

Successful Surveys

Facet Survey's & Condition Appraisals

Component Name	Current and impending Backlog for assessment	Condition Score	Risk Score	Notes
Concrete parking	OT assessment area at rear of building. Block paving at entrance - Fair becoming overgrown at rear of the concrete parking. Loose aggregate paving, shiffers and compounds. Generally sound, minor areas requiring repairs where surface is damaged.	4	4	
Woodswork	Wide variety of storage gutters and thimble. Woodswork blockages of gutters and chimneys, some damaged pipes (2) Gutters, also areas to threshold to front and rear entrances - Fair. Sickness area of back paving to rear of OT's may include a	3	3	
Aluminium: main entrance	Sound and serviceable (4753503)	4	4	
Decorations	Generally sound	4	4	
Roofs and doors	Falling decorations (2) Windows and doors. Mixed condition (477102)	3	3	
Floors	Generally sound	4	4	
Doors and fascias	Generally good decorative order (4757653)	4	4	
Painted soffits, fascias and parapets	Generally good decorative order (4757653)	4	4	
Painted soffits, fascias and parapets	Generally good decorative order (4757653)	4	4	
Windows doors and eaves	Fair (4753503)	3	3	
Previously painted windows, doors, parapet goods and roof girth	Discoloured decorations to all external previously painted	3	3	
Clives and related areas	Re-decoration due (4753036)	3	3	
Painted facias, soffits, rainwater goods, chimneys and cladding	Falling decoration to soffits, some damage to underlying masonry	3	3	
Painted surfaces	Some failure of decorative coatings leading to minor damage (4753036)	3	3	

Meet your obligations & better manage your buildings

Micad's facet and condition Appraisal Module provides a flexible means of capturing and analysing condition, risk information and cost forecasting.

The user defined template gives organisations the ability to decide what data to collect and at what level of detail. Powerful reports and query engine deliver your data in a way that best suits you.

Micad's hosted system maintains your independence from the surveyor, but gives instant access to all your data.

Key Benefits

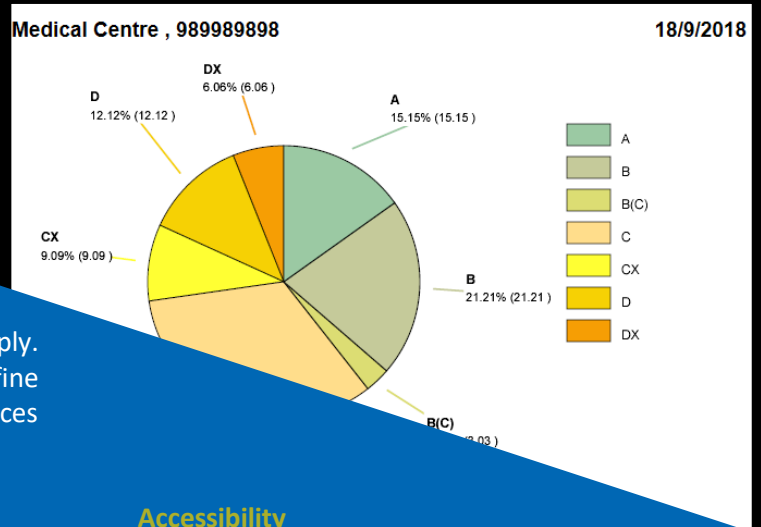
- Integrates with your core IPR space register
- Cost savings from improved utilisation
- Evidence statutory compliance
- Identify strategic opportunities
- Seek out and reduce risk
- Support your ERIC/EMR return
- Instant access to powerful information
- Independence from surveyors
- Maintain asset value & operational efficiency
- Long term cost planning
- Historical performance dashboard



To arrange a demonstration contact:
+44 (0) 161 927 9573 or email: info@micad.co.uk



Appraisal Costs Listing For: Westwood Development , WD , Medical Centre , 989989898												18-SEP-2018									
Facet	Category	Element	Sub-Element	Condition Ranking	Cost to B																
					Current Year	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6-10	Years 10-20	Years 20-30	Years 30+							
F1 Physical Condition	Building	Structure	Foundations	CK	£28,365	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,200	£0			
			Walls	C	£980	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0		
			Frames	CK	£2,500	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
			Floors	C	£11,200	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
			Roofs	CK	£15,500	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
			External Fabric																		
		Walls and Finishes	C	£1,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Windows	B	£550	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		External Timber-PVCu Detail	C	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Decoration	D	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Roofs																			
		Coverings - Pitch	B	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Coverings - Flat	B	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Roof Lights	A	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Rainwater Goods	C	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Internal Fabric and Fixtures																			
		External Building Works																			
		Drainage	A	£15	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Roads-Car Parks	A	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Paths	B	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Block-Paved Areas-Tarmac	B	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Areas-Concrete Areas	D	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Walls	DX	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
		Fencing-Gates	D	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	



Easy to Configure

Create your own survey templates quickly and simply. Tailor them to your needs as you collect data – refine your requirement. Add or remove facets as finances allow.

Accuracy

The flexibility of creating your own survey template lets you decide what level of detail you expect and also measure the input accordingly.

The in-built suite of reports and powerful query engine allow you to assess the quality of the appraisal data as it is collected; ensuring the end result is accurate and meaningful.

Facilitate Cooperation

The hosted nature of Micad software lets you share information with your chosen supplier.

Giving them access to your Micad data and drawings can help reduce survey costs and increase the output and value from any desktop exercise.

Accessibility

Micad is a fully functional web-hosted system, meaning you always have access to your data irrespective of which surveying company you use.

You can choose who you share this information with, either via an Information Portal or the Core System, this lets you deliver the right information to the right people, simply and securely

Live data

Data in your Micad system is always live. You can track progress of your surveys and see the data set grow as the survey is completed. It can be added to year on year, creating a living document of your estate condition.

The ability to freeze the data at any time means you can lock in your results for historical reference.



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