Maggs & Allen

Major Defects Building Survey Report

in respect of

Sample Property

Prepared for

Client

INDEX

PART 1 INSTRUCTIONS, DESCRIPTION AND ACCOMMODATION

This report is provided on the terms set out in the standard conditions of engagement which are set out within the body of the report. The inspection is to provide a Report on the general state of repair of the property described below and is not a detailed survey, which would have taken longer and therefore have been more expensive. It is not designed to detail minor defects which do not significantly affect value. You are strongly advised to show a copy to your legal adviser to ensure that his investigations cover all queries in the report, references to guarantees and the assumptions we have made.

1.1 Name and Address of Client

Sample Client

This report is for the sole purposes of the above named together with the professional advisors of the client. It should be relied on by no other person and for no other purpose than that stated. Neither the whole or any part of this report or any reference thereto may be included in any published document, circular or statement, or published in any way, without the Valuer's written approval of the form and context in which it may appear

1.2 Property Address

Sample Property, Bristol.

1.3 Date of Inspection

6th May 2003.

1.4 Weather

Today is dry and sunny, recent weather has also been dry.

1.5 Orientation (For the purposes of description in the report.)

For the purposes of description in our report we have assumed that the property faces south east.

1.6 Limitations

The building was fully furnished with fitted floor coverings in place to the first floor, with the exception of the bathroom, which restricted our inspection.

1.7 Location and Unusual Factors (Approach roads, unneighbourly uses, flooding etc.)

The property occupies an elevated site forming part of this popular residential area of similar small Victorian housing, some 2 miles from Bristol City Centre.

1.8 Description of Property (Type, no. of storeys etc.)

The property comprises a traditional, small, two storey Victorian terraced house.

1.9 Approximate Age (Including date of extensions and conversions where applicable.)

We believe the property was constructed circa 1890.

1.10 Summary of Construction

The building is of traditional construction with main walls of part solid stone, part solid brick, rendered under an inverted pitched and tiled roof. Floors are principally of suspended timber construction.

1.11 Accommodation (Brief description, including major outbuildings.)

The accommodation briefly comprises:

Ground Floor: Entrance Hall, Living Room, Dining Room, Kitchen.

First Floor: Three Bedrooms, Combined Bathroom and WC.

Outside: Small courtyard garden to front, average sized garden to rear.

1.12 Maintenance

Purchasers of older property should be aware that building components require more regular maintenance and attention as they become older. Imperfections that would receive adverse comment in a new house but which are typical of an older property may not be commented upon if they are of relatively minor importance in terms of value.

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 this building unless specifically stated in the report

PART 2 ROOF EXTERNALLY

2.1 Chimney Stacks and Boiler Flues

The building is served by three brick rendered chimney stacks and we would make the following comments.

The front left hand side chimney stack has been relatively recently re-rendered, it is a little off square but not considered to be significant and the rendering is currently sound.

The two clay pots are fairly worn, currently serviceable, but as one of these is now redundant we would advise that it is capped and ventilated.

The rear left hand side chimneystack has also been recently re-rendered, a little off square but not considered to be significant and the rendering is currently sound.

This chimney currently supports one clay pot, the second flue has been capped and ventilated and no further attention is required.

The rear annexe chimney stack has also been recently re-rendered, this is again a little off square but not considered to be significant and the rendering appears to be sound.

This chimney is now essentially redundant and has been capped and ventilated.

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

The main roof is of an inverted pitched type with a central valley gutter running from front to rear.

The main roof profile sags slightly but to well within acceptable limits and not considered to be significant.

There is evidence to suggest that the roof has received some overhaul in recent years but such work has not been carried out to a particularly satisfactory standard.

The tiles to the right hand side roof slope are in relatively poor condition, many are broken with some significant gaps at the tile abutments, furthermore there is some significant wear of the surface glaze of many of the tiles which will soon result in further failure and damp penetration problems. We are also of the opinion that the large extent of gaps between the tiles will also result in direct damp penetration in driving rain conditions. We consider that penetrating dampness within the internal accommodation is currently only prevented by the roofing underfelt beneath the tiles. We are of the opinion that some 10-20% of the tiles require replacement.

