

MAJOR DEFECTS BUILDING SURVEY REPORT



SAMPLE Report

Bristol

Prepared for

Mrs xxxxxx

20 September 2018

T J Maggs MRICS



MAGGS AND ALLEN

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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

The front stack is rendered and the finish is old and worn. Re-rendering will be required within the next 1-2 years to prevent water penetration occurring.

The rear stack is also rendered and fitted with one pot, whilst the second flue has been capped off. It is satisfactory.

The original chimney stack above the bathroom has been taken down below roof level.

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

The main roof is V-shaped and the central gutter runs towards the rear of the house.

The roof slopes are covered with concrete interlocking tiles and the slopes are a little uneven, which is common and due to the rafters being a little undersized which has resulted in them sagging.

The roof slopes are currently in satisfactory condition, with no repairs being required.

A Velux window provides access on to the roof. Access is a little difficult and you may consider installing a different style hatch.

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

2.3.1 Pitched Roofs

The roof above front bay is hipped and covered with plain concrete tiles. The hips have been covered in old lead which is satisfactory.

The roof above the bathroom is covered with modern concrete interlocking tiles and it is in satisfactory condition, with a good quality sand and cement verge to the rear.

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.)

There is a flat roof above the kitchen extension which is fitted with a large glazed panel. The panel is fairly level and regular cleaning of the glass will be required. The fibreglass which surrounds the edges of the glazed panel is in satisfactory order. Enquiries should be made as to whether there is a guarantee for this roof covering.

Leaves and debris will need to be regularly cleared from the roof to prevent the outlet from becoming blocked. We recommend that a wire balloon is fitted upon the outlet to avoid blockages occurring and this outlet should really be re-designed with an external hopper-head to prevent overwhelming in times of heavy rainfall.

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.)

The main front parapet wall to the house has been reconstructed in modern reconstituted stonework and, whilst it does not match the original properties in the road, it is satisfactory. The concrete copings upon the parapet wall are also satisfactory, although staining below the joints of the copings should be prevented by repointing and re-forming the drip grooves.

The western rendered wall to the main roof is covered with concrete copings and mostly satisfactory. The coping stones upon the rear section of the western parapet wall do not have a sufficient overhang and new larger coping stones should be fitted to prevent water from running down the walls which can lead to dampness internally.

The eastern parapet wall is also rendered; the finish is cracked in some places and the defective sections should be hacked off and renewed to avoid water penetration occurring.

The concrete coping stones upon the parapet walls of the bathroom and extension roofs are satisfactory.

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.)

The lead central gutter drains towards the rear of the property. The gutter is formed with a single step and the leadwork has been joined with rubber expansion joints which are satisfactory. The gutter is very shallow and water was noted to pool within it which could result in water blowing underneath the tiles in windy conditions. The lead is beginning to ridge, probably because the sections are too long, and replacement of the lead will be necessary within the next 2-3 years. There were no indications of any water penetration problems internally during our visit.

The gutter contained a large amount of moss and debris which should be cleared away to prevent it from blocking the outlets.

Central gutters require regular maintenance and you should accept that some leakage will occur from time to time.

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.)

The lead flashings to the bay roof are basic, but satisfactory.

The lead flashing on the south-eastern corner of the main roof has slipped and re-fixing is required.

The lead flashings which surround the fibreglass flat roof are basic. Ideally rendered bellcasts should be formed above the flashings to protect them from any water penetration problems.

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.)

The PVC fascia boards to the bay roof are adequate.

The timber fascia boards to the bathroom are basic, but in adequate order. Ideally PVC soffit and fascia boards should be provided for ease of maintenance.

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.)

The PVC rainwater goods to the bay are satisfactory.

The outlet to the flat roof is of a fairly unusual design as a hopper-head would normally be used in this position. Regular maintenance of the guttering will be required.

