

GENERAL BUILDING CONDITION ASSESSMENT

For

**Commercial, The Heathcoat Building, Nottingham Science Park,
Nottingham, NG7 2QJ**



START DATE:	23/09/2011	STARTER NAME:	User1 User1
END DATE:		COMPLETER NAME:	

2.0 PROPERTY INFORMATION RECORD

PROPERTY ADDRESS:Commercial,The Heathcoat Building, Nottingham Science Park, Nottingham, NG7 2QJ POST CODE:NG7 2QJ	DATE OF CONSTRUCTION:14/12/1987	
	DETACHED:	yes
	SEMI DETACHED:	no
	TERRACED:	no

BUILDING OWNER OR AGENT:	Nottingham City Council	NAME OF OCCUPIER(S) IF DIFFERENT:	ACMS UK Ltd
RESPONSIBLE PERSON:	Steve Aldridge	COMPETENT PERSON:	Dave Cook

PREMISES CONTACT NAME:Rachael Belshaw	CONTACT NO:01159 220600	TEL:01159 220600	MOB:0797165562 54
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OCCUPANCY TYPE:Office	OPENING HOURS:9-5
NATURE OF OCCUPANCY:Offices	
CONSTRUCTION OF BUILDING:Steel frame with concrete floors and metal profile external cladding	

NO. OF FLOORS:		NO.OF STAIRCASES :		SIZE OF BUILIDNG SQM:	
(1) WHOLE OF BUILDING:-		(1) WHOLE OF BUILDING:-	2	(1) WHOLE OF BUILDING:-	2500
(2) CLIENTS DEMISE:-		(2) CLIENTS DEMISE:-	2	(2) CLIENTS DEMISE:-	2500
NO. OF FINAL EXITS:		MAXIMUM NUMBER OF EMPLOYEES AT RISK:		MAXIMUM NUMBER OF OTHER PERSONS AT RISK IN THE WORK PLACE:	
(1) WHOLE OF BUILDING:-	4	(1) WHOLE OF BUILDING:-	50	(1) WHOLE OF BUILDING:-	10
(2) CLIENTS DEMISE:-	4	(2) CLIENTS DEMISE:-	50	(2) CLIENTS DEMISE:-	10

