BADGER 10.1.1a, Copyright (c) DeCAL 2013, SITE CONDITION SUMMARY

Address High Street Town/Village Edzell Postcode DD9 7TA UNIT UNIT Xage OF COND G.I.A. (m2) SITE G.I.A. O01 Main Building A 741 100.0
Postcode DD9 7TA UNIT UNIT %age OF UNIT REF UNIT DESCRIPTION COND G.I.A. (m2) SITE G.I.A.
UNIT REF UNIT DESCRIPTION COND G.I.A. (m2) SITE G.I.A.
Overall Site Condition A SITE G.I.A. 741 m2 Reviewed Site Condition Reason for Review
Dverall Property Condition More than 85% A 55% - 59% C+ 77% - 84% B+ 48% - 54% C 69% - 76% B 40% - 47% C- 60% - 68% B- Less than 40% D

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CONDITION SURVEYS

Site Number	0052	Unit 001 Main Building				
Site Hame	Edzell Primary School					
Address			Function	PS .	[Primary School]	
	High Street	Current Y	Client	SL	[Schools & Learning]	
		Operational Y				
Town/Village	Edze11	Postcode DD9 7TA	Building Area GIA	741	sqn	

Element.	Grade	Score Wei	ehtine		Maximum Acheivable Score	Elene
Boundaries			10	10,00	10.00	Fire Alarm
Grounds	B	0.75	10	7.50	10,00	Emergency
Car Park & Roadways	∮B i	0.75	10	7,50	10,00	Lighting -
Drainage	Å	1	10	10,00	10,00	Ceilings
Pitched Roofs	B	0,75	40	30,00	40,00	Roof Light
Flat Roofs	B	0.75	40	30,00	40,00	Lighting -
Rainwater Goods	B	0.75	10	7,50	10,00	Walls - In
Halls - External	âÂ	1	30	30,00	30.00	Boors - In
Windows	Â	1	25	25,00	25,00	Decoration
Doors - External	A	1	15	15,00	15.00	Floors
Decoration - External	á A	1	20	20,00	20,00	Floor Cove
Insulation	Ā	1	10	10,00	10.00	Heating
Boilers] B	0.75	30	22.50	30.00	Ventilatio
Lifts	N/A	0	10	0,00	0,00	Electrical
Sanitary Services	À	1	20	20,00	20,00	I.T.

				Weighted	Maximum Acheivable
Element	Grade	Score W	eighting	Score	Score
Fire Alarm	В	0.75	10	7,50	10,00
Emergency Lighting	В	0.75	10	7,50	10.00
Lighting - External	В	0.75	10	7.50	10,00
Ceilings	Α	1	15	15,00	15.00
Roof Lights	Α	1	15	15.00	15.00
Lighting - Internal	В	0.75	20	15,00	20.00
Walls - Internal	Α	1	10	10,00	10,00
Doors - Internal	A	1	10	10,00	10,00
Decoration - Internal	В	0.75	10	7.50	10.00
Floors	A	1	15	15.00	15.00
Floor Coverings	В	0.75	10	7,50	10.00
Heating	В	0.75	30	22,50	30,00
Ventilation	Α	1	10	10.00	10.00
Electrical	Ð	0.75	25	18.75	25,00
1,1,	B	0,75	10	7,50	10.00

OVERALL	PROPERTY	CONDITION
More	than 85%	A
77% -	84%	B+
69% -	76%	В
60% -	68%	B-
55% -	59%	C+
48% -	54%	C
40% -	472	C-
Less	than 40%	D

Survey Date 24/07/2017
Surveyor 24/07/2020
Next Survey Due 24/07/2020

Xage Score 85.97
Overall Unit Condition A

490,00

TOTALS 421,25