

Condition of: Bernard Katz Building  
UCL



Chartered Building Surveying and Consultancy Services

213 High Street  
Kelvedon  
Essex  
C05 9JD  
[www.gdasc.co.uk](http://www.gdasc.co.uk)

Tel: 01376 573877



Floor: Level 2 Ground Floor Room: Room 2.1 Office			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1683 - 1688
<u>Floor</u>			
Screed and floor finish	Carpet floor finish	Good condition - A	
Structure	Solid concrete floor	Good condition - A	
<b>2. Ceilings</b>			
Structure	solid concrete floor	Good condition - A	
Decoration	painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid built walls	Good condition - A	
Linings/finishes	painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door surrounds	Good condition - A	
Doors	timber door with vision panels	Good condition - A	
<u>Windows</u>			
Framings	Double glazed windows with metal frame	Fair condition - A	
Glazed screens			
<b>4. Sanitary services</b>	N/a		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>			

<b>7. Data</b>			
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	Fitted shelves	Good condition - A	

<b>Floor: Level 2 Ground Floor</b> <b>Room: Room 2.2 Office</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1689 - 1694
<u>Floor</u>			
Screed and floor finish	Carpet floor finish	Good condition - A	
Structure	Solid concrete floor	Good condition - A	
<b>2. Ceilings</b>			
Structure	solid concrete floor	Good condition - A	
Decoration	painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid built walls	Good condition - A	
Linings/finishes	painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door surrounds	Good condition - A	
Doors	timber door with vision panels	Good condition - A	
<u>Windows</u>			
Framings	Double glazed windows with metal frame	Fair condition - A	
Glazed screens			

<b>4. Sanitary services</b>	N/a		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>			
<b>7. Data</b>			
<b>8. Decorations</b> Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	Fitted shelves	Good condition - A	

<b>Floor: Level 2 Ground Floor</b> <b>Room: Room 2.3 Kitchen</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b> <u>Floor</u> Screed and floor finish Structure	Vinyl floor finish Solid concrete floor	Good condition - A Good condition - A	1695 - 1700
<b>2. Ceilings</b> Structure Decoration	solid concrete floor painted finish	Good condition - A Good condition - A	
<b>3. Internal walls, doors and windows</b> <u>Walls and Partitions</u> Structure Linings/finishes	Solid built walls painted plaster finish	Good condition - A Good condition - A	

<u>Doors</u>			
Framings	Timber door surrounds	Good condition - A	
Doors	timber door with vision panels	Good condition - A	
<u>Windows</u>			
Framings	Double glazed windows with metal frame	Fair condition - A	
Glazed screens			
<b>4. Sanitary services</b>	N/a		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>			
<b>7. Data</b>			
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	Fitted shelves	Good condition - A	

Floor: Level 2 Ground Floor Room: Room 2.4 Office			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			
<u>Floor</u>			1701 - 1711
Screed and floor finish	Carpet floor finish	Good condition - A	
Structure	Solid concrete floor	Good condition - A	
<b>2. Ceilings</b>			
Structure	solid concrete floor	Good condition - A	

Decoration	painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid built walls	Good condition - A	
Linings/finishes	painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door surrounds	Good condition - A	
Doors	timber door with vision panels	Good condition - A	
<u>Windows</u>			
Framings	Double glazed windows with metal frame	Fair condition - A	
Glazed screens			
<b>4. Sanitary services</b>	N/a		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>			
<b>7. Data</b>			
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	Fitted shelves	Good condition - A	

Floor: Level 2 Ground Floor

Room: Room 2.30 Corridor

Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1730
<u>Floor</u>			1731
Screed and floor finish	Vinyl floor finish	Good condition - A	1737
Structure	Solid concrete floor	Good condition - A	
<b>2. Ceilings</b>			
Structure	solid concrete floor	Good condition - A	
Decoration	painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid built walls	Good condition - A	
Linings/finishes	painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door surrounds	Good condition - A	
Doors	timber door with vision panels	Good condition - A	
<u>Windows</u>			
Framings	Double glazed windows with metal frame	Fair condition - A	
Glazed screens			
<b>4. Sanitary services</b>	N/a		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>			
<b>7. Data</b>			
<b>8. Decorations</b>			

Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	Fitted shelves	Good condition - A	

Floor: Level 2 Ground Floor Room: Room 2.31 Stairwell			
Element	Description	Condition / Condition Rating	Photo Reference
Not surveyed (not highlighted)			

Floor: Level 2 Ground Floor Room: Room 2.32 Corridor			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1731
<u>Floor</u>			1737
Screed and floor finish	Vinyl floor finish	Good condition - A	
Structure	Solid concrete floor	Good condition - A	
<b>2. Ceilings</b>			
Structure	solid concrete floor	Good condition - A	
Decoration	painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid built walls	Good condition - A	
Linings/finishes	painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door surrounds	Good condition - A	
Doors	timber door with vision panels	Good condition - A	



<u>Windows</u>			
Framings	Double glazed windows with metal frame	Fair condition - A	
Glazed screens			
<b>4. Sanitary services</b>	N/a		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>			
<b>7. Data</b>			
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	Fitted shelves	Good condition - A	

Floor: Base Floor Room: Room 2.5 Office			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			
<u>Floor</u>			1712 - 1715
Screed and floor finish	Carpet floor finish	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			

Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

Floor: Base Floor Room: Room 2.6 Office			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			
<u>Floor</u>			1716 - 1724
Screed and floor finish	Carpet floor finish	good condition - A	
Structure	Solid concrete floor	good condition - A	

<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>			
	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>			
	Light fittings -	Good condition - A	
<b>7. Data</b>			
	N/a		
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>			
	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 2.7 Office</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1725 - 1729
<u>Floor</u>			
Screed and floor finish	Carpet floor finish	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	

<b>7. Data</b>	N/a		
<b>8. Decorations</b> Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 2.8 Office</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b> <u>Floor</u> Screed and floor finish Structure	Carpet floor finish Solid concrete floor	good condition - A good condition - A	1732 - 1736
<b>2. Ceilings</b> Structure Decoration	Plaster board finish Painted finish	Good condition - A Good condition - A	
<b>3. Internal walls, doors and windows</b> <u>Walls and Partitions</u> Structure Linings/finishes	Solid concrete wall Painted plaster finish	Good condition - A Good condition - A	
<u>Doors</u> Framings Doors	Timber door frames Timber doors with vision panels	Good condition - A Good condition - A	
<u>Windows</u> Framings	N/a		

Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 2.9 Office</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			
<u>Floor</u>			1738 - 1743
Screed and floor finish	Carpet floor finish	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	

<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

Floor: Base Floor Room: Room 2.34 Corridor			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1730
<u>Floor</u>			1731
Screed and floor finish	Vinyl floor finish	good condition - A	1744
Structure	Solid concrete floor	good condition - A	1745
<b>2. Ceilings</b>			

Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	n/a		
<b>4. Sanitary services</b>			
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>			
	Light fittings -	Good condition - A	
<b>7. Data</b>			
	N/a		
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>			
	N/a	n/a	

**Floor: Base Floor**  
**Room: Room 2.10 Bulk Store**



Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1579 - 1584
<u>Floor</u>			
Screed and floor finish	concrete screed	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	n/a		
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			

Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 2.11 Plant Area</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1585 - 1587
<u>Floor</u>			
Screed and floor finish	N/a		
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	N/a		
<b>4. Sanitary services</b>	N/a		

<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 2.12 Storage Area</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1574 - 1583
<u>Floor</u>			
Screed and floor finish	Concrete screed	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	

<u>Windows</u>			
Framings	N/a		
Glazed screens	n/a		
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

Floor: Base Floor Room: Room 2.12A Nitrogen Store			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			
<u>Floor</u>			1575 - 1576
Screed and floor finish	Concrete screed finish	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			

<b>Walls and Partitions</b>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<b>Doors</b>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<b>Windows</b>			
Framings	N/a		
Glazed screens	n/a		
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

Floor: Base Floor			
Room: Room 2.12B Hoist			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			
<b>Floor</b>			
Screed and floor finish	Vinyl floor finish	good condition - A	

Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	n/a		
Doors	n/a		
<u>Windows</u>			
Framings	N/a		
Glazed screens	n/a		
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 2.14 ACBE Lobby</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1562 - 1565
<u>Floor</u>			
Screed and floor finish	Vinyl floor finish	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Metal framework	Good condition - A	
Doors			
<u>Windows</u>			
Framings	N/a		
Glazed screens		Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		