3.0 BUILDING ELEMENTS

1.0 GENERAL BUILDING CONFIGURATION			
	1.1 Steel Frame	Hazardous	0
	1.2 Concrete frame	Hazardous	0
	1.3 Brick built	Hazardous	100
	1.4 Block built	Hazardous	25
	1.5 Timber frame	Hazardous	0
	1.6 Rendered block	Hazardous	0
	1.7 Portable	Hazardous	0
	1.8 Suspected Listed	Hazardous	0
	1.9 Stone Built	Hazardous	0
2.0 EXTERNAL ELEMENTS			
2.1 ROOF			
	2.1.1 Flat	Tolerable	0
	2.1.2 Pitched	Tolerable	0
	2.1.3 Combination	Tolerable	0
2.1.1 MAIN COMPONENTS			
	2.1.1.1 Felt flat inc. perimeter treatment, drainage, ect.	Tolerable	0
	2.1.1.2 Asphalt inc. perimeter treatment, drainage, ect.	Tolerable	0
	2.1.1.3 Sheet lead inc. perimeter treatment, drainage	Tolerable	0
	2.1.1.4 Slates inc. flashings, verges, drainage etc.	Tolerable	0
	2.1.1.5 Clay or conc. tiles, inc. verges, dranlage, etc	Tolerable	0
	2.1.1.6 Asbestos slates, inc. flashings, verges, drainage	Tolerable	0
	2.1.1.7 Metal sheeting inc. flashings, drainage, etc.	Tolerable	0
	2.1.1.8 Asbestos sheeting, inc. flashings, drainage, etc.	Tolerable	0
	2.1.1.9 Felt pitched inc. perimeter treatment, drainage, etc.	Tolerable	0
2.1.1.1 ROOF COVERING			
	2.1.1.1.1 Felt	Tolerable	0
	2.1.1.1.2 Asphalt	Tolerable	0
	2.1.1.1.3 Slate tiled	Tolerable	0
	2.1.1.1.4 Concrete tiled	Tolerable	0
	2.1.1.1.5 Asbestos	Tolerable	0
	2.1.1.1.6 Metal Clad	Tolerable	0
	2.1.1.1.7 Thatched	Tolerable	0
2.1.1.2 ROOF ACCESS			
	2.1.1.2.1 Metal ladder	Tolerable	0
	2.1.1.2.2 Vertical ladder	Tolerable	0
	2.1.1.2.3 Timber stairs	Tolerable	0
	2.1.1.2.4 Access hatch	Tolerable	0
	2.1.1.2.5 Concrete stairs	Tolerable	0
	2.1.1.2.6 Access door	Tolerable	0
2.1.2 SUBSIDIARY COMPONENTS			
	2.1.2.1 Metal flashings	Tolerable	0
	2.1.2.2 Upstands and edge trims (flat roof)	Tolerable	0
	2.1.2.3 1.1.2.3 Valley gutters (pitched roofs)	Tolerable	0
	2.1.2.4 Meal rainwater gutters and fall pipes	Tolerable	0
	2.1.2.5 PVC rainwater gutters and fall pipes	Tolerable	0
	2.1.2.6 Asbestos rainwater gutter and fall pipes	Tolerable	0
	2.1.2.7 Rooflights, patent glazing and roof windows	Tolerable	0
2.1.3 ROOF ELEMENTS			
2.1.3.1 RAINWATER GOODS			
	2.1.3.1.1 UPVc guttering	Tolerable	0
	2.1.3.1.2 Cast iron guttering	Tolerable	0
	2.1.3.1.3 Asbestos guttering	Tolerable	0
	2.1.3.1.4 Aluminum guttering	Tolerable	0
	2.1.3.1.5 Boxed guttering	Tolerable	0
	2.1.3.1.6 Felt lined gutter	Tolerable	0
	2.1.3.1.7 UPVc down pipe	Tolerable	0
	2.1.3.1.8 Cast iron down pipe	Tolerable	0
	2.1.3.1.9 Asbestos down pipe	Tolerable	0
	2.1.3.1.10 Aluminum down pipe	Tolerable	0

