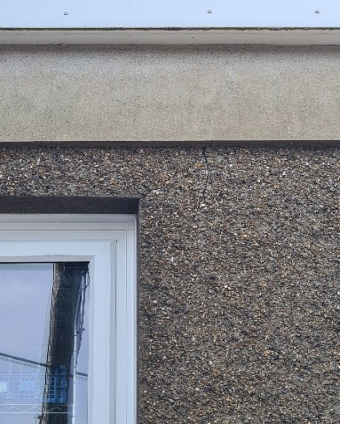


Brynamman Community Centre							
ELEMENT	Element No.	Description of Construction	Description of Condition	Risk Status	Suggested Remedial Repair/Investigation	Comments	Photographs
Roof	1						
Original Building	1.1	The three main Roofs for the bilding are pitched Slate tile roofs.	The Slate is showing some signs of ageing such as discolorisation and there are three tiles on the South slope that have cracked.	Overall the rooves are in good and safe condition.	Replace the three cracked slate tiles and carry out an inspection of the roof space to ensure no water damage has been caused as a result of this.		
Coverings (incl. glazed roof lights)	1.2	Solar Panels installed on the South Pitch of the South Roof.	All look to be in good condition but showing some signs of discolorisation.	Good and Safe condition.		Inspect in accordance with Manufacturers & installers reccomentdations.	

Rear Extension (East Side)	1.3	The rear extension has a flat roof construction.	From Ground Level the condition cannot be fully assessed.	Unknown	None.	Roof should be inspected from above.	
Front & Centre Flat Roof Areas	1.4	To the Front (West Elevation) of the Original building is where the main entrance was when it was originally built as a school.	Unable to access to ascertain its condition.	Unknown	Ensure the area is inspected regularly to maintain its condition.	Roof should be inspected from above.	
Northern Extension	1.5	Slate tile construction with multiple windows and a roof light.	Condition of slates seem to be okay with flashings visible sound around all pretrusions.	Overall the rooves are in good and safe condition.	None.		

Eaves (Fascia/Soffit/Barge).	1.6	Original Building - Timber Facias painted with white paint. Extended Buildings - Black and White PVC Facias.	Some areas of the Timber facias are in very poor condition. The paint has deteriorated over the majority of the facias with areas near the ends being succumbed to rot and decay.	I don't believe the facias to be unsafe at present however	Timber Facias - Replacement is highly recommended before the condition gets unsafe. PVC Facias - Claning required in some areas.		
Rainwater gutters and downpipes	1.7	PVC Gutters & Downpipes	From Ground Level the condition is seen to be good.	Good and Safe Condition.	Cleaning required in some areas.		
Building Structure	2						
Original Buildings Walls	2.1	Stone Exterior Walls to the Original Building with brick window surrounds.	The walls have been re-pointed within the last 10 years	Good and Safe condition.			
Rear Extension (East Side)	2.2	Unknown constriction but is rendered with a pebble dash finish.	There are mulptie cracks in the South wall of the Extension.	In a safe condition but the cracks need to be monitored to see if they progress. Suspected settlement in the South East corner may have caused the cracks	Monitor and investigate cracks. Replaster may be required.		  

Northern Extension	2.3	Masonary Block Construcionand has a Scratch Render finish on the outside.	The structure and integrity of the building seems to be in a good condition with the only defe t being the change in colour in some locations where the render has turned dark red / black.	Good and Safe condition.	Clean the reder bringing it back to its original colour and seal.	 
Windows	2.4	New white PVC windows installed around the building.	Good and clean.	Good and Safe condition.	None.	

Doors	2.5	The Main entrance has metal automatic doors that are in good condition leading in from the Disabled car Park. The store Entrance has a wooden door.	The Main entrance is in good and working condition. The Store/Post Office entrance door is in tiring condition and is showing some signs of deterioration.	Good and safe condition.	Store / Post Office door needs to be re-painted or re-sealed to protect if from further deterioration with a view to replace within the next 3-5 years.	
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