The tile coverings to the left hand side roof slope are in slightly better condition but still several badly worn and broken tiles were noted, these will allow for damp penetration problems and should be replaced.

2.3 Ancillary Roofs

Pitched roofs

Front Bay

The front bay roof is of a pitched and hipped type with coverings of plain concrete tiles.

The roof has been re-covered in recent years, the roof profile is even and the covering is in good condition.

Rear Annexe

A mono pitch and interlocking concrete tiled roof has been formed to the rear annexe. This roof covering has been recently replaced but unfortunately no additional strengthening works have been carried out to facilitate the heavier concrete tile and the roof slope does sag notably. Although the extent of deflection is just within acceptable limits, it could well affect the roofs performance due to the already fairly shallow nature of this roof, and damp penetration problems cannot be discounted in driving rain conditions.

We would recommend that additional strengthening works be incorporated and the roof profile evened up.

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 throw rainwater away from the wall.)

The front stone parapet wall is in reasonable structural order but the rendering to the inward face is failing, there is widespread cracking and crazing and hollow sections and we are of the opinion that this will further fail significantly in the near future and this wall now requires re-rendering. Budget also for possible repair / replacement of defective brick / stonework.

The right hand side parapet wall is also in reasonable structural order but again there are problems with the rendering, it is evident that an incorrect render mix has been utilised and this is also already failing with extensive cracking and crazing and hollow sections. This parapet wall area also requires re-rendering and again budget for some replacement of defective brickwork.

The coping stones to the front and right hand side wall are in reasonable condition, although the overhang could be improved in places and we noted an absence of any damp proof course. We would advise that the coping stones are rebedded upon a damp proof course in conjunction with the re-rendering.

The parapet wall to the left hand side elevation is in reasonable structural order, the rendering to this section is currently sound but the coping stones have been rendered flush, this could

cause future damp penetration problems and we recommend that better sized coping stones be installed and bedded upon a damp proof course.

The rear annexe chimney stack has evidently been recently overhauled, unfortunately the work has not been carried out to a satisfactory standard, the coping stones are significantly undersized and this is most probably contributing to some of the internal damp penetration problems noted. We recommend that better sized coping stones be provided and bedded upon a damp proof course.

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

There is a large lead lined valley gutter running from front to rear at the base of the roof slopes. This valley has not been laid to the correct specification. There are insufficient expansion joints and steps. This has resulted in some premature wrinkling and splitting of the leadwork which has currently been temporarily repaired with a short term flash banding type material. Further problems with this valley will occur until it is properly restructured, or possibly expansion gaskets incorporated. We recommend the valley is restructured and re-lined.

2.6 **Flashings and Soakers** (The covering, usually in lead, between the roof and adjoining brick / stonework such as those around the base of a chimney stack. Flashings must be well maintained and cement is not recommended as it tends to crack. The use of lead is strongly advised.)

Lead flashings at the chimney stack and roof abutments are in satisfactory condition.

Lead flashings at the front bay are of leadwork, also in satisfactory condition.

The lead flashings at the parapet wall and roof abutments are mostly reasonable but the sections to the right hand side parapet are oversized, this will not facilitate movement of the leadwork and already some splitting has occurred. We recommend that the flashings be replaced with better sized sections.

Lead flashings at the rear annexe and main wall abutment are in satisfactory condition.

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.)

Fascia boards to the front bay are in reasonable condition.

The capping and barge boards to the rear right hand side gable section of the main roof have been replaced with plastic and are in good condition.

The fascia boards to the rear annexe is suffering from wet rot problems to the rear and will soon require replacement.

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

Guttering to the front bay is of a modern plastic type and in reasonable condition but the downpipe currently discharges directly onto the site ground and we recommend that this be connected to a surface water drainage system.

The valley gutter discharges to a small plastic hopper head at the rear. This discharges directly onto the annexe roof, the outfall we believe has caused problems in the past, as it discharged directly onto the main wall causing the damp penetration problems evident to the dining room and adjacent hallway. Further problems could occur and we recommend that a downpipe facility is connected to this hopper head, discharging into the guttering.