2.1.3.2 FLASHING			
	2.1.3.2.1 Lead flashing	Tolerable	0
	2.1.3.2.2 Felt flashing	Tolerable	0
	2.1.3.2.3 UPVc flashing	Tolerable	0
	2.1.3.2.4 Flash band	Tolerable	0
2.1.3.3 PARAPET WALL			
	2.1.3.3.1 Brickwork	Tolerable	0
	2.1.3.3.2 Metal clad	Tolerable	0
2.1.3.4 PARAPET CAPPINGS			
	2.1.3.4.1 Stone	Tolerable	0
	2.1.3.4.2 Concrete	Tolerable	0
	2.1.3.4.3 Metal	Tolerable	0
	2.1.3.4.4 UPVc	Tolerable	0
2.1.3.5 ROOF LIGHTS			
	2.1.3.5.3 UPVc	Tolerable	0
	2.1.3.5.4 Timber	Tolerable	0
	2.1.3.5.5 Georgian wire glazing	Tolerable	0
	2.1.3.5.1 GRP	Tolerable	0
	2.1.3.5.2 Aluminum	Tolerable	0
2.1.3.6 CHIMNEYS			
	2.1.3.6.1 Brick	Tolerable	0
	2.1.3.6.2 Clay pot	Tolerable	0
2.2 EXTERNAL WALLS			
2.2.1 MAIN COMPONENTS			
	2.2.1.1 Block work	Tolerable	0
	2.2.1.2 Metal Clad	Tolerable	0
	2.2.1.3 UPVc Clad	Tolerable	0
	2.2.1.4 Brickwork inc. parapet walls, chimneys, etc.	Tolerable	0
	2.2.1.5 Stonework inc. parapet walls, chimneys, etc.	Tolerable	0
	2.2.1.6 Rendered surfaces	Tolerable	0
	2.2.1.7 Slate/Tile hanging inc. flashings trims, etc.	Tolerable	0
	2.2.1.8 Timber cladding, inc. flashings, trims, etc.	Tolerable	0
	2.2.1.9 Concrete frame and/or concrete cladding	Tolerable	0
	2.2.1.10 Timber curtain walling inc. infil panels, etc.	Tolerable	0
	2.2.1.11 Steel curtain walling inc. infil panels, etc.	Tolerable	0
	2.2.1.12 Aluminium curtain walling inc. infil panels, etc.	Tolerable	0
	2.2.1.13 Plastic coated curtain walling inc. infil panels	Tolerable	0
2.2.2 SUBSIDIARY COMPONENTS			
	2.2.2.1 Parapet walls/copings	Tolerable	0
	2.2.2.2 Chimneys	Tolerable	0
	2.2.2.3 Infil panels	Tolerable	0
	2.2.2.4 Sub cills surrounds (stone, slate, asbestos, tiled)	Tolerable	0
	2.2.2.5 Ironmongery (window fastenings, hinges, etc.)	Tolerable	0
	2.2.2.6 Drought proofing (integral/applied)	Tolerable	0
	2.2.2.7 Bedding and pointing to glazing	Tolerable	0
	2.2.2.8 Fire Escapes inc. balustrades	Tolerable	0
2.3 EXTERNAL DOORS			
2.3.1 MAIN COMPONENTS			
	2.3.1.1 UPVc	Tolerable	0
	2.3.1.2 Timber	Tolerable	0
	2.3.1.3 Glazed	Tolerable	0
	2.3.1.4 Softwood inc. frames and ironmongery	Tolerable	0
	2.3.1.5 Hardwood inc. frames and ironmongery	Tolerable	0
	2.3.1.6 Steel inc. frames and ironmongery	Tolerable	0
	2.3.1.7 Aluminium inc. frames and ironmongery	Tolerable	0
	2.3.1.8 Roller Shutters inc. frames and ironmongery	Tolerable	0
	2.3.1.9 Sliding folding inc. frames and ironmongery	Tolerable	0
2.3.2 SUBSIDIARY COMPONENTS			
	2.3.2.1 Ironmongery	Tolerable	0
	2.3.2.3 Draught proofing (integral/applied)	Tolerable	0
2.4 EXTERNAL DECORATION			
	2.4.1 Overall decoration	Tolerable	0

