

SURVEY REPORT

**BUYING OR SELLING
YOU WILL
BE BETTER OFF
WITH SOME
INSIDE INFORMATION**

2042Key to abbreviations: LH/RH = Left Hand/ Right Hand when viewed from the front of the property.
This report is provided on the terms set out in the HOMEZONE General Conditions of Engagement. The report is provided solely for the named clients and their professional advisers and should not be relied upon by others. The purpose of the inspection described in the General Conditions is to provide a report on the general state of repair and condition of the property described below. This report is not a structural / building survey and is not intended to detail superficial defects.

HOMEZONE Evaluator`s name: Andrew Jefferson

HOMEZONE Evaluator`s district: South West

Agent(s) name & tel. no. inc STD: Agent & Co

A: GENERAL INFORMATION

A1 Name and address of clients:

Mr B & Mrs C Smith
Rippleside Road
Clevedon
N.Somerset
BS21 7JU

Property address:

Old Street
Clevedon
North Somerset
BS21 6BH

A3 Date of inspection:

28/09/2018

A4 Weather conditions:

Overcast, raining.

A5 Limits to inspection: Including extent of furniture and floor coverings

Property has floor coverings.

B: GENERAL DESCRIPTION OF PROPERTY

B1: Description of Property

A period three bedroom semi-detached house.

B2: Accommodation i.e.: ground floor: 2 reception rooms

Ground floor- hall, 2 receptions, kitchen, WC
 Upper floor- 3 bedrooms, bathroom.

B3: Outbuildings, gardens & parking

Gardens to front & rear, with side access.
 On-street parking (subject to availability).

B4: Approximate age Including date if available of extensions and conversions where applicable

120 years.

B5: Summary of construction- some buildings may not comply with the requirements of present regulations and could include harmful or hazardous materials. It may be impossible to confirm details of construction in some cases.

<u>External:</u>	Roofs:	Pitched & tiled
	Chimneys:	Brick / render
	Rainwater goods:	uPVC
	Walls:	Stone / brick / ashlar
	Damp proof course:	Not evident
	Windows:	Timber
	Doors:	Timber
	Outbuilding(s):	Shed
<u>Internal:</u>	Roof structure:	Traditional timber cut
	Ceilings:	Lath and plaster
	Internal walls:	Solid / timber stud
	Floors:	Timber suspended / part solid
	Services:	All mains services
	Central heating:	Electric

C: EXTERNAL CONDITION

Each subsequent item to be scored 1-5 on a sliding scale basis and in the opinion of the evaluator at the time of inspection, 1 being very poor condition, 5 being very good condition and appropriate increments in-between. N/A or no score notated: Cannot score due to limitations for reasonable assessment or item does not apply. All scores relate to the time of inspection & are for general guidance purposes only.

C1: Chimney Stacks

Score: 2.5

There are two stone and brick built, cement rendered chimney stacks to the valley gutter / party wall shared with number 177, with original clay pots visible to the front stack appearing in fair condition for age, as viewed from a ground based inspection with the aid of binoculars, although the render is dated with general replacement recommended. Obtain firm quotes prior to exchange but allow a minimum sum of £1,500 for basic works. See also comments in section C2 regarding the valley gutter and roof. Chimney stacks should be regularly inspected for any evidence of plant growth.

Order of cost: £ 1500

C2: Roofs Including valleys, flashings and soakers. See also section D1

Score: 1

The main roof is double pitched and laid to original clay double roman tiles over a timber cut supporting frame, with a central valley gutter shared with number 177.

Although the presence of a dividing wall, foliage to the front garden and the lean-to shed to the rear limited access, I was able to erect ladders to full roof height to assess the condition of the main roof, where safe to do so. Where visible from the ladders and a ground based inspection with the aid of binoculars, delamination (loss of glaze) was noted to the tiles which can lead to porosity therefore resulting in further reliance on the underfelt as a secondary barrier. In addition, dated coverings to the central valley gutter will require replacement including supporting timber ply boards.

An internal inspection of the main roof void revealed that the roof has been re-felted in past years and with the exception of one tear letting in daylight and rainwater, appears generally intact.

Evidence of water staining was observed to the supporting timbers to the central valley gutter, indicative of external defects as previously noted and requiring attention.

The roof to the front bay and the rear shed also require updating.

It must be assumed that overhaul of the roof coverings and the central valley gutter will be required as part of the general re-furbishment.

As with all defects you should obtain firm quotes prior to the exchange of contracts but allow a minimum sum of £15,000, although the (shared) central valley replacement should be a shared cost with neighbour - confirm.

