Technical Highlight: Condition Survey Report Deliverables

As part of Vertical Access' investigation of buildings and structures, we typically prepare a detailed and comprehensive Condition Survey Report. VA documents existing conditions using a combination of digital still color photography keyed to annotated drawings. To record existing conditions, Vertical Access has developed the Tablet PC Annotation System (TPAS®) that allows on-site annotation directly in AutoCAD. TPAS allows Vertical Access to input both graphical and numerical data directly into AutoCAD, on site, using tablet computers and digital cameras. We submit to the project client the Condition Survey Report in two formats: 1) a bound report with a written narrative, color photographs and annotated drawings and 2) a DVD or flash drive with digital files of all of the deliverables.

265-75 Stone_Displacement Horizontal and Vertical 2016-2

265-81 Stone_Spall Bonded 2016-1

265-276 Stone_Crack Repair failed 2016-1

265-336 Stone_Spall Missing 2016-1

266-274 Stone_Crack Repair failed 2016-1

266-318 Stone_Spall Bonded 2016-1

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Photographs of representative and notable conditions

VA's Condition Survey Report contains the following components:

Report Narrative: The Report Narrative is a written narrative that describes the findings of the survey and investigation. Typically, it is divided into the following sections: 1) executive summary; 2) description of the deliverables; 3) description of the scope of work; 4) general observations, including a brief historical and architectural description of the structure; 5) description of specific conditions, with photographs of conditions referenced; 6) conclusion. The Report Narrative is submitted digitally as a .PDF document.

Photographs: During the survey, VA takes high resolution photographs of representative conditions and other notable conditions using digital still cameras. These photographs are included in a Photographs section of the report, typically six photographs per 8-1/2"x11" sheet of paper. The photographs are named with the type of condition and have a specific numeric (x-y coordinates) nomenclature that corresponds to the coordinates within the AutoCAD drawing where the conditions are located. In the digital format, the photographs are hyperlinked to the AutoCAD drawing so that they can be accessed from the drawing and viewed easily as digital files. The photographs are submitted digitally as .JPG files.

Drawings: During the field survey and investigation, VA annotates elevation and plan drawings in AutoCAD using a library of pre-defined graphic and code blocks for each material present. The severity and amount of each condition is recorded in the field as attributes of the block so that the drawings are used to both document and quantify the existing conditions. With the bound report, VA includes a 24"x36" set of drawings as well as reduced-scale 11"x17" set. The digital AutoCAD .DWG and drawing .PDF files are submitted with the final report as part of the project deliverables.

Spreadsheet of Extracted Data: VA includes in the bound report a spreadsheet containing the numerical survey data such as crack length and area of soiling that are recorded in the annotated AutoCAD drawings. The spreadsheet is also submitted digitally as an .XLS file that can be further formatted according to the various needs of the project.

Video Documentation: When VA provides video documentation as part of a project, the digital video footage is transferred to DVD for the project deliverable. Hi-definition video is used for a larger and better quality image.

