



new homes

chartered surveyors
lettings & management
land & new homes



commercial & investment
property consultants

chartered surveyors
estate agents

BUILDING SURVEY REPORT



123 That Street

That Area

Bristol

BS1 2AB

Prepared for

Mr A Client

29 April 2021

SURVEYORS NAME

MAGGS AND ALLEN
22 Richmond Hill Clifton Bristol BS8 1BA
0117 973 4049
survey@maggsandallen.co.uk | www.maggsandallen.co.uk



CONTENTS

Part 1	Instructions and Description
Part 2	Roof Externally
Part 3	Main Building Externally
Part 4	Site, Garage and Outbuildings
Part 5	Drainage
Part 6	Roof Internally
Part 7	Internal Condition
Part 8	Services
Part 9	Dampness and Timber Defects
Part 10	Structural Movement
Part 11	General
Part 12	Rebuilding Cost
Part 13	Recommendations and Valuation
Part 14	Maggs and Allen Conditions

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. There is a large central chimney stack which is mostly rendered. The render finish is hollow and the defective render should be hacked off and renewed to prevent dampness occurring internally.



2. The brickwork at the top of the stack is a mixture of ages and a number of eroded bricks will need to be replaced when the render is renewed. The flues have been fitted with various different pots, whilst others are capped off, and the pots are all adequate.
3. The old eastern stack is rendered and it has been fully capped. The render capping to the stack is of a basic quality which could allow water penetration to occur and ideally extending coping stones should be fitted upon the stack to avoid any water penetration issues. As this stack is no longer used it would be sensible to have it taken down below roof level.



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

1. The main roof is formed in two halves, separated by the central chimney stack, and the front and rear sections each have two small pitched roofs. The pitched roofs are covered with double roman clay tiles, approximately 20% of which are badly worn and will need replacement within the next 1-2 years.



2. The damaged ridge tile above the ensuite bathroom will need to be replaced at the same time.
3. The pitched sections are separated by central valley gutters which will need regular maintenance.

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

2.3.1 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 vaulted basement ceilings are covered by the front path which effectively forms a roof structure. We are unable to assess what form of damp-proofing has been provided within the path, however you should accept that, due to the nature of the location, dampness will occur from time to time and regular internal damp-proofing treatment will be necessary; eventual re-laying of the path will also be required. The cellar is, however, currently relatively dry and no works are now considered necessary.

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 parapet wall is constructed of ashlar and fitted with stone copings. The parapet wall is in satisfactory order, although gaps between the copings should be filled to avoid water penetration. The projection at the base of the parapet wall should be covered in lead as ashlar is a porous material and water resting upon the stone can penetrate the wall and lead to dampness occurring internally.



2. The copings to the side and rear elevations are formed from concrete. Gaps between the copings should be filled to avoid water penetration. The copings have a rather limited overhang in many places and, when the parapet walls are next overhauled, slightly larger copings should be fitted so that the walls are protected from any moisture running down the render finishes.

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 roof is surrounded by parapet gutters, and central gutters separate the small pitched sections and also the neighbour's roof. The parapet and central gutters are all formed from leadwork; they are probably 30 years old and are generally in satisfactory order. The sections of leadwork are laid in approximately 2m-3m lengths which is too large (the recommended length is 1.5m) and will result in expansion and contraction of the lead which will cause splitting, allowing water penetration to occur. To prevent excess expansion and contraction of the lead it will be necessary to insert rubber expansion joints (similar to the neighbours) which will prolong the lifespan of the lead; this work will be necessary within 1-2 years.

2. Various flashband patches have been added to the gutters, indicating previous leakage has occurred, and proper repair by fitting expansion joints will be necessary. The section of the front parapet gutter, above bedroom 1, is splitting and repair is now required.



3. Parapet and central gutters tend to suffer from leakage and you should accept that ongoing maintenance and repair of these gutters will be required. A general overhaul of the existing gutters and fitting rubber expansion joints will be necessary within 1-2 years and estimates should be obtained from a building contractor for this work prior to exchange of contracts.

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 are formed from lead and are generally in good order.

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. None.

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. Rainwater collecting upon the roof discharges towards the hopper-head and downpipe on the front corner of the building which are in satisfactory order.

2. There is an old cast iron section of guttering to the porch roof which discharges on to the path. The cast iron gutter should be cleared of debris and regular maintenance will be required.



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.)

Front Elevation

1. The front elevation is constructed of solid stonework measuring approximately 450mm in thickness at first floor level. The wall is faced with ashlar blocks and the stonework is in fairly good condition, suggesting it has been overhauled in recent years. Ashlar is a soft material which deteriorates as it ages and regular patching and repair of the stone will be required by a stonemason.
2. The ashlar blocks are fixed to the walls with metal ties which tend to rust as they become older; regular replacement and repair of these will be required by a stonemason.