After periods of inclement weather, it is recommended that roof coverings be inspected to ensure no damage that could lead to water ingress has occurred.

Order of cost: £ 15000

C3: Coping stones Type and presence of DPC

Score: 1

The coping stones to the party wall upstand to the main roof / valley gutter and to the party wall upstand to the rear lean-to are original fired clay in poor condition and without a proper membrane. Expect to replace with plastic damp proof course and cement pointing.
Allow a minimum sum of £750 for upgrading.

Order of cost: £ 750

C4: Parapet walls Including render & party walls if applicable

Score: 1

The parapet / party wall upstands are of solid brick construction and are original with later cement render which is cracked and missing in part.
Replace render in conjunction with works in Section C3.
Allow a minimum sum of £500 for additional works.

Order of cost: £ 500

C5: Rainwater goods Gutters and downpipes. See also section A4

Score: 1

The rainwater goods are older replacement UPVC in generally poor condition and you should expect to replace the guttering and downpipes as part of the general refurbishment.
Obtain firm quotes but allow a minimum sum of £1,000 plus access costs.
All rainwater goods should be regularly cleared of any debris in order to maximise their performance.

Order of cost: £ 1000

C6: Main Walls-Including free stone work

Score: 1

The foundations, cavity wall ties or other concealed structural elements have not been exposed for examination and therefore not all defects can be fully diagnosed

The main walls are of solid random stone and brick construction with a single storey stone bay to the lower front elevation.

Decorative sandstone / ashlar has been incorporated in the original build to the front bay, window and door surrounds, quoins and band course.

The property has suffered from quite substantial movement resulting in numerous external and internal cracking (see also section D3) which is likely to be as a result of drainage problems and shallow foundations on a clay sub-soil. Evidence of part drain replacement was noted to the side flank wall area, above ground, although in my opinion the movement is progressive with substantial expenditure to be expected running into tens of thousands of pounds - see comments in C14. Obtain firm quotes but allow a minimum sum of £20,000.
It is recommended that any vegetation matter be kept clear of wall finishes to prevent deterioration.

Order of cost: £ 20000

C7: Damp proof course Type, age & guarantee status if known. See section D6 **Score: 1**

The property was likely to have been built without a proper damp proof course or possibly part slate and damp ingress was observed internally - see comments in sections D3 and D6. Expect to install a modern damp proof course as part of the refurbishment.

Guarantees or evidence of any previous remedial damp proofing works if existing, should be sought prior to exchange of contracts.

Order of cost: £ 0

C8: Sub-floor ventilation The adequacy of sub-floor ventilation is assessed only from the visible exterior surfaces **Score: 1**

Original cast iron vents were observed to the external walls with corrosion noted.

Ideally upgraded to modern clay vents. Allow a minimum sum of £500.

Keep all vents clear of debris to ensure maximum underfloor ventilation.

Order of cost: £ 500

C9: Windows, doors & joinery **Score: 2**

The windows are original timber sash with single glazing requiring general overhaul with rot noted to some of the sills and a number of sliding sashes which are painted shut.

The timber door to the main entrance and side door to the kitchen require repair and decoration.

See Section C10 for costing estimates.

The timber fascia and soffit boards will require decorative repair or replacement - see also section C10.

Any external joinery items will be subject to maintenance over the years.

Order of cost: £ 0

C10: External decoration **Score: 2**

The external décor to the joinery is poorly maintained as previously noted in section C9, with general overhaul and replacement required.

Obtain firm quotes but allow a minimum sum of £5,000 for repair / upgrades.

Any external decorated items should be well maintained over time as a matter of course.

Order of cost: £ 5000

C11: Garage(s) & outbuildings General overview & any important defects **Score: 1**

There is a stone and brick lean-to shed to the rear garden attached to the dividing wall with number 177, with numerous cracks and defective roof coverings noted - see section C2.

Expect to demolish the structure but if retained allow a minimum sum of £3,000 for general works, excluding previous items as detailed.

Order of cost: £ 3000

C12: The site General condition of gardens, driveways, boundary walls & fences **Score: 2**

There is a small apron to the front garden laid to stone paving with a side path leading to the rear garden which has been recently cleared.

The side path has been re-laid in past years.

General landscaping works are now required.

Allow a minimum sum of £2,000 for basic works.

All garden areas/aspects should be assumed as a regular maintenance item.

Order of cost: £ 2000

C13: Drainage **Score: 1**

The property is connected to the mains drainage, the condition of which cannot be confirmed without the aid of a CCTV camera survey.