Guttering to the rear annexe is of a plastic type and in reasonable condition but unfortunately this currently discharges directly into the soil and vent pipe which is contrary to current building regulations and a separate downpipe and soakaway facility should be installed.

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 building is of traditional construction with the front elevation being of random coursed solid stonework with painted freestone dressings, the rear elevations being of solid brickwork, rendered.

The random coursed stonework and pointing to the front elevation is considered to be in relatively good condition with no significant disrepair.

The freestone to the front elevation is fair at best. The condition of this dressed stonework has been concealed by the use of the masonry paint. It is evident that some significant wear has taken place to the exposed string course at top floor level, but this has now been lead capped and this should prevent further significant deterioration. Some aesthetic refacing is desirable to this area but not currently essential.

The stonework is a little worn to the first floor and some local refacing is required, particularly to the side of the stone window columns and the sills in particular are in fairly poor condition, now lack any weather detailing and we would recommend are replaced.

There was clearly previous problems with the stonework to the front bay, this has now been refaced with sand and cement which is a short term solution only and in our experience frequently fails after a fairly short period. The bay columns are currently sound but the sand

and cement refaced sills are poor, these are failing with some significant cracking and hollow sections and this will soon cause internal damp penetration problems and the sill areas should be properly replaced / refaced with stonework. The ground floor area to the bay is also very poor, its condition largely masked by the masonry paint but this does not allow the stonework to "breathe", further significant deterioration will occur in the short term and further refacing should be carried out in the near future. Some further local stonework repairs are also required adjacent to the entrance door.

The stone lintels over the window and door openings to the front elevation are considered to be sound.

The rear elevations have evidently been fairly recently re-rendered. This is mostly sound but some local hairline cracking was noted, also some associated hollow sounding sections to the rear wall of the annexe, these sections will allow for damp penetration and areas of hollow rendering should be replaced. The majority of the rendering however is considered to be sound.

No access was possible to the right hand side elevation of this annexe, there are damp conditions prevailing to this elevation within the third bedroom and we suspect problems with the rendering and re-rendering should be budgeted for.

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 that this is not bridged by paths, flower borders etc. and that external ground levels are at least 150mm below damp-proof course and floor levels.)

There is evidence of a chemically injected damp proof course to the front elevation and this is currently effective.

We are unable to confirm the nature of the damp proof course to the rear but there are local problems and this is currently ineffective and further damp proofing works are required.

3.3 **Under-Floor Ventilation** (Ventilators should be fitted at 1.5 metre 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 sub floor ventilation to suspended timber floors will give rise to conditions of dampness and condensation which can lead to rot.)

Sub-floor ventilation to the front elevation is good but poor to the rear with only a token internal air vent adjacent to the rear doors. Ventilation to the rear elevation has now been obscured by the decking and we recommend that sections of decking are removed and additional external ventilation provided to this elevation to ensure that a good cross flow of air is maintained to the sub-floor voids and potential rot problems prevented.

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.)

Windows are all of a replacement uPVC double glazed type. Windows are in generally reasonable condition with no significant disrepair.

We would advise that any guarantees for these units are obtained for future reference.

3.4.2 Doors

The front door is of a recently replaced modern timber panel type and in good condition. The rear kitchen door is of a replacement uPVC double glazed type and satisfactory. The rear patio doors are of a recently replaced aluminium framed double glazed type and also in satisfactory condition.

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.)

External paintwork is now minimised with the use of the replacement windows and doors but to the remaining fascia board areas at roof level paintwork is fairly poor and repainting should be carried out within the next 12 months.

PART 4 THE SITE, GARAGE AND OUTBUILDINGS

4.1 The Site (We have referred to 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 most 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 building occupies an average sized gently sloping elevated site with boundary lines generally well defined.

The site has not been particularly well maintained and we noted the following in particular.

The front stone boundary wall is in poor condition, bulges significantly, and we are of the opinion now requires rebuilding.

The small left hand side boundary wall is in need of general maintenance and repointing.

The rear of the site has been largely decked, this in itself is in reasonable condition but it is obscuring the sub-floor ventilation to the rear.

