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Housing Stock Condition Report

Prepared by Your Company Name

23 Harker Way, Accrington, WA11 9QD



Overall Rating: 3 Star

Client **John Doe**

Surveyed Date 29th November 2018 by

Re-inspect next year

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About this Building Condition Report

This Housing Stock Condition Report will identify the internal and external condition of the building showing replacement costs.

1 INTRODUCTION

This report provides a record of the Building Condition Report at: **23 Harker Way, Accrington, WA11 9QD** for . It was surveyed by of **Your Company Name** on the **29th November 2018**. The purpose of the inspection is to assess the internal and external condition of the building, capturing life cycle replacement costs

Building Owner John Doe

Building Address 23 Harker Way, Accrington, WA11 9QD


Surveyor Janet Doe of Your Company Name


Survey Date 29th November 2018


Limitations The following limitations apply to the conduct of the inspection:

- The inspection was purely of a visible nature, without the use of ladders or the benefit of exploratory work. Its extent is limited to cracks to internal walls, floors and ceilings and significant defects to exterior walls, roof and boundaries, having regard to their age and construction type.
- No structural survey or inspection of concealed or otherwise hidden services or finishes was undertaken.
- The presence of furniture, fittings, furnishings, artwork and stored items generally restricts the scope of inspection, and where such articles or items exist, none were moved. Ceiling, wall and floors surfaces concealed by such articles or items were not inspected.
- No testing of any service installations was undertaken.


2 CURTILAGE


Grounds Roads & Paths			Front Curtilage		2.1
Condition	Quantity & Unit Cost	Replace Cost	Replace Year	Photo	
Fair B2 Priority 2 - Within 2 Years	27 m2 @ £250	£6,750	2019 Cycle: 20 years	 (Photo 1)	
Repairs	Repair Priority	Repair Cost	Repair Year		
- General Repair	Desirable	£500	2018		

Grounds Car Parks			Rear Curtilage		2.2
Condition	Quantity & Unit Cost	Replace Cost	Replace Year	Photo	
Good A4 Priority 4 - Over 5 Years	43 m2 @ £250	£10,750	2028 Cycle: 10 years	 (Photo 6)	


Boundaries Security Fence & Posts			Whole Curtilage		2.3
Condition	Quantity & Unit Cost	Replace Cost	Replace Year	Photo	
Good A4 Priority 4 - Over 5 Years	11 m2 @ £250	£2,750	2031 Cycle: 20 years	 (Photo 7)	


3 EXTERIOR


Roofs			Main Roof		3.1
Pitched Slate					
Condition	Quantity & Unit Cost	Replace Cost	Replace Year	Photo	
Poor C3 Priority 3 - Within 5 Years	10 m2 @ £250	£2,500	2022 Cycle: 20 years	 (Photo 3)	

External Fabric			Rear Side		3.2
External Fire Escape					
Condition	Quantity & Unit Cost	Replace Cost	Replace Year	Photo	
Good A4 Priority 4 - Over 5 Years	8 m2 @ £250	£2,000	2026 Cycle: 20 years	 (Photo 5)	

4 INTERIOR

Sanitary Goods			First Floor > Disabled Toilet		4.1
Wc Pan & Cistern					
Condition	Quantity & Unit Cost	Replace Cost	Replace Year	Photo	
Fair B3 Priority 3 - Within 5 Years	1 item @ £250	£250	2021 Cycle: 25 years	 (Photo 2)	
Repairs	Repair Priority	Repair Cost	Repair Year		
- Part Replace	Essential	£250	2019		

Internal Fabric			Ground Floor > All Rooms		4.2
Ceilings					
Condition	Quantity & Unit Cost	Replace Cost	Replace Year	Photo	
Fair B4 Priority 4 - Over 5 Years	9 m2 @ £250	£2,250	2025 Cycle: 20 years	 (Photo 4)	
Repairs	Repair Priority	Repair Cost	Repair Year		
- Redecorate	Essential	£1,024	2019		

Flooring			Ground Floor > All Rooms		4.3
Carpet					
Condition	Quantity & Unit Cost	Replace Cost	Replace Year	Photo	
Good A4 Priority 4 - Over 5 Years	9 m2 @ £250	£2,250	2038 Cycle: 20 years	 (Photo 8)	

Safety & Access Systems			First Floor > Staff Room		4.4
Eye Bolts					
Condition	Quantity & Unit Cost	Replace Cost	Replace Year	Photo	
Good A4 Priority 4 - Over 5 Years	1 item @ £250	£250	2043 Cycle: 30 years	 (Photo 9)	

5 FIVE YEAR FORECAST - CURTILAGE

Item	Backlog	This Year	Y1	Y2	Y3	Y4	Y5	Location
Grounds <i>Roads & Paths</i>			£6,750					Front Curtilage
Grounds <i>Car Parks</i>								Rear Curtilage
Boundaries <i>Security Fence & Posts</i>								Whole Curtilage
	£0	£0	£6,750	£0	£0	£0	£0	

6 FIVE YEAR FORECAST - EXTERIOR

Item	Backlog	This Year	Y1	Y2	Y3	Y4	Y5	Location
Roofs <i>Pitched Slate</i>						£2,500		Main Roof
External Fabric <i>External Fire Escape</i>								Rear Side
	£0	£0	£0	£0	£0	£2,500	£0	

7 FIVE YEAR FORECAST - INTERIOR

Item	Backlog	This Year	Y1	Y2	Y3	Y4	Y5	Location
Sanitary Goods <i>Wc Pan & Cistern</i>					£250			First Floor > Disabled Toilet
Internal Fabric <i>Ceilings</i>								Ground Floor > All Rooms
Flooring <i>Carpet</i>								Ground Floor > All Rooms
Safety & Access Systems <i>Eye Bolts</i>								First Floor > Staff Room
	£0	£0	£0	£0	£250	£0	£0	

APPENDIX: PHOTOGRAPHS

[Photo 1](#)



[Photo 2](#)



[Photo 3](#)



[Photo 4](#)



[Photo 5](#)



[Photo 6](#)



[Photo 7](#)



[Photo 8](#)



APPENDIX: PHOTOGRAPHS

[Photo 9](#)



PS Sample