpet	15 of 0m2	0/21005	IW00034711
Block Parquet	Block Parquet	C3	7,666	flooring	Defect: Floor finish wearing, marked Remedy: Sand and re-seal, Isolated repairs	202 of 0m2	0/21004	IW00034715
Terrasso Floor	Terrasso Floor	C3	949	flooring	Defect: Worn and cracked finish Remedy: Recover existing floor with sheet vinyl.	15 of 0m2	0/21006	IW00034712
	Terrasso Floor	C3	380	flooring	Defect: Worn and cracked finish Remedy: Recover existing floor with sheet vinyl.	6 of 0m2	0/21007	IW00036630
Concrete floor	Concrete floor	C2	455	floor	Defect: Concrete floor has no finish Remedy: Apply non-slip finish	6 of 0m2	0/21001	IW00034713
	Concrete floor	C2	455	floor	Defect: Concrete floor has no finish Remedy: Apply non-slip finish	6 of 0m2	0/21003	IW00034714
Cast insitu concrete stairs	Cast insitu concrete stairs	B2	1,265	Stairs	Defect: spalled and erroded / worn, moss growth Remedy: remove moss growth from stairs/repair reform as necessary	1 of 0ea	-1/21014	IW00034730
WI Element	04 - External walls windows and doors							
Walls - Structure	Walls - Structure	C2	3,163	brickwork at high level	Defect: Perished brickwork requires repointing, vegetation and plants Remedy: Repoint walls mortar to match existing, remove vegetation	50 of 0m2	J175/912	IW00036632

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	04 - External walls windows and doors							
Concrete frame and cladding	Concrete frame and cladding	C1	4,301	cills and lintols	Defect: carbonisation to cills, exposed reinforcements Remedy: Reface cills and copings in isolated areas	17 of 0ea	J175/912	IW00034731
Steel windows / doors SG	Steel windows / doors SG	C2	10,753	windows	Defect: Steel frames corroded, draughty and difficult to open Remedy: Renew with uPVC	17 of 0ea	J175/912	IW00034721
WI Element	05 - Internal walls and doors							
Walls & Partitions - Linings/Finishes	Walls & Partitions - Linings/Finishes	C2	633	corner of room	Defect: Areas of cracked plaster,perished plaster - water damage from external downspouts Remedy: Hack off, replaster, make good to decorations	1 of 0ea	0/21004	IW00034722
Ceramic wall tiling	Ceramic wall tiling	C3	152	sink areas	Defect: Damaged aged & defective wall tiles Remedy: Provide splash-back to sink	2 of 0m2	0/21008	IW00034720
Ironmongery	Ironmongery	C2	221	door	Defect: Missing closer to door Remedy: Replace closer to door	1 of 0ea	0/21005	IW00034717
	Ironmongery	C2	221	door	Defect: Missing closer to door Remedy: Replace closer to door	1 of 0ea	0/21008	IW00034716
WI Element	06 - Sanitary services							
Toilet Pans and Cisterns	Toilet Pans and Cisterns	C3	1,265	Wc	Defect: All sanitary appliances tired and worn Remedy: Replace wc, wash hand basin and tiled splashback	1 of 0ea	0/21003	IW00034719
	Toilet Pans and Cisterns	B2	1,265	Wc	Defect: All sanitary appliances tired and worn Remedy: Replace wc, wash hand basin and tiled splashback	1 of 0ea	0/21001	IW00034718
WI Element	07 - Mechanical services							
Boilers	Boilers	C2	708		Defect: Redundant/ disconnected cast iron sectional boiler left in boiler house Remedy: Dismantle & remove from site	1 of 1ea	-1/21014	IW00034739
	Boilers	B4	0		Defect: 1x Ideal concord CXA gas boiler, new and in good condition Remedy:	1 of 1ea	-1/21014	IW00034697
Heat emitters	Heat emitters	C2	1,898	21004B	Defect: Convector heater reaching end of useful life, noisy Remedy: Replace convector heater	1 of 1ea	0/21004	IW00034741
	Heat emitters	C3	5,693	21004C	Defect: Convector heaters reaching end of useful life Remedy: Replace convector heaters	1 of 1ea	0/21004	IW00034742
Mechanical ventilation	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/21001	IW00034709