	2.4.2 Good	Tolerable	0
	2.4.3 Fair	Tolerable	0
	2.4.4 Poor	Tolerable	0
2.4.1 SUBSIDIARY COMPONENTS			
	2.4.1.1 Timber windows and doors - painted	Tolerable	0
	2.4.1.2 Timber windows and doors - varnished	Tolerable	0
	2.4.1.3 Timber windows and doors - treated preservative	Tolerable	0
	2.4.1.4 Steel windows and doors - painted	Tolerable	0
	2.4.1.5 Wall surfaces - painted	Tolerable	0
	2.4.1.6 Timber generally - painted	Tolerable	0
	2.4.1.7 Timber generally - treated preservative	Tolerable	0
2.5 EXTERNAL WINDOWS			
	2.5.1 UPVc	Tolerable	0
	2.5.2 Steel	Tolerable	0
	2.5.3 Timber windows inc. sub. cill and ironmongery	Tolerable	0
	2.5.4 Steel windows inc. sub. cill and ironmongery	Tolerable	0
	2.5.5 Aluminium windows inc. sub. cill and ironmongery	Tolerable	0
	2.5.6 P.V.C windows inc. sub. cills and ironmongery	Tolerable	0
2.6 FASCIA			
	2.6.1 UPVc	Tolerable	0
	2.6.2 Timber	Tolerable	0
	2.6.3 Ornate Stone	Tolerable	0
	2.6.4 Metal	Tolerable	0
2.7 FIRE ESCAPE			
	2.7.1 Metal Staircase	Tolerable	0
	2.7.2 Concrete Staircase	Tolerable	0
3.0 INTERIOR ELEMENTS			
3.1 CEILINGS			
3.1.1 MAIN COMPONENTS			
	3.1.1.1 Plastered surfaces	Reasonable	0
	3.1.1.2 Boarding or accoustic tiling	Reasonable	0
	3.1.1.3 Proprietary Suspended ceiling	Reasonable	0
	3.1.1.4 Exposed woodwool slabs/stramit	Reasonable	0
	3.1.1.5 Exposed metal decking	Reasonable	0
3.1.2 SUBSIDIARY COMPONENTS			
	3.1.2.1 Rooflight linings	Reasonable	0
	3.1.2.2 Exposed structural members	Reasonable	0
3.2 FLOORING			
3.2.1 MAIN COMPONENTS			
	3.2.1.1 Wood block inc. skirting, etc.	Reasonable	0
	3.2.1.2 Granwood inc. skirting, etc	Reasonable	0
	3.2.1.3 T&G Strip Boarding inc. skirting, etc.	Reasonable	0
	3.2.1.4 Concrete/grano/stone inc. skirting, etc.	Reasonable	0
	3.2.1.5 Ceramic/Quarry Tiles inc. skirting, etc.	Reasonable	0
	3.2.1.6 Terrazzo Tiles inc. skirtings, etc	Reasonable	0
	3.2.1.7 Lino/P.V.C. sheet inc. skirting, etc.	Reasonable	0
	3.2.1.8 Lino/P.V.C. tiles inc. skirting, etc.	Reasonable	0
	3.2.1.9 Carpet inc. skirting, etc	Reasonable	0
	3.2.1.10 Pitch Mastic Screeding inc.skirtings, etc.	Reasonable	0
3.2.2 SUBSIDIARY COMPONENTS			
	3.2.2.1 Skirtings	Reasonable	0
	3.2.2.2 Matwells	Reasonable	0
	3.2.2.3 Floor channels and gratings	Reasonable	0
3.3 INTERNAL WALLS			
3.3.1 MAIN COMPONENTS			
	3.3.1.1 Exposed Brickwork	Reasonable	0
	3.3.1.2 Exposed Blockwork	Reasonable	0
	3.3.1.3 Plastered surface	Reasonable	0
	3.3.1.4 Plasterboard dry lining	Reasonable	0
	3.3.1.5 Wall tiling/glazing brickwork	Reasonable	0
	3.3.1.6 Specialist or glazed partitioning	Reasonable	0
3.3.2 SUBSIDIARY COMPONENTS			