<b>8. Decorations</b>			
Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 2.15 Locker Room</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1566 - 1567
<u>Floor</u>			
Screed and floor finish	Vinyl floor finish	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	



<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b> Internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

<b>Floor: Level 3 Ground Floor Mezzanine</b> <b>Room: Room GM 93 Air Handling Plant Room</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1607 - 1606
<u>Floor</u>			
Screed and floor finish	Solid concrete floor		
Structure			
<b>2. Ceilings</b>			
Structure	Open to ventilation within roof void - timber construction	good condition / A	
Decoration	n/a		
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Exposed brick and concrete frame	Good condition / A	
Linings/finishes	n/a		
<u>Doors</u>			
Framings	Painted timber door frame	Good condition / A	
<u>Windows</u>			
Framings	n/a		
Glazed screens			
<b>4. Sanitary services</b>	n/a		
<b>5. Mechanical services</b>	Main plant for Katz Building - not inspected		
<b>6. Electrical services</b>	Main plant for Katz Building - not inspected		
<b>7. Data</b>	n/a		

<b>8. Decorations</b>			
internal	n/a		
<b>9. Fixed furniture and fittings</b>	n/a		

Floor: Base Floor Room: Room 1.35 - Corridor			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			
<u>Floor</u>			
Screed and floor finish	Vinyl floor finish	good condition - A	1629
Structure	Solid concrete floor	good condition - A	1630 1631
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
	Painted plaster finish. Minor fractures at high level. Slight markings to wall.	Fair condition - A	1752
Linings/finishes			1753
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	

<b>7. Data</b>	N/a		
<b>8. Decorations</b> internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 1.36 - Corridor</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			
<u>Floor</u>			1615
Screed and floor finish	Vinyl floor finish	good condition - A	1616
Structure	Solid concrete floor	good condition - A	1617
			1618
			1638
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			

Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

Floor: Base Floor			
Room: Room 1.7A Cell & Protein Analysis			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			
<u>Floor</u>			
Screed and floor finish	Vinyl floor finish	good condition - A	1669 - 1682
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	

Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

Floor: Base Floor			
Room: Room 1.7B Macromolecular Bioprocessing			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			
<u>Floor</u>			1644-
Screed and floor finish	Vinyl floor finish	good condition - A	1673
Structure	Solid concrete floor	good condition - A	

<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Fair condition - B	
	Painted plaster finish - numerous minor fractures at high level	Good condition - A	
Linings/finishes			
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	



<b>Floor: Base Floor</b> <b>Room: Room 1.7 Lobby</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1641 - 1643
<u>Floor</u>			
Screed and floor finish	Vinyl floor finish	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	

<b>7. Data</b>	N/a		
<b>8. Decorations</b> internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 1.25 - lobby</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b> <u>Floor</u> Screed and floor finish Structure	Vinyl floor finish Solid concrete floor	good condition - A good condition - A	
<b>2. Ceilings</b> Structure Decoration	Plaster board finish Painted finish	Good condition - A Good condition - A	
<b>3. Internal walls, doors and windows</b> <u>Walls and Partitions</u> Structure Linings/finishes	Solid concrete wall Painted plaster finish	Good condition - A Good condition - A	
<u>Doors</u> Framings Doors	Timber door frames Timber doors with vision panels	Good condition - A Good condition - A	
<u>Windows</u>			

Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

Floor: Base Floor			
Room: Room 1.43 - Lift 3			
Element	Description	Condition / Condition Rating	
<b>1. Floors and stairs</b>			1765 - 1766
<u>Floor</u>			
Screed and floor finish	n/a	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	

Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	n/a		
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

Floor: Base Floor Room: Room 1.42 Lift Plant Room			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1768
<u>Floor</u>			
Screed and floor finish	Vinyl floor finish	good condition - A	
Structure	Solid concrete floor	good condition - A	