Identified Work for Latest Condition Survey with Cost Summary

Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	07 - Mechanical services							
	Mechanical ventilation	C2	506		Defect: No mechanical ventilation provided Remedy: Provide mechanical ventilation	1 of 1ea	0/21003	IW00034708
Gas system	Gas system	C2	240	Stairs	Defect: Gas pipe not painted to BS Standard Remedy: Paint gas pipe in line with BS Standards	6 of 6m	0/21017	IW00034698
WI Element	08 - Electrical services							
Lighting systems	Lighting systems	C2	430	Stair way	Defect: Lights & switch not working Remedy: Replace switch & light fittings	3 of 3ea	0/21017	IW00034699
	Lighting systems	C2	455		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	3 of 3ea	-1/21014	IW00034701
	Lighting systems	C2	304		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	2 of 2ea	0/21006	IW00034702
	Lighting systems	C2	152		Defect: Light fitting reaching the end of useful life Remedy: Replace light fitting	1 of 1ea	0/21002	IW00034740
	Lighting systems	C2	152		Defect: Light fitting reaching the end of useful life Remedy: Replace light fitting	1 of 1ea	-1/21015	IW00034737
	Lighting systems	C2	152		Defect: Light fitting reaching the end of useful life Remedy: Replace light fitting	1 of 1ea	0/21007	IW00034734
	Lighting systems	C2	3,732		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	27 of 30ea	0/21004	IW00034735
	Lighting systems	C2	304		Defect: Light fittings reaching the end of useful life Remedy: Replace light fittings	2 of 2ea	0/21008	IW00034736
Emergency lighting system	Emergency lighting system	C3	380		Defect: No emergency lighting unit Remedy: Install illuminated emergency exit sign over door	1 of 1ea	0/21004	IW00034706
Earthing system	Earthing system	C2	51		Defect: Equipotential bonding of pipework required Remedy: Cross bond pipe work	1 of 1ea	0/21003	IW00034703
	Earthing system	C2	51		Defect: Equipotential bonding of pipework required Remedy: Cross bond pipe work	1 of 1ea	0/21001	IW00034704
	Earthing system	C2	51		Defect: Equipotential bonding of pipework required under sink Remedy: Cross bond pipe work	1 of 1ea	0/21008	IW00034733
	Earthing system	C2	114		Defect: Equipotential bonding of two gas meters required Remedy: Cross bond gas meters	1 of 1ea	-1/21015	IW00034738

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Sub-Element	Item	C/P	Cost	Location	Defect/Remedy	Measurement	Room	IW Counter
WI Element	08 - Electrical services							
Fire alarm systems	Fire alarm systems	B4	0		Defect: New fire alarm system installed Remedy:	1 of 1ea	J175/912	IW00034707
Test & Inspection	Test & Inspection	B4	0		Defect: Tested 14/11/11, next test due 14/11/16 Remedy: Carry out tests & inspections	1 of 1ea	J175/912	IW00034705
WI Element	09 - Redecorations							
External	External	C3	1,265	handrails	Defect: Early signs of failing decorations Remedy: Fully prepare and redecorate	1 of 0ea	J175/912	IW00034732
Internal all areas	Internal all areas	C2	620	Internal decorations	Defect: Decorations poor, defective plaster finishes Remedy: Make good to perished plasterwork and finishes	14 of 0m2	0/21008	IW00034723
	Internal all areas	C2	569		Defect: Decorations poor, defective plaster finishes Remedy: Fully prepare and redecorate	15 of 0m2	0/21006	IW00034724
	Internal all areas	C3	5,060		Defect: Decorations poor, defective plaster finishes Remedy: Fully prepare and redecorate	200 of 0m2	0/21004	IW00034726
	Internal all areas	B2	569		Defect: Decorations poor, defective plaster finishes Remedy: Fully prepare and redecorate	15 of 0m2	0/21005	IW00034725
	Internal all areas	B2	2,049		Defect: Decorations wearing Remedy: Fully prepare and redecorate	54 of 0m2	-1/21014	IW00036634
	Internal all areas	B2	759		Defect: Decorations wearing Remedy: Fully prepare and redecorate	20 of 0m2	-1/21015	IW00036626
	Internal all areas	B3	228		Defect: Decorations wearing Remedy: Fully prepare and redecorate	6 of 0m2	0/21001	IW00034727
	Internal all areas	B3	228		Defect: Decorations wearing Remedy: Fully prepare and redecorate	6 of 0m2	0/21003	IW00034728
WI Element	10 - Fixed furniture and fittings							
Sink units	Sink units	B3	1,265	Sink and base units	Defect: Sink and base units wearing Remedy: Replace sinks and built in units	1 of 0ea	0/21008	IW00036631
WI Element	11 - External areas							
Walls,Fences & Gates	Walls,Fences & Gates	C1	1,012	Brick planters	Defect: Spalled brickwork and poor mortar, missing and loose bricks Remedy: Remove loose brick, repair and remove weeds	2 of 0ea	J175/912	IW00036629

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