## **RMBC SURVEY SHEET**

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

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

Property Description	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.
Description of Location	Suburban.
Map of area	N.a
Nature of	The request received from Alan Pogorzelec was to provide budget costs to
survey request	bring the property up to decency standards.
Condition of	The property is in a good state of repair.
Property	
Survey findings	Replacement doors and windows are required to meet the Rotherham Standard.  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.  The fascia boards to the kitchen extension will require renewing  The outbuilding is in very poor condition and needs to be looked at separately with a number of options which could be explored

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	Internal-		
	The property is in a good state of repair internally. The kitchen would require replacement to bring it up to decency.  The bathroom and w.c. room is in need of replacing		
Options to be	Decency Works		
considered			
	Replace windows and doors Renew kitchen.  Renew bathroom suite to ground floor and WC to 1 <sup>st</sup> floor. £2000.00  Fit Thermostatic radiator valves to hall,2 x Liv-Rooms,1 <sup>st</sup> floor W.C. and 1 x bedroom  £250.00		
	Void Work		
	Fit folding door to first floor W.C. Renew internal door handle and catch to b.bedroom Safety check to liv-room gas fire Renew light fitting to bathroom Carry out concrete repair to rear living room floor Remove light fitting to living room and renew with pendant Pointing to ridge tiles 6 metres.(inc scaffold) Loft insulation can be carried out by our team on grant aided work Fascia board and associated works to kitchen extension  Approx £2,000.00		
Recommendation	As above		
Estimation of costs	As above.  Decency £9,250.00 Void Work £2,000.00		
Other	An electrical test should be carried out to determine the condition of the		
Comments	existing board and electrics. (Rewire £2,000.00 if required)		
	An asbestos survey should be carried out.		
	A safety check to the exisisting gas fire in the front living room		
	Total £500.00		
	(Rewire £2,000.00 if required)		
	Pre-lims and management fees for 2010 Ltd need to be added if works are to be carried out. ( 10% pre-lims and 7.5% management fees)		

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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