<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>			
	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>			
	Light fittings -	Good condition - A	
<b>7. Data</b>			
	N/a		
<b>8. Decorations</b>			
internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>			
	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 1.24 Male WC</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1754 - 1760
<u>Floor</u>			
Screed and floor finish	Vinyl floor finish	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
	Painted plaster finish, with wipe clean panels and tile splash backs	Good condition - A	
Linings/finishes			
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
	White porcelain urinals, WC and WHB's. WHB's set within vanity unit	Good condition / A	
<b>4. Sanitary services</b>			
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	

<b>7. Data</b>	N/a		
<b>8. Decorations</b> internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 1.40 Lobby to Male WC</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b> <u>Floor</u> Screed and floor finish Structure	Vinyl floor finish Solid concrete floor	good condition - A good condition - A	1755- 1766
<b>2. Ceilings</b> Structure Decoration	Plaster board finish Painted finish	Good condition - A Good condition - A	
<b>3. Internal walls, doors and windows</b> <u>Walls and Partitions</u> Structure Linings/finishes	Solid concrete wall Tile finish throughout	Good condition - A Good condition - A	
<u>Doors</u> Framings Doors	Timber door frames Timber doors with vision panels	Good condition - A Good condition - A	
<u>Windows</u> Framings	N/a		

Glazed screens	n/a		
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b> internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 1.23 Disabled WC</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b> <u>Floor</u> Screed and floor finish Structure	Vinyl floor finish Solid concrete floor	good condition - A good condition - A	1761 - 1764
<b>2. Ceilings</b> Structure Decoration	Plaster board finish Tile finish throughout	Good condition - A Good condition - A	
<b>3. Internal walls, doors and windows</b> <u>Walls and Partitions</u> Structure Linings/finishes	Solid concrete wall Painted plaster finish	Good condition - A Good condition - A	



<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

Floor: Base Floor Room: Room 1.1 Female WC			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			
<u>Floor</u>			1619 - 1627
Screed and floor finish	Vinyl floor finish	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			

Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
	Painted plaster finish, with wipe clean panels and tile splash backs	Good condition - A	
Linings/finishes			
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>			
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>			
	Light fittings -	Good condition - A	
<b>7. Data</b>			
	N/a		
<b>8. Decorations</b>			
internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>			
	N/a	n/a	

**Floor: Base Floor**  
**Room: Room 1.38 Stairwell**

Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			1610 - 1614
<u>Floor</u>			
Screed and floor finish	Vinyl floor finish	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			

internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	
<b>Floor: Base Floor</b> <b>Room: Room 1.38A Plant Room</b>			
Element	Description	Condition / Condition Rating	Photo Reference
<b>1. Floors and stairs</b>			
<u>Floor</u>			
Screed and floor finish	Vinyl floor finish	good condition - A	
Structure	Solid concrete floor	good condition - A	
<b>2. Ceilings</b>			
Structure	Plaster board finish	Good condition - A	
Decoration	Painted finish	Good condition - A	
<b>3. Internal walls, doors and windows</b>			
<u>Walls and Partitions</u>			
Structure	Solid concrete wall	Good condition - A	
Linings/finishes	Painted plaster finish	Good condition - A	
<u>Doors</u>			
Framings	Timber door frames	Good condition - A	
Doors	Timber doors with vision panels	Good condition - A	
<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			

<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b> internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

<b>Floor: Base Floor</b> <b>Room: Room 1.36A Hoist</b>			
<b>Element</b>	<b>Description</b>	<b>Condition / Condition Rating</b>	<b>Photo Reference</b>
<b>1. Floors and stairs</b> <u>Floor</u> Screed and floor finish Structure	Vinyl floor finish Solid concrete floor	good condition - A good condition - A	1588 - 1590
<b>2. Ceilings</b> Structure Decoration	Plaster board finish Painted finish Bernard Katz Building, UCL	Good condition - A Good condition - A	
<b>3. Internal walls, doors and windows</b> <u>Walls and Partitions</u> Structure Linings/finishes	Solid concrete wall Painted plaster finish	Good condition - A Good condition - A	
<u>Doors</u> Framings Doors	Timber door frames Timber doors with vision panels	Good condition - A Good condition - A	

<u>Windows</u>			
Framings	N/a		
Glazed screens	Insert glass vision panels to allow vision into laboratories	Good condition - A	
<b>4. Sanitary services</b>	N/A		
<b>5. Mechanical services</b>			
<b>6. Electrical services</b>	Light fittings -	Good condition - A	
<b>7. Data</b>	N/a		
<b>8. Decorations</b>			
internal	Painted plaster	Good condition - A	
<b>9. Fixed furniture and fittings</b>	N/a	n/a	

Name of Building

Bernard Katz

Address

UCL

Date of Audit

04/02/2016

Conditions during Audit

Overcast and cloudy

Name of Auditors

Darren Marchant & Janice Gooch

Site Contact Person and Title

Josh Thomas & Marcin Porada

Telephone Number of Site Contact

Limitations of Survey

Surveys have not been carried out with regard to the presence and condition of asbestos within the buildings.