	3.3.2.1 Balustrades and Handrails	Reasonable	0
3.4 INTERNAL DOORS			
3.4.1 MAIN COMPONENTS			
	3.4.1.1 Softwood, inc. linings, etc. and ironmongery	Reasonable	0
	3.4.1.2 Hardwood, inc. linings, etc. and ironmongery	Reasonable	0
	3.4.1.3 Roller/shutter inc. track and ironmongery	Reasonable	0
	3.4.1.4 Sliding/folding inc. trak ironmongery	Reasonable	0
3.4.2 SUBSIDIARY COMPONENTS			
	3.4.2.1 Ironmongery inc. closers	Reasonable	0
	3.4.2.2 Panic Bolts	Reasonable	0
3.5 INTERNAL PLUMBING			
	3.5.1 All fittings and wastes	Reasonable	0
3.5.1 SUBSIDIARY COMPONENTS			
	3.5.1.1 Sanitary fittings inc. taps	Reasonable	0
	3.5.1.2 Wastes and associated pipework	Reasonable	0
	3.5.1.3 Overflow pipework	Reasonable	0
3.6 INTERNAL DECORATION			
	3.6.1 Overall Decoration	Reasonable	0
3.6.1 SUBSIDIARY COMPONENTS			
	3.6.1.1 Ceilings - painted	Reasonable	0
	3.6.1.2 Ceilings - papered	Reasonable	0
	3.6.1.3 Special ceiling finishes	Reasonable	0
	3.6.1.4 Walls - painted	Reasonable	0
	3.6.1.5 Walls - papered	Reasonable	0
	3.6.1.6 Special wall finishes	Reasonable	0
	3.6.1.7 Woodwork - painted	Reasonable	0
	3.6.1.8 Woodwork - varnished	Reasonable	0
	3.6.1.9 Iron/steel and pipework - painted	Reasonable	0
3.7 FIXED FITTINGS			
	3.7.1 All Built-in fittings	Reasonable	0
3.7.1 SUBSIDIARY COMPONENTS			
	3.7.1.1 Kitchen Fittings	Reasonable	0
	3.7.1.2 Laboratory Fittings	Reasonable	0
	3.7.1.3 General Fittings	Reasonable	0
4.0 MECHANICAL SERVICES			
4.1 SPACE HEATING			
4.1.1 MAIN COMPONENTS-WATER			
	4.1.1.1 Air handling/Air Conditioning Systems	Part poor	0
	4.1.1.2 Fan Convactor systems	Part poor	0
	4.1.1.3 Natural Convactor Systems	Part poor	0
	4.1.1.4 Radiator Systems	Part poor	0
	4.1.1.5 Floor coil system (under floor heating)	Part poor	0
	4.1.1.6 Ceiling System	Part poor	0
	4.1.1.7 Other	Part poor	0
4.1.2 MAIN COMPONENTS - ELECTRICITY			
	4.1.2.1 Under Floor/Coil system	Part poor	0
	4.1.2.2 Themal Storage system	Part poor	0
	4.1.2.3 On Peak system	Part poor	0
4.1.3 MAIN COMPONENTS - GAS IND. HEATERS			
	4.1.3.1 Convactor system	Part poor	0
	4.1.3.2 Radiant system	Part poor	0
4.1.4 SUBSIDIARY COMPONENTS			
	4.1.4.1 Boilers	Part poor	0
	4.1.4.2 Burners	Part poor	0
	4.1.4.3 Refrigeration Plant	Part poor	0
	4.1.4.4 Pumps	Part poor	0
	4.1.4.5 Air handling Plant	Part poor	0
	4.1.4.6 Convectors	Part poor	0
	4.1.4.7 Radiators	Part poor	0
	4.1.4.8 Filters	Part poor	0
	4.1.4.9 Distribution pipework	Part poor	0
	4.1.4.10 Insulation	Part poor	0
	4.1.4.11 Valves	Part poor	0