3. The stonework at first floor level is protected by the balcony and it is in good order.
4. There is evidence of some general repair and repointing of the stone blocks, particularly at top floor level, and the stonework is in satisfactory order. As previously mentioned, we recommend that the stone projection at the top of the main wall is covered in lead to avoid water penetration occurring.
5. The walls of the entrance porch have been painted and you may consider having the paint finish removed in the short to medium term. Painting ashlar can result in water penetration occurring as moisture is unable to dry out properly.

Side Elevation

6. The side elevation is rendered, and the finish is probably at least 30-40 years old. The stone sub-sills below the window openings have been re-surfaced and the drip grooves are basic; ideally they should be re-formed to prevent water from running down the walls.



7. A small patch of hollow render at the base of the wall should ideally be replaced.
8. Vegetation adjoining the second floor ensuite bathroom window sill should be removed.
9. A copper pipe was noted to run between the boundary wall and house by the study window and its purpose should be identified by the vendor.

Eastern Elevation

10. The rear wall of the property is only visible at top floor level from the neighbour's flat roof. The wall is rendered externally; the finish is modern and in satisfactory order. There is some minor crazing at the top of the wall adjoining the chimney stack and eventual renewal of this render will be required should any water leakage occur.



3.2 Type and Position of Damp-Proof Course (This is normally a horizontal barrier inserted in walls to prevent rising dampness internally. It is important to ensure it is not bridged by paths, flower borders, etc., and that external ground levels are at least 150mm below damp-proof course and floor levels.)

1. The cellar accommodation at the front of the building is situated below pavement and path level and these altered areas will be subject to ongoing dampness issues. The areas are currently presented in good condition, following fairly recent damp-proofing treatment according to the vendor. The areas will be subject to ongoing dampness issues and you should accept that regular damp-proofing treatment of the walls and ceilings will be required and it is likely that eventual re-surfacing of the path, incorporating a new damp-proof membrane, will be required at some stage.
2. We understand from the vendor that full damp-proofing treatment has been carried out within the walls and vaulted ceilings of the basement accommodation and you should obtain copies of the guarantees.
3. The flagstone floors within the basement accommodation appear to be laid directly upon the ground and there is no damp-proof course. These floors will need to be taken up and appropriate damp-proof membranes provided.
4. The basement bedroom and study floors appears to be formed from asphalt which is an old form of material sometimes used for damp-proofing and these floors were noted to be satisfactory.
5. The location of the basement accommodation below ground level will result in ongoing dampness treatment being required which is typical for a house of this type.

3.3 Under-Floor Ventilation (Ventilators should be fitted at 1.5m intervals at ground floor level around any property with suspended timber floors and should include honeycomb ventilation to internal walls. Internal ventilation cannot normally be examined and it would be prudent to have this checked. Inadequate under-floor ventilation to suspended timber floors will give rise to conditions of dampness and condensation which can lead to rot.)

1. Unnecessary, as the basement floors are of solid construction.

3.4 Windows, Door Frames and Joinery

3.4.1 Windows (The seals on double glazed windows have a limited life span of 10-15 years and eventual replacement will be necessary.)

1. The double-hung timber sash windows to the front of the house have been overhauled and are presented in good order. The sash windows to the side elevation are also in satisfactory order to the ground floor reception.

2. All remaining windows are of a timber casement variety and they are generally in satisfactory condition. We suspect that the original sash windows have been replaced in the past and, whilst planning consent would be necessary if this work were to be carried out now, it appears that some of these windows may be particularly old and pre-date these requirements.
3. The timber casement windows are in basic condition in some areas and localised repainting will be required within the next 1-2 years.
4. The low level windows within the first floor living room, to both the front and side elevations, are a safety hazard and new safety glass should be fitted within the lower panes.



5. The timber casement window to the rear stairwell provides access on to the neighbour's roof.

3.4.2 Doors

1. The timber front door is adequate, although redecoration is required.
2. The partly glazed timber basement door is in satisfactory order.

3.4.3 Balcony

1. The front balcony is constructed with a timber base supported upon timber brackets and the balcony extends over the porch effectively forming its roof. The base of the balcony and porch is covered with a felt surface which is satisfactory, however felt is a fairly basic material to use as it has a lifespan of 10-15 years. Ideally a more durable lead surface should be provided in future.



2. The metal framework to the balcony has been decorated and is presented in good condition for its age.
3. The copper roof covering has been treated on behalf of the vendor and appears to be covered with a stain which is likely to wear over time. The copper roof covering is currently satisfactory.



3.5 External Decorations and Paintwork (The overall condition has been noted. External woodwork will rot in a very short time if not protected and regular painting is necessary to prevent deterioration from water, sunlight, micro-organisms and decay. End grain surfaces are most susceptible to deterioration and painting to these areas is regarded as the single most important measure for ensuring good all round performance. Recently decorated surfaces could obscure defects from our inspection.)

1. The external decorations are generally of a good quality. Re-painting of the windows will be required within the next couple of years.