However, defects are likely resulting in the movement and cracking as previously noted in section C6.

Part replacement UPVC drain pipes were observed externally and internally.

The condition of hidden drain runs should be confirmed prior to exchange of contract.

Recommended.

Order of cost: £ 0

C14: Miscellaneous Evaluators comments, opinions or overviews in general and where applicable. See also section D13

The property is a Victorian, three bedroom, semi-detached house in an area of mixed period housing, close to local amenities and transport links.

Old Street is a fairly busy main road with part double yellow markings, and parking may be challenging at times.

The property is good sized and of substantial construction, however, movement was observed evident to numerous cracks to the external stonework, and internally especially to the right-hand flank wall (see section D3) and this is likely to be the reason that the property is being offered at Auction.

Works will be required to the overhaul of the chimneys and roof coverings, crack repairs (which may also include 'underpinning'), the overhaul of rainwater goods and joinery, landscaping, and other items internally as detailed in Section D.

*Asbestos is likely to be present.

You are strongly advised to obtain firm quotes and any additional reports as required prior to the sale, although time is obviously limited.

Check legal pack for contract, local searches etc.

See the additional comments in section D13.

D: INTERNAL CONDITION To be scored as before described

D1: Roof spaces-including insulation status. See section C2 Score: 2.5

See paragraph C2. It should be noted that the inspection of the roof space is confined to details of design and basic Construction. Individual timbers have not been specifically examined for defects although where defects have been observed they will be noted in this report

The main roof space is accessed via a small ceiling hatch to the rear of the building and is clear of stored items.

As previously noted in section C2, the roof has been re-felted with patch repair required with further evidence of rainwater ingress to the central valley gutter.

Evidence of wood boring beetle was also observed to some of the timbers.

If no valid, transferable and underwritten timber treatment guarantees are available, it is recommended that any exposed roof timbers be treated as a matter of course.

See also section D7.

Order of cost: £ 0

D2: Ceilings Score: 1

The ceilings are of original lath and plaster construction with plastered, decorated finishes and numerous defects were observed including cracking and crazing, and you should expect to replace the majority of the ceilings as part of the refurbishment.

Note: The ceiling tiles may contain asbestos, take further advice before removing.

Obtain firm quotes but allow a minimum sum of £5,000 for ceiling replacement.

It should be noted that older lath and plaster ceilings can become brittle over time and thus dislodgement of some plaster can be possible.

Order of cost: £ 5000

D3: Walls & partitions Score: 1

The internal walls are a combination of solid brick and timber stud partitions with plastered and decorated finishes.

As previously noted in section C6, substantial movement has occurred to the property, further evident internally especially to the side flank wall where 'bowing' was observed to both of the walls and the door frames, with cracking also noted to the front and rear walls.

Re-instate the missing section of brick wall to the kitchen.

See section C6 for estimates of costs.

Internal aspects of any external wall areas should be regularly inspected for evidence of damp ingress indicative of external defects that may occur.

Order of cost: £ 0

D4: Fireplaces, flues & chimney breasts

Score: 3

It is not possible to indicate the condition of flues or presence of flue liners. No assumption should be made as to the practicability of using the chimneys. It is recommended that any flues should be swept prior to occupation. See also section C1

Original Victorian fireplaces have been retained to the reception rooms, of cast iron with decorative tiles.

The fireplaces to bedrooms one and two have been boarded over.

A gas fire was noted to the front lounge with should be included in the safety testing.

Any flues that are to be used should be swept prior to use and regularly thereafter as a routine maintenance item.

See section D11.

Order of cost: £ 0

D5: Floors

Score: 2

Only the surface of floors which are not covered have been inspected but accessible corners of any coverings were lifted where possible to identify the nature of the surface beneath

The floors are timber suspended throughout the property with pine boards over softwood joists, and a solid concrete floor to the kitchen.

Substantial 'bowing' and unevenness was observed to the timber floors, especially at abutment to the side flank wall due to movement.

Levelling and re-laying of the flooring will be required as part of the refurbishment.

Allow a minimum sum of £4,000 for basic works.

Floor coverings limited the inspection of certain surface areas. See also section D7.

Timber suspended floors, especially at ground level, should be regularly monitored for signs of movement indicative of joist defects beneath which can occur.

Order of cost: £ 4000

D6: Dampness

Score: 2

A moisture detecting meter has been used in selected accessible positions, without moving furniture, floor coverings, fixtures and fittings, to test for dampness. See also section C7

The property was tested for rising and penetrating damp ingress with the aid of an electronic damp meter. Medium to high readings were noted, especially to the rear of the property and you should expect to install a modern chemical injected damp proof course with associated internal re-plastering as part of the refurbishment.

