

BUILDING SURVEY REPORT



SAMPLE REPORT

**Prepared for
Mr xxxxxxxx**

18 September 2018

T J Maggs MRICS



MAGGS AND ALLEN

22 Richmond Hill Clifton Bristol BS8 1BA

0117 973 4049 | survey@maggsandallen.co.uk | www.maggsandallen.co.uk

CONTENTS

SAMPLE

PART 1 INSTRUCTIONS AND DESCRIPTION

SAMPLE

STRUCTURAL CONDITION – EXTERNALLY

The exterior has been inspected from ground level, within the curtilage of the property and adjacent communal or public areas. We have not obtained access to other property to view the state of the building unless specifically stated in the report or we have agreed with you otherwise.

PART 2 - ROOF EXTERNALLY

2.1 Chimney Stacks and Boiler Flues

1. The brick party stack is fitted with three pots and one flue terminal. The stack has bowed and the top section is open-jointed. Some localised repointing and potentially partial rebuilding of the upper section of the stack should be carried out within the next 1-2 years. The loose television aerials upon the chimney stack should be taken down and re-fitted as required.



2. The stack upon the back addition roof is constructed of brickwork and partly rendered. The render has been recently patched, however the older render is very worn and, due to signs of dampness internally, we recommend that this stack is completely overhauled. Some open-jointed brickwork at the top of the stack should be repointed at this time.



3. Estimates should be obtained from a roofing contractor for an overhaul of the chimney stacks as the costs will be increased by the need for scaffolding.

2.2 Main Roof (Roof surfaces which cannot be seen are excluded from the inspection.)

1. The main roof is pitched and covered with double roman clay tiles. Clay tiles tend to deteriorate as they become older and regular replacement of old and worn tiles will be required.
2. There is a broken tile adjoining the chimney stack upon the front roof slope which should be replaced to avoid any water penetration occurring.
3. The dislodged lead capping to one of the chimney stacks which is lying upon the front roof slope should be removed.
4. The bedding to the ridge tiles is a little uneven however it is in satisfactory order.
5. There is evidence of minor sagging within the front roof slope, above the landing, which we suspect is caused by the limited support to the roof structure which will eventually require upgrading.
6. The roof slopes are generally in satisfactory order, subject to the tile requiring replacement adjoining the chimney stack.

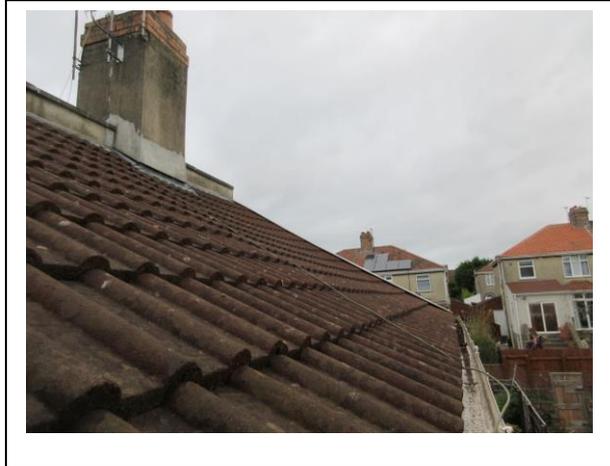
2.3 Ancillary Roofs (Including date of extensions and conversions where applicable.)

2.3.1 Pitched Roofs

1. The roof above the front bay is hipped and covered with plain and scalloped clay tiles. There are a couple of slipped and worn tiles to the bay roof which will require replacement within the next couple of years. The roof is formed with sand and cement hips and these tend to break up as they age; replacement will be required within the next five years, at which time lead should be used to form the hips.



2. The two-storey back addition roof is covered with concrete interlocking tiles. There is evidence of sagging within the roof which is common in properties of this type and due to the undersized nature of the roof timbers. The roof structure has been partly upgraded and timber struts have been fitted between the rafters and ceiling joists, however due to the increased weight of the roof with the heavier concrete tiles this has caused cracking within the bedroom ceiling. Additional support is required to this roof structure or re-roofing will need to be carried out, at which time the existing roof structure should be completely replaced with a more substantial one. A structural engineer should advise as to the size of the timberwork required or whether strengthening of the existing structure is possible. The bedroom 3 ceiling will require replacement at this time.



2.3.2 Flat Roofs (Flat felted roofs have a life of 10-15 years from new and tend to require regular maintenance. Ventilation and insulation are considered essential and, if not present, should be fitted. If rain penetration occurs timbers within the roof are susceptible to rot which will be hidden from a superficial inspection.)

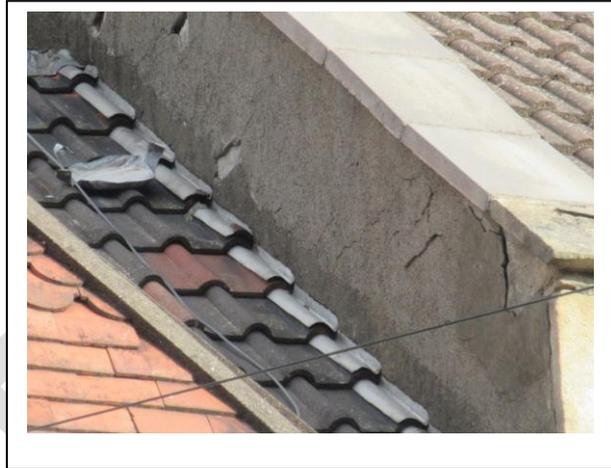
1. The roof above the kitchen extension is flat and formed with a single ply membrane. The roof covering is of a poor quality and the flashings are very basic. We recommend this roof covering is replaced with new flashings to avoid water penetration problems occurring.



