

**RMBC SURVEY SHEET**

<b>UPRN</b>		<b>Address</b>	22 Boston Castle Grove.
<b>Contact Name</b>	Ian Smith	<b>Contact No.</b>	334967
<b>Requested By</b>	Alan Pogorzelec	<b>Date Requested</b>	
<b>Surveyor</b>	Ian Smith	<b>Survey Date</b>	18 <sup>th</sup> December 2009

<b>Year Built</b>	1775 - 1800	<b>Central Heating</b>	Yes. Alpha CD28X Combi-Boiler
<b>Property Area</b>	Moorgate	<b>No. Fireplaces</b>	1 Electric and 1 gas
<b>Bedrooms</b>	2	<b>Build Type</b>	Stone
<b>Bathrooms</b>	Gd Floor Bathroom + 1 <sup>st</sup> Floor W.C.	<b>Roof Material</b>	Slate
<b>Total Rooms</b>	3 x liv-rooms,kitchen,D.stairs bathroom, 1 <sup>st</sup> floor W.C, 2 x 1 <sup>st</sup> floor bedrooms	<b>Floor Material</b>	Solid / Suspended timber
<b>No. Storeys</b>	2	<b>Filled Cavity</b>	N/a. Solid Wall
<b>Parking Type</b>	Off road parking at side of property	<b>Fails Decency</b>	Yes.

<b>Property Description</b>	2 bedroom stone built detached property. It overlooks the cemetery to the rear. The internal of the property is in fairly good condition. The kitchen is need of replacement. A new "A" rated condensing boiler was fitted in 2008.The existing windows (12) are single glazed p.v.c.u. with external beading and do not meet secure by design standard. The bathroom suite is in need of replacement to the ground floor and the w.c to the 1 <sup>st</sup> floor needs replacement.
<b>Description of Location</b>	Suburban.
<b>Map of area</b>	N.a
<b>Nature of survey request</b>	The request received from Alan Pogorzelec was to provide budget costs to bring the property up to decency standards.
<b>Condition of Property</b>	The property is in a good state of repair.
<b>Survey findings</b>	<p>External –</p> <p>Replacement doors and windows are required to meet the Rotherham Standard.</p> <p>The general condition of the property is good and no immediate repairs are required at this time although the ridge details are showing signs of disrepair and work to these areas will be required.</p> <p>The fascia boards to the kitchen extension will require renewing</p> <p>The outbuilding is in very poor condition and needs to be looked at separately with a number of options which could be explored</p>



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The property has a current Standard Assessment Procedure (SAP) of 51 which is well above SAP 35 which is recognised as a property in fuel poverty. The property is stone built as gives little options for improvements however double glazing and loft insulation along with thermostatic radiator valves, low energy lighting will give a SAP of 58.

**Property Photographs**