	4.1.4.12 Controls	Part poor	0
	4.1.4.13 Oil Tanks	Part poor	0
	4.1.4.14 Oil Meters	Part poor	0
4.2 DOMESTIC HOT WATER			
4.2.1 MAIN COMPONENTS			
	4.2.1.1 Central Hot water system including insulation	Part poor	0
	4.2.1.2 Electric Local water heaters	Part poor	0
	4.2.1.3 Gas local water heaters	Part poor	0
4.2.2 SUBSIDIARY COMPONENTS			
	4.2.2.1 Cylinder	Part poor	0
	4.2.2.2 Controls	Part poor	0
	4.2.2.3 Insulation	Part poor	0
	4.2.2.4 Water Meter	Part poor	0
4.3 DOMESTIC COLD WATER			
4.3.1 MAIN COMPONENTS			
	4.3.1.1 Mains Cold Water system	Part poor	0
	4.3.1.2 Tank Cold Water including tanks	Part poor	0
4.3.2 SUBSIDIARY COMPONENTS			
	4.3.2.1 Tank (cistern)	Part poor	0
	4.3.2.2 Pipework	Part poor	0
	4.3.2.3 Insulation	Part poor	0
	4.3.2.4 Watersoftner	Part poor	0
	4.3.2.5 Hose Reels	Part poor	0
4.4 EXTRACT VENTILATION			
4.4.1 MAIN COMPONENTS			
	4.4.1.1 Toilets	Part poor	0
	4.4.1.2 General Areas	Part poor	0
	4.4.1.3 Steam/Fume extraction	Part poor	0
	4.4.1.4 Dust Extraction	Part poor	0
	4.4.1.5 Natural ventilation	Part poor	0
4.4.2 SUBSIDIARY COMPONENTS			
	4.4.2.1 Filters	Part poor	0
	4.4.2.2 Fans	Part poor	0
	4.4.2.3 Ductwork	Part poor	0
	4.4.2.4 Controls	Part poor	0
4.5 GAS DISRIBUTION			
4.5.1 MAIN COMPONENTS			
	4.5.1.1 Natural Gas System	Part poor	0
	4.5.1.2 L.P.G. System	Part poor	0
4.6 SWIMMING POOL TREATMENT PLANT			
	4.6.1 Overall Plant	Part poor	0
4.6.1 SUBSIDIARY COMPONENTS			
	4.6.1.1 Filtration Plant	Part poor	0
	4.6.1.2 Pool Circulation	Part poor	0
	4.6.1.3 Chemical Treatment Plant Auto Manual	Part poor	0
	4.6.1.4 Pool Cover	Part poor	0
4.7 COMPRESSED AIR			
	4.7.1 Overall Installation	Part poor	0
4.8 INCINERATORS			
4.8.1 MAIN COMPONENTS			
	4.8.1.1 Bulk incinerator system	Part poor	0
	4.8.1.2 Sanitary incinerators	Part poor	0
5.0 ELECTRICAL SERVICES			
5.1 EXTERNAL ELEMENTS			
5.1.1 LIGHTING			
5.1.1.1 MAIN COMPONENTS			
	5.1.1.1.1 Pylon fixed fittings	Excelent	0
	5.1.1.1.2 Column fixed fittings	Excelent	0
	5.1.1.1.3 Lowerable column fittings	Excelent	0
	5.1.1.1.4 Bollard Fittings	Excelent	0
	5.1.1.1.5 Wall mounted fittings	Excelent	0
5.1.1.2 SUBSIDIARY COMPONENTS			
	5.1.1.2.1 Fluorescent fittings	Excelent	0

	5.1.1.2.2 Discharge fittings	Excelent	0
	5.1.1.2.3 Tungsten fittings	Excelent	0
5.1.1.3 OTHER MAIN COMPONENTS			
	5.1.1.3.1 Aerial Systems	Excelent	0
	5.1.1.3.2 Lighting Conductor Systems	Excelent	0
	5.1.1.3.3 Window Cleaning Hoist installation	Excelent	0
	5.1.1.3.4 Diesel/Petrol pump installations	Excelent	0
5.2 INTERNAL ELEMENTS			
5.2.1 ELECTRICAL DISTRIBUTION			
	5.2.1.1 Complete System	Excelent	0
5.2.1.1 SUBSIDIARY COMPONENTS			
	5.2.1.1.1 Main Switch Gear	Excelent	0
	5.2.1.1.2 Sub Main Cables	Excelent	0
	5.2.1.1.3 Section and/or Distribution Boards	Excelent	0
5.2.2 LIGHTING INSTALLATION			
5.2.2.1 MAIN COMPONENTS			
	5.2.2.1.1 Fluorescent	Excelent	0
	5.2.2.1.2 Discharge	Excelent	0
	5.2.2.1.3 Tungsten	Excelent	0
5.2.3 STAGE LIGHTING			
	5.2.3.1 Overall System	Excelent	0
5.2.4 EMERGENCY LIGHTING			
5.2.4.1 MAIN COMPONENTS			
	5.2.4.1.1 Central	Excelent	0
	5.2.4.1.2 Self Contained	Excelent	0
5.2.5 ELECTRICAL POWER			
5.2.5.1 MAIN COMPONENTS			
	5.2.5.1.1 General Purpose	Excelent	0
	5.2.5.1.2 Other Specialist	Excelent	0
5.2.6 COLD ROOM			
	5.2.6.1 Overall installation	Excelent	0
5.2.7 BLAST FREEZE			
	5.2.7.1 Overall installation	Excelent	0
5.2.8 FIRE ALARM SYSTEM			
5.2.8.1 MAIN COMPONENTS			
	5.2.8.1.1 Manual	Excelent	0
	5.2.8.1.2 Automatic	Excelent	0
5.2.9 SECURITY SYSTEM			
	5.2.9.1 Overall	Excelent	0
	5.2.9.2 Door Access	Excelent	0
	5.2.9.3 Window Access	Excelent	0
	5.2.9.4 Room PIR Motion Detection	Excelent	0
	5.2.9.5 Sonic Detection	Excelent	0
	5.2.9.6 CCTV Camera	Excelent	0
	5.2.9.7 CCTV Monitors	Excelent	0
	5.2.9.8 CCTV Recording Equipment	Excelent	0
5.2.10 CALL SYSTEM/CLASS CHANGE			
	5.2.10.1 Overall System	Excelent	0
5.2.11 GENERATORS			
	5.2.11.1 Overall unit	Excelent	0
5.2.12 LIFTS AND HOISTS			
	5.2.12.1 Lift & Hoists Passenger	Excelent	0
	5.2.12.2 Goods	Excelent	0
	5.2.12.3 Stair	Excelent	0
	5.2.12.4 Other	Excelent	0
5.2.1.3 SPACE HEATING			
5.2.1.3.1 MAIN COMPONENTS-ELECTRICITY			
	5.2.1.3.1.1 Under Floor/cooling system	Excelent	0
	5.2.1.3.1.2 Thermal storage system	Excelent	0
	5.2.1.3.1.3 On-Peak system	Excelent	0
5.2.1.4 DOMESTIC HOT WATER			
	5.2.1.4.1 Electrical local water heaters	Excelent	0