Rear boundary walls and fencing are fair but with the exception of the right hand side boundary wall which is on the verge of collapse, investigation should be made as to the liability for this wall.

The right hand side stone boundary wall also immediately abuts the annexe, there is no vertical damp proof course and this is also contributing to some of the internal damp penetration problems. A vertical DPC should be provided.

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

None.

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

None.

PART 5 DRAINAGE

We lift drain covers where possible to ensure that drainage systems are free from blockage but we do not test the systems. A test to check for defects is to stop up the drains at either end and fill them with smoke or water. Alternatively specialist video equipment can be inserted which can more accurately check the position of cracks or design defects.

5.1 **Foul**

Mains drainage, unfortunately there are no inspection chambers within the curtilage of the property so we are unable to comment on the condition of the underground system.

The drainage soil and vent pipe is currently utilised as a downpipe, this is an unsatisfactory arrangement and the waste water and surface water drainage facilities should be separated.

5.2 **Surface Water** (The rainwater drainage system leading from the base of the downpipes was not traced and we have assumed that underground drains lead to soakaways or to some similar means of disposal. All downpipes should discharge into enclosed gulleys to avoid splashing and consequential damp penetration.)

There is currently no formal surface water drainage facility which is poor. We recommend that soakaway facilities be provided to the front and rear elevations.

PART 6 ROOF INTERNALLY

Roof spaces are normally designed to be a cold area. Obstacles and insulation must be kept free from the eaves and ventilation maintained to the soffits to prevent condensation in the void. Where a roof space is restricted in height (ie a flat roof or attic room) at least 50mm of space must normally be left around insulation to provide through ventilation. Where insulation is present, odd corners will be lifted to inspect the areas beneath but the insulation will not be fully removed and our inspection will be restricted to this extent. Where the roof is lined (with wood or felt for example) it will not be possible to assess the condition of the underside of the covering or the battens.

Only the main right hand side roof section was accessible. This is of a simple rafter construction with additional longitudinal purlins and supportive props.

Roof timbers would be considered a little undersized by current standards but this is quite common for Victorian properties of this type and not considered to be a significant problem.

The roof structure is considered to be sound.

Some slight wet rot problems were noted to the timber wall plates upon which the rafters bear upon in the parapet wall. Again such problems are common place and evidently of old origin, we noted no signs of any ongoing problems.

As far as we can ascertain the rafters themselves are in reasonably good condition.

It is evident that the roof has been fairly recently refelted and the underfelt beneath the tiles is in good condition.

There is no ventilation to the roof space, the provision of ventilation is recommended to prevent future condensation problems.

No inspection was possible to the roof timbers of the left hand side roof space areas. We would recommend that access hatches be formed to these areas in order to confirm the condition of these roof timbers and to facilitate the provision of insulation and ventilation.

The roof timbers are assumed to be sound but we would advise that a contingency sum is set aside for any repairs that may be required, particularly to the rafter ends bearing within the parapet wall.

No access was possible to the rear annexe roof timbers, the third bedroom does partially occupy the roof space area judging from the sloping ceiling. The exterior profiles indicate that the roof timbers to this area are slightly undersized, further longitudinal support is recommended.

We also noted some internal damp penetration problems at eaves level which could be attributable to condensation or possibly the sagging nature of the roof covering. A further external inspection of this area is required to fully determine the nature of the problem.

Similar comments apply with regard to the potential rot problems to the rafters bearing within the parapet wall.

PART 7 INTERNAL CONDITION

This has been inspected from floor level but furniture, wall hangings, insulation material or stored goods have not been moved.

7.1 **Ceilings** (All ceilings tend to flex a little and minor cracking is common and should be repaired from time to time. Lath and plaster ceilings tend to crack and lose their adhesion to the laths as they become older so that regular maintenance and repair is necessary. They can be very difficult to patch successfully and if significant deterioration does occur, may need replacement.)

The ceilings are of part lath and plaster, part plasterboard.

The plasterboard ceilings are in generally good order.

The lath and plaster ceilings are a little uneven but not considered to be a significant problem, we noted no signs of any serious sagging or evidence of failure and the ceilings are generally considered to be sound.