Extracted Survey Conditions

Block Name	Condition	X	Y	Code	Severity	Amount	Priority	Photo
Stone_SurfLoss	Chipped	1802	365	Chp	1	2.6	Pr2	Yes
Stone_SurfLoss	Chipped	196	22	Chp	1	0.6	Pr2	Yes
Stone_SurfLoss	Chipped	1804	351	Chp	2	2.8	Pr2	Yes
Stone_SurfLoss	Chipped	1283	308	Chp	0.5	0.1	Pr2	No
Stone_SurfLoss	Chipped	1231	85	Chp	1	0.5	Pr2	Yes
Stone_SurfLoss	Chipped	716	146	Chp	2	0.2	Pr2	Yes
Stone_SurfLoss	Chipped	1276	351	Chp	2	0.0	Pr2	No
Stone_SurfLoss	Chipped	1272	401	Chp	1	0.0	Pr2	Yes
Stone_SurfLoss	Chipped	1262	91	Chp	2	4.8	Pr2	Yes
Stone_SurfLoss	Chipped	1263	275	Chp	1	0.5	Pr2	Yes
Stone_SurfLoss	Chipped	1254	79	Chp	3	0.4	Pr2	Yes
Stone_SurfLoss	Chipped	215	179	Chp	1	0.2	Pr2	Yes
Stone_SurfLoss	Chipped	1271	249	Chp	1	1.0	Pr2	Yes
Stone_SurfLoss	Chipped	1275	348	Chp	2.5	0.3	Pr2	Yes
Stone_SurfLoss	Chipped	1277	132	Chp	1	0.6	Pr2	Yes
Stone_SurfLoss	Chipped	1284	161	Chp	0.5	0.2	Pr2	Yes
Stone_SurfLoss	Chipped	1288	126	Chp	0.5	23.4	Pr2	Yes
Stone_SurfLoss	Chipped	1289	310	Chp	0.5	0.1	Pr2	No
Stone_SurfLoss	Chipped	1285	130	Chp	0.5	1.9	Pr2	No
Stone_SurfLoss	Chipped	1286	248	Chp	1	0.1	Pr2	Yes
Stone_SurfLoss	Chipped	1283	296	Chp	1	0.5	Pr2	Yes
Stone_SurfLoss	Chipped	1280	244	Chp	1	0.1	Pr2	No
Stone_SurfLoss	Chipped	1285	198	Chp	0.5	0.2	Pr2	Yes
Stone_SurfLoss	Chipped	1271	232	Chp	1	0.0	Pr2	No
Stone_SurfLoss	Delamination	1757	184	Dlm	2	0.2	Pr2	Yes
Stone_SurfLoss	Exfoliation	640	81	Exf	0.5	4.9	Pr2	Yes
Stone_Unsecured	Hollow	1289	323	H		5.8	Pr2	No
Stone_Unsecured	Hollow	1299	49	H		2.7	Pr2	No
Stone_Unsecured	Hollow	246	105	H		2.0	Pr2	No
Stone_Unsecured	Hollow	1289	196	H		22.8	Pr2	No
Stone_Unsecured	Hollow	1302	135	H		10.3	Pr2	No
Stone_Unsecured	Hollow	1298	294	H		22.5	Pr2	No
Stone_Unsecured	Hollow	1293	300	H		5.4	Pr2	No
Stone_Unsecured	Hollow	1302	159	H		5.5	Pr2	No
Stone_Unsecured	Hollow	1299	196	H		4.8	Pr2	No
Stone_Unsecured	Hollow	244	32	H		1.9	Pr2	No
Stone_Unsecured	Hollow	1736	78	H		2.9	Pr2	Yes
Stone_Unsecured	Hollow	1733	75	H		10.0	Pr2	No
Stone_Unsecured	Hollow	1430	74	H		18.8	Pr2	No
Stone_Unsecured	Hollow	1382	46	H		1.2	Pr2	No
Stone_Unsecured	Hollow	1776	89	H		6.3	Pr2	No
Stone_Unsecured	Hollow	1780	370	H		2.7	Pr2	No
Stone_Unsecured	Hollow	1784	407	H		7.4	Pr2	No
Stone_Unsecured	Hollow	1772	71	H		22.6	Pr2	No
Stone_Unsecured	Hollow	1807	52	H		1.5	Pr2	No
Stone_Unsecured	Hollow	1275	398	H		1.3	Pr2	No
Stone_Unsecured	Hollow	211	281	H		12.4	Pr2	No
Stone_Unsecured	Hollow	214	320	H		6.8	Pr2	Yes
Stone_Unsecured	Hollow	213	157	H		8.0	Pr2	No
Stone_Unsecured	Hollow	213	165	H		8.4	Pr2	No
Stone_Unsecured	Hollow	1271	141	H		10.1	Pr2	Yes
Stone_Unsecured	Hollow	1255	223	H		2.8	Pr2	No
Stone_Unsecured	Hollow	1262	403	H		7.0	Pr2	Yes
Stone_Unsecured	Hollow	1255	88	H		23.8	Pr2	No

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Spreadsheet of extracted data