All services commented upon have been visually inspected but testing has not been carried out and the opinions expressed have been those of a Surveyor and not an Engineer.

The Surveyor has commented on the condition of the services, if further testing or confirmation is required this should be carried out by an Engineer of the relevant discipline.

We carried out only a visual inspection. This means that we do not take up carpets floor covering or floorboards, move furnitures or remove the contents of cupboards.

The inspection was to determine the existing damages, defects and visual condition of the elements.

Condition ratings

A Good Condition - performing as intended

B Satisfactory - performing as intended but exhibiting minor deterioration

C Poor - exhibiting major defects and/or not operating as intended

D Very poor - life expired and/or serious risk of immediate failure



1563 ACBE Lobby



1562 Lobby





1565 Electrics within entrance Lobby 2.14



1566 Locker Room



1567 locker room



1573 Corridor to rooms 2.10 - 2.12B



1575 1.12A Nitrogen Store



1577 Fracture - at high level which runs from Room 2.10 - 2.12A



1583 Room 2.12 Store

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1585 Fracture at high level



1589 Fracture to external elevation by external door leading to Access by Hoist Room 2.12B





1615 Corridor 1.36



1616 Corridor 1.36 looking towards hoist/ WC



1621 Room - Female WC lobby - fracture at high level



1623 Female WC



1629 Looking into Corridor (1.35)



1631 Corridor 1.35



1633 Room 1.10



1634 Room 1.10



1643 Room 1.7 Lobby





1644 Room 1.7B



1646 Room 1.7B



1649 Room 1.7B



1661 Room 1.7B - Fracture at high level to corner on external elevation

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1652 Room 1.7B



1668 Room 1.7A

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1673 Room 1.7A



1678 Room 1.7A fracture at high level

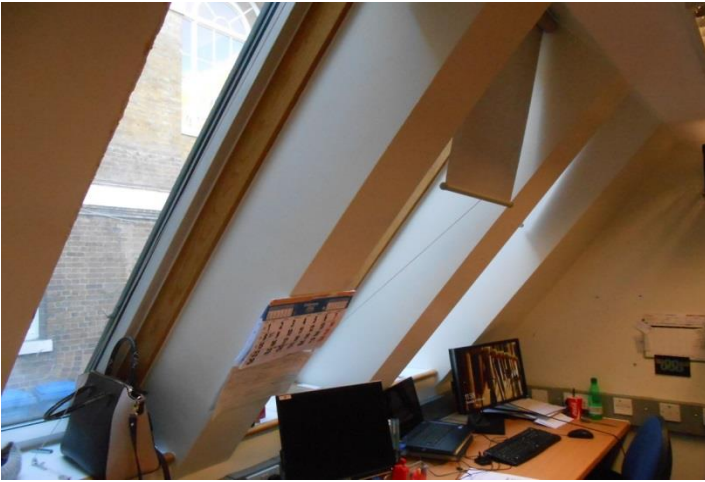




1681 Room 1.7A



1684 Room 2.1



1687 Room 2.1



1690 Room 2.2



1692 Room 2.2



1697 Room 2.3





1669 Room 2.3



1702 Room 2.4





1704 Room 2.4



1709 Corridor - 2.33



1710 Corridor 2.33



1713 Room 2.5



1717 Room 2.6



1722 Corridor 2.33



1727 Room 2.7



1731 Corridor 2.33



1739 Room 2.9





1744 Link corridor off Corridor 2.33



1745 Link corridor off Corridor 2.33



1755 Room 1.23



1756 Room 1.23



1758 Room 1.23



1762 Room 1.24



1765 Room with hoist



1768 Hoist Plant Room