

## Condition Surveys and Asset Data Capture



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# CONTENTS

1	THE VALUE OF ASSET DATA	5
1.1	What is a condition survey?	5
1.2	Benefits of condition surveys	6
1.3	Benefits in maintenance planning	7
1.4	Benefits in contracted maintenance	7
2	LEVEL OF SURVEY	8
2.1	Defining the task	8
2.2	Frequency of survey	8
2.3	Visual inspections	9
2.4	Simple tests and inspections	9
2.5	Specialist surveys	9
2.6	Plant and installation attributes that should be examined	10
2.7	Functional suitability and operational integrity	11
2.8	Physical condition	12
2.9	Compliance with legal and health and safety requirements	13
2.10	Conditions affecting operation and maintenance	14
2.11	The reasons for obsolescence	14
3	HOW TO DO A CONDITION SURVEY	18
3.1	Setting priorities	18
3.2	Sampling	19
3.3	Co-ordination with other inspections	19
3.4	Starting	19
3.5	Use of in-house staff resources	19
3.6	Selecting and commissioning a surveyor	20
3.7	Gathering information	20
3.8	Data capture during condition surveys	21
3.9	Data requirements	22
3.10	Asset tracking and barcoding	22
3.11	Condition data	23
3.12	Data structure	23
3.13	Method of data collection	24
3.14	Identification of assets	24
3.15	Scope of condition surveys	26
3.16	General tools and equipment	26
3.17	Ductwork and pipework cleanliness	27
4	NON-DESTRUCTIVE TESTING	28
4.1	General	28
4.2	Thermography	28
4.3	Power quality surveys	29
4.4	Vibration analysis and acoustic testing	30
4.5	Ultrasonic flaw detection and thickness gauging	30
4.6	Eddy current testing	31
4.7	Leak detection methods	31
5	GRADING	32
5.1	The use of ranking systems	32
5.2	Grading asset condition	32
5.3	Maintenance priority systems	32

## CONTENTS

6	SURVEY TOOLKIT	33
6.1	Introduction	33
6.2	Overview and pre-survey checks	33
6.3	Common defects	34
6.4	Factors affecting the economic life of plant	39
	REFERENCES	44

## APPENDICES

	APPENDIX A: PRE-SURVEY CHECKLIST	40
	APPENDIX B: GENERIC PLANT ASSESSMENT CHECKLIST	41
	APPENDIX C: EXAMPLE SPREADSHEET	43

## TABLES

Table 1:	Equipment requiring specialist surveys	10
Table 2:	Two-tier and three-tier data-recording	24
Table 3:	Surveyor's equipment and tools	26
Table 4:	RICS classification of repair priorities	32
Table 5:	Physical condition	34
Table 6:	Operation and maintenance	34
Table 7:	Operation and maintenance history	35
Table 8:	Health and safety	35
Table 9:	LV electrical installations – general power	36
Table 10:	LV electrical installations – lighting	36
Table 11:	Boilers, heating and hot water systems	37
Table 12:	Ventilation and air conditioning systems	37
Table 13:	Refrigeration systems	38
Table 14:	Control systems	38
Table 15:	Lift installations	38
Table 16:	The economic life of plant	39

## FIGURES

Figure 1	Building structure	11
Figure 2	Mechanical pump	11
Figure 3	Pressure vessel	12
Figure 4	Electrical control panel	12
Figure 5	Identifiable power source	25
Figure 6	Deterioration caused by arcing possibly due to excessive neutral currents caused by harmonics	30

## I THE VALUE OF ASSET DATA

Condition surveys enable informed decisions to be made regarding the human and financial resources required to prevent failures. They can help with:

- preparing long term asset investment plans
- establishing the condition of plant and systems before deciding to purchase or lease buildings (pre-acquisition surveys)
- assessing dilapidation after a period of occupation
- establishing the condition of plant and systems before committing to maintenance contracts
- identifying immediate repairs missed during routine maintenance inspections.

### I.1 WHAT IS A CONDITION SURVEY?

A building services condition survey is an inspection of plant and installations to assess their physical, operational and maintenance condition. The publication *Stock Condition Surveys*<sup>[1]</sup> defines a condition survey as:

*“The collection of data about the condition of a building, part of a building, estate or portfolio, assessing how that condition compares to a pre-determined standard, to identify any actions necessary to achieve that standard now, and maintain it there over a specified time horizon, the purpose being to support management decision making.”*

Condition surveys may be carried out for many reasons. Organisations, particularly some public sector bodies, have traditionally carried out periodic condition surveys to support strategic planning of their estates.

#### **Broad brush condition surveys**

Broad brush surveys are aimed at providing an overall assessment of the condition of the building stock. They consist of external visual inspections only.

These surveys help to prepare a strategic investment programme which specifies the timescale and resources required to bring the facility or estate up to the desired standard.

#### **Maintenance management condition surveys**

Maintenance management condition surveys are carried out to collect data and appraise the condition of building services plant and systems.

It is vitally important for contractors to establish the maintenance condition of plant and installations before committing to comprehensive maintenance contracts. The contractor’s ability to deliver the performance set by the client and the cost of maintenance activities required to achieve this objective depends on the condition of plant and installations.