All rainwater which collects upon the roof is discharged on to the flat roof and this outlet is unlikely to cope in times of heavy rainfall. We therefore recommend that a different style outlet and a hopper-head are constructed to prevent water building up in the flat roof structure.

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.)

The front main wall is constructed of solid stonework and measures approximately 500mm in thickness. The sand and cement pointing to the coursed random stonework has been roughly renewed and it is satisfactory.

Freestone dressings surround the door and window openings and the stonework has been overhauled. Some sections of the freestone appear to have been replaced, while other areas have been re-surfaced and patched. A patched section of stone to the western side of the bay has deteriorated and will soon require repair. The stonework at the base of the bay has been repaired and it is in adequate order. The single storey front bay has suffered from some minor settlement however this is not considered significant.

The original freestone joints between the houses have been partly rebuilt at first floor level with modern reconstituted stonework which has a slightly basic appearance.

The stone projection over the porch has been covered in lead, however it needs adjusting as water is running down the stone and has caused staining.

The rear wall of the main house is rendered and the finish is modern. The walls of the back addition are also rendered and a little uneven, but generally in good order.

We assume the rear wall of the kitchen extension was built in accordance with building regulation standards and confirmation should be obtained by your solicitors that appropriate building regulation consents were obtained.

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.)

The slate chippings at the front of the house are likely to adjoin the original damp-proof course level and ideally should be reduced to 150mm below.

We suspect that a bituminous damp-proof course will have been inserted within the walls below the level of the stone plinth at the front of the house.

Bituminous damp-proof courses deteriorate as they become older and regular damp-proofing treatment will be required.

The front boundary walls abut the house and we recommend these are reconstructed with gaps between the two walls to prevent dampness occurring internally.

The rear boundary walls also abut the house and ideally vertical damp-proof membranes should be installed to avoid dampness internally. The coping stones upon the western boundary are too small and should be replaced with larger ones to avoid water penetration problems.

- 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.)

An unusually large number of air bricks have been fitted at the front of the house which may be due to the lack of under-floor ventilation given the presence of the rear extension. There are also two vents below the door between the hall and dining room extension and the under-floor ventilation is therefore considered to be satisfactory.

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.)

The windows are of an original double-hung timber sash variety and they appear to have been overhauled and draught-proofed. The windows we were able to open are adequate, although there is a broken sash cord to the living room which should be replaced. The rotted eastern sill to the bay window should be replaced.

Sash windows of this style require regular maintenance.

3.4.2 Doors

The modern timber entrance door is in good order.

The modern glazed folding doors to the kitchen are also in good order.

- 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.)

The external decorations are in good order.

PART 4 – SITE, GARAGE AND OUTBUILDINGS

- 4.1 The Site** (We have highlighted significant defects in boundary fences, walls, retaining walls, paths and drives. Reference to flooding, tree roots and other potential hazards is included where applicable. It is very important to control the growth of all trees and shrubs in close proximity to any permanent structure or drainage run as the roots can do serious damage. You should obtain the advice of an Arborealist on any large trees or before allowing any tree to grow too large. All trees and shrubs should be regularly pruned.)

The property is constructed upon a fairly level site.

The front brick and block boundary walls are adequate, although gaps should be formed adjoining the house to prevent dampness internally.

The front brick path is adequate and a missing brick may hide a stop tap.

The ground level at the front of the house should ideally be reduced to below damp-proof course level.

The rear gardens have been landscaped and are presented in good condition. The rear boundaries are formed from rendered walls and timber fencing. Some sections of the render finishes to the walls are hollow and the defective sections should be renewed.

- 4.2 Garage** (Comment is restricted to important defects only.)

There is no garage or parking.

- 4.3 Major Outbuildings** (Comment is restricted to important defects only. Other buildings, swimming pools, tennis courts, etc., are excluded.)

The timber storage shed in the garden was locked during our visit.

PART 14 – MAGGS AND ALLEN CONDITIONS

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