Obtain further specialist reports and quotes but allow a minimum sum of £3,000.

The presence of any valid, transferable and underwritten guarantees should be ascertained prior to exchange of contracts. See also section C7.

Order of cost: £ 0

D7: Woodworm, dry rot and other timber defects Score: 1

Evidence of wood-boring beetle was observed to some of the roof timbers which will require treatment. You should also expect to treat floorboards and joists as part of the refurbishment. Note: Hidden defects could exist, especially to the areas of damp ingress. Allow a minimum sum of £2,000 for basic works. Guarantees or evidence of previous timber treatments if existing, should be produced as part of the sale process.

Order of cost: £ 2000

D8: Internal joinery Score: 2

Including windows, doors, staircases, built-in fittings and kitchen fittings

The internal joinery is original with panelled doors and timber skirtings, architraves and mouldings. Structural movement has resulted in 'bowing' to some of the door frames which will require replacement. The kitchen units are dated with full upgrading to be expected. Obtain firm quotes but allow a minimum sum of £10,000. Internal joinery items should be decoratively maintained as a matter of course.

Order of cost: £ 10000

D9: Internal decorations Score: 1

Furnishings have not been moved to confirm the state of covered or hidden decoration, which may be damaged or faded

The internal décor is dated with decorative upgrading required once remedial and crack repairs have been executed. Obtain firm quotes but allow a minimum sum of £4,000 for basic works. Any general redecoration will be at your discretion and thus has not been allowed for here. It should be expected to carry out routine decorative works at periodic intervals, subject to discretion and personal tastes.

Order of cost: £ 4000

D10: Cellars & vaults Score: 0

N/A.

Order of cost: £ 0

D11: Services

Electricity: Test recommended? Yes

The installation appears dated with wire type fuses noted. Expect to re-wire. Obtain firm quotes but allow a minimum sum of £5,000. A full electrical test is recommended if retained.

Gas: Test recommended? Yes

A gas supply is connected to the property. Check for recent safety certificates and if none test prior to the exchange of contracts. Any gas appliances should be serviced regularly & prior to new occupation.

Plumbing & heating: Test recommended? Yes

The gas boiler, night storage units and the general plumbing (where visible) appear dated. Install a modern gas heating system and plumbing. Allow a minimum sum of £6,000. Regular servicing should be carried out.

NB: Any date sensitive systems need to be reviewed by the installer or service provider of the system.

D12: Sanitary fittings Baths, basins, WC's, showers, sinks Score: 1

The sanitary fittings to the downstairs toilet and to the bathroom comprising of an old suite of bath, basin and WC appearing in a generally dated condition with full replacement required. Allow a minimum sum of £3500 for basic works.

It is recommended that junctions and abutments where sealant is applied be well maintained in order to prevent water ingress to concealed areas which may subsequently give rise to hidden defects.

Order of cost: £ 3500

D13: Miscellaneous Evaluator's comments, opinions and overviews in general and where applicable

See also section C14.

The internal aspects appear generally dated and poorly maintained with works notably required to the external works as detailed in Section C and internally to the crack repairs, damp issues, timber treatments, upgrading to the kitchen and sanitaryware, the installation of gas central heating and re-wiring.

It is my opinion that an order of cost in the region of £85,000 be expected to undertake works as noted dependent on their extent, the quality of materials used, finishes required and not including any other works as may be suggested by additional reports.

It should be noted that defects otherwise hidden may become apparent when any furniture, stored items or floor coverings are removed from the property.

Obtain firm quotes and additional reports as required prior to exchange of contracts.

Any items raised in this report may be discussed with the relevant HOMEZONE evaluator. Orders of cost are for guideline purposes only. It is recommended that firm quotes should be obtained for any required works prior to exchange of contracts.

E: COMMON PARTS AND SERVICES

In respect of flats, maisonettes and units in one building

Any items as referred to these sections may be deemed as communal and any orders of cost divided amongst units as applicable subject to management company verification (if existing).

E1: Extent of inspection

N/A.

E2: Condition of common parts-external

Score: N/A

N/A.

E3: Condition of common parts-internal

Score: N/A

N/A.

E4: Alarm system(s)

Score: N/A

N/A.

NB: Any date sensitive systems need to be reviewed by the installer or service provider of the system.

E5: Fire escapes

Score: N/A

N/A.

E6: Miscellaneous Evaluator's comments, opinions and overviews in general and where applicable

N/A

Total score: 34 out of: 115
