

611 ROAD - 66 ST

CONDITION SURVEY 2005

| | | | | | |
|---|------|----------|-----------------|--------------------|----------|
| Branch Number | N/K | Known as | Furlong Close | County | Oxford |
| Lease Repair obligation e.g. FRI, IRI, IRI+SC | N/K | Address | 1 Furlong close | Area | Oxford |
| Number of storeys | 2No. | Town | Oxford | Date of inspection | 19.08.05 |
| Upper floors for stock | N | Flat(s) | Y | Surveyor | SJH |

| Ref No | Element Description And Location | Condition | | Defect & Remedial Action Required | Repair category | | | |
|--------|---|---|--|--|-----------------|----|----|----|
| | | Is condition satisfactory at time of inspection Y/N | If satisfactory, approx life expectancy in years | | C1 | C2 | C3 | C4 |
| 1.0 | ROOF LEVEL | | | | | | | |
| 1.1 | ROOF: Tile covered pitched roof | Y | 25 | Some general minor moss/algae growth. Flat roof over the rear extension could not be viewed. | | | | X |
| 1.2 | CHIMNEYS ETC: Brick chimney with lead flashing | N | | Some general staining to the lead and wear and tear. Will require attention in the medium term. | | | X | |
| 1.3 | SOFFITS AND FASCIAS: Painted timber | N | | Reasonable albeit showing signs of rot in places. Decorations are poor. | | | X | |
| 1.4 | RAINWATER GOODS: Upvc downpipes and gutters | Y | | Not closely inspected but where visible they appear reasonable. | | | | |
| 2.0 | ELEVATIONS | | | | | | | |
| 2.1 | MASONRY: Cavity brickwork with some vertical timber panelling | N | | The brickwork is extensively cracked to the side elevation, along its length. Several old crude repairs are evident. Substantial repairs are required in the short term. Vertical timber panelling is in reasonable condition and will require redecoration within the next two years. | | X | | |
| 2.2 | WINDOWS: Upvc | Y | | | | | | |
| 2.3 | DOORS AND ENTRANCES: None visible except the shopfront. | N/R | | | | | | |
| 2.4 | JOINERY AND DECORATIONS: Some external painted timber | N | | Repair and redecoration required. | | | X | |
| 2.5 | SHOPFRONT: Powder coated aluminium | Y | | | | | | |
| -3.0 | EXTERNALS | | | | | | | |
| 3.1 | EXTERNAL AREAS: | N/R | | | | | | |
| 3.2 | OUTBUILDINGS: | N/R | | | | | | |

22.5

APPENDIX 2

| Ref No | Element Description And Location | Condition | | Defect & Remedial Action Required | Repair category | | | |
|--------|---|---|--|--|-----------------|----|----|----|
| | | Is condition satisfactory at time of inspection Y/N | If satisfactory, approx life expectancy in years | | C1 | C2 | C3 | C4 |
| 4.0 | NOTES ON CURASARY INTERNAL INSPECTION Small shop | N | | Very small and basic, with some cracking internally. | | X | | |

22.6