4.0 PROPERTY CONDITION REPORT

[building] External Refuse Store

Overall Condition: Good

[building] External Refuse Store / [floor] Ground Floor

[building] External Refuse Store / [floor] Ground Floor / [room] Bin Area

[building] Main

Overall Condition: Goodhjghghg

[building] Main / [floor] First Floor

[building] Main / [floor] First Floor / [room] Board Room

[building] Main / [floor] First Floor / [room] Cash Office

[building] Main / [floor] First Floor / [room] Cleaner Cupboard

[building] Main / [floor] First Floor / [room] Corridor

[building] Main / [floor] First Floor / [room] Kitchen Area

[building] Main / [floor] First Floor / [room] Landing Area

[building] Main / [floor] First Floor / [room] Lift

[building] Main / [floor] First Floor / [room] Loft Space

[building] Main / [floor] First Floor / [room] MD's Office

[building] Main / [floor] First Floor / [room] MD's PA's Office

[building] Main / [floor] First Floor / [room] Meeting Room 1

[building] Main / [floor] First Floor / [room] Meeting Room 2

[building] Main / [floor] Ground Floor

[building] Main / [floor] Ground Floor / [room] Boiler Room

[building] Main / [floor] Ground Floor / [room] Disabled Toilet

[building] Main / [floor] Ground Floor / [room] Gents Toilet

[building] Main / [floor] Ground Floor / [room] Ladies Toilet

[building] Main / [floor] Ground Floor / [room] Office 1

[building] Main / [floor] Ground Floor / [room] Office 2

[building] Main / [floor] Ground Floor / [room] Office 3

[building] Main / [floor] Ground Floor / [room] Reception

**[building] Sub Station
Overall Condition:**

[building] Sub Station / [floor] Ground Floor

[building] Sub Station / [floor] Ground Floor / [room] External

[building] Sub Station / [floor] Ground Floor / [room] Switch Room

5.0 SIGNIFICANT FINDINGS REPORT SHEET
[site] 0001 / [building] Main

Element: 2.1.3.1.2 Cast iron guttering					count 1
Quantity:	25	Assessment:	Hazardous	Priority:	P1
Comments:	The rainwater guttering was damaged in various places and is in urgent need of repair				
Action Required:					
Photo No.:					

6.0 SIGNIFICANT FINDINGS DRAWINGS
[building] Main / [floor] First Floor