2. Enquiries should be made as to whether there is a guarantee for this roof.

2.4 Parapet Walls (These are sections of the main walls which rise above the level of the roof and normally terminate in coping stones which should be laid on a damp-proof course and must have sufficient overhang incorporating grooves to the undersides to divert rainwater away from the wall.)

1. The front western rendered parapet wall is covered with concrete copings and in good order.
2. The rendered eastern parapet wall is in very poor condition and the damaged render should be hacked off and renewed. The concrete copings are adequate, although the end stone coping is badly eroded and should be replaced when the parapet wall is overhauled.



3. We recommend that the coping stones are taken up and re-seated upon a damp-proof membrane during the overhaul works.
4. The rear western parapet wall is rendered; the coping stones are too small and new larger coping stones should be fitted to prevent water from running down the wall and leading to dampness internally.
5. The rear eastern parapet wall is satisfactory.
6. The back addition roof parapet wall is rendered and covered with concrete copings which are too small and new larger copings should be provided to avoid water penetration.
7. The stone copings to the single storey kitchen extension roof are old and worn and should be replaced with new concrete copings which incorporate drip grooves.

2.5 Parapet, Central and Valley Gutters (These are gutters at the junctions between adjoining roof slopes or where roofs abut parapet walls. They require regular maintenance; annual inspections and clearing to prevent blockage and water leakage.)

1. The lead valley gutters to the front bay roof are in satisfactory condition.
2. The valley gutter to the rear slope of the main roof is formed from leadwork and satisfactory. The sand and cement bedding which adjoins the valley tiles is beginning to deteriorate and will require maintenance.

2.6 Flashings and Soakers (The coverings, usually in lead, between the roof and adjoining brick/stonework, such as those around the base of a chimney stack.)

1. The flashings to the eastern front parapet walls are formed from zinc and lead. They are of a poor quality and should be replaced. The flashings to the chimney stack are also very poor and renewal is required to avoid water penetration.



2. The flashings to the rear slope of the main roof are formed from leadwork and they are in satisfactory condition in most places. The rear flashings do not incorporate a rendered bellcast, except for the rear stack, and in time the render will break up; ideally a rendered bellcast should be formed to help prevent dampness problems occurring internally.

2.7 External Timberwork at Roof Level (Gutter/barge boards can be affected by wet rot/ woodworm which is not visible from ground level and a need for repairs must be anticipated in older property.)

1. The timber fascia boards to the front of the main roof are in adequate condition.
2. The poor quality PVC cladding to the rear fascia boards and verge boards will soon require upgrading.

2.8 Rainwater Gutters and Downpipes (Unless raining at the time of our inspection it will not be possible to assess whether rainwater goods are watertight or properly aligned.)

1. The front PVC gutters are adequate, although the eastern end of the gutter is a little uneven and some re-fixing would be beneficial to avoid leakage.
2. The PVC gutters and downpipes at the rear of the house are satisfactory.

PART 3 – MAIN BUILDING EXTERNALLY

3.1 Main Walls (It is beyond the scope of this report to excavate the foundations of the property to assess their size, depth and strength. If surfaces have been recently painted, decorated or rendered we may not be able to see old cracking.)

1. The front elevation is constructed of coursed random stonework and freestone dressings surround the door and window openings.
2. The front elevation has been fully painted and the finish appears to be very recent.
3. The pointing to the random stonework appears satisfactory, although it is not clearly visible due to the paint finish.
4. Freestone is a soft material which deteriorates as it ages and regular patching and repair of the stone will be required by a stonemason.

5. There are indications that previous freestone repair works have been carried out and these are of a basic quality, with some rather uneven surfaces. The stonework at the base of the bay has been roughly patched, with the ground floor side panels being rendered over. The freestone repairs are currently adequate, although further improvement will be required by a stonemason within 5-10 years.



6. The drip grooves upon the undersides of the sub-sills have been partly blocked in places and re-cutting of these grooves is required to prevent water from running down the walls.
7. The eroded stone projection to the first floor bay has been heavily painted and some eventual repair will be required.
8. The rear wall of the main house is rendered; the finish is rather rough and worn and it has been recently decorated. The blocked drip groove to the sub-sill of bedroom 2 should be re-formed. The render has been continued down to ground level and a bellcast should be formed at the base of the wall to direct water away from the property.

Back Addition

9. The walls of the back addition measure 270mm in thickness and are constructed of solid brickwork. The render has been continued down to the base of the walls and a bellcast should be formed.



10. There is evidence of some movement above the breakfast room window opening and the crack has been filled in the past. The movement is not considered to be of a significant nature.
11. The opening is of a poor design and it should be re-formed to prevent water from running into the window which could result in deterioration of the timber lintel above the opening.



12. The sub-sills to the extension walls are worn and re-forming of the drip grooves is required.
13. The wall surfaces are rather rough and uneven where an old paint finish has partly come away and since been painted over. Improving this surface will involve re-rendering of the walls and will be required in 5-10 years.
14. The render adjoining the back door is hollow and the defective render should be hacked off and renewed.
15. The bedroom 3 window sill is particularly worn and should be overhauled.