7.2 **Internal Walls** (Our inspection assumes that the walls are properly supported on foundations or lintels where these supports are concealed. Older properties are likely to have timber lintels above window and door openings which are susceptible to deterioration, especially if they are in proximity to areas of dampness identified in our report, in which case they should be checked.)

Internal walls are of part solid masonry, part timber frame construction.

Some general cracking was noted at the abutment of the solid and timber frame walls, the wall profiles themselves are also a little uneven but this is consistent with the general settlement of the building over time and not considered to be a significant or progressive problem.

The plasterwork within the building is considered to be reasonable, some local hollow sounding areas were noted but this is typical for a property of this type and not considered to be a significant problem.

Hollow and cracked areas of plaster were noted during our inspection and some replastering will be required during the course of redecoration.

7.3 **Fireplaces, Flues and Chimney Breasts** (Over a period of time, fire gases will damage unprotected flues. For this reason stainless steel flues are recommended as a liner for oil or gas fires. It is not possible to indicate the condition of flues or the presence of flue liners and no assumption should be made as to the practicability of using the chimneys and flues should be swept prior to occupation.)

Victorian style fireplaces have been installed to the living room and dining room and these are in reasonable order for aesthetic purposes.

The chimney breasts have been substantially removed from the kitchen, the remaining section above as far as we can ascertain has been "corbelled off". This support is assumed to be sufficient and we noted no evidence of distress to the remaining section above.

Fireplaces that have been or are to be blocked in should be fitted with ventilation to prevent damp and condensation building up within the flues.

7.4 **Floors** (Floor surfaces have been inspected as far as coverings and furniture allow. Fixed floorboards have not been lifted nor household contents moved. Carpets have not been lifted.)

Ground floors are principally of suspended timber construction with the majority of the floors of exposed sanded floorboards.

The ground floors are a little uneven, this is particularly notable to the entrance hall. The floors also slope slightly but this is consistent with the general ageing and settlement of the building and not considered to be a significant problem.

The stone door threshold has cracked, not considered to be a serious problem but replacement would be desirable for aesthetic purposes.

The floorboard coverings are in fair condition, some slight damage from woodworm was noted but not to any serious degree.

We would recommend that the floor timbers adjacent to the damp affected areas to the dining room are exposed and there is a possibility that rot problems may have developed.

The kitchen floors are of solid concrete construction, this has been overlaid with a laminate type covering so we are unable to confirm its condition.

The upper floors also slope slightly and are a little uneven, again consistent with the general ageing of the building and not considered to be significant. The floors are otherwise firm to the tread with no significant defects suspected.

7.5 **Internal Joinery including Windows, Doors, Staircases and built-in Fitments** (A general comment only is made. We have not removed personal possessions from wardrobes and cupboards.)

Internal joinery is considered to be reasonable for a property of this type, door framework and skirting boards are in fair condition although there are some gaps at the skirting and floor junctions due to the general settlement of the building. Also some cracking at the wall junctions, again due to settlement of the building.

Internal doors have all been replaced with conventional timber panel doors and these are in good condition.

The staircase is firm to the tread and in satisfactory condition.

7.6 **Internal Decorations** (Damage fading etc. to decorations is likely to be revealed when furnishings are removed. It is common to find areas of hollow, cracked and loose plaster to walls and ceilings when redecorating; these should be repaired as necessary.)

Internal decorations are a subjective matter but considered to be fairly neutral and satisfactory.

PART 8 SERVICES

A general comment only is made on visible parts of the installation and tests have not been applied. Comment will not be made on the effectiveness of systems which are deactivated, switched off or not operating at the time of the inspection. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of a test and, should you require any further information in this respect, we recommend that you should contact an appropriate specialist before exchange of contracts.

8.1 **Electricity** (Electric wiring generally has a life expectancy of 25 years from new and it is recommended that it should be checked for safety every 5 years. It is recommended that installations should comply with the code of practice of the Institute of Electrical Engineers.)

Mains supply, the consumer protection which comprises of rewirable fuses is located in the hallway.

Generally conventional modern wiring and fittings were noted, but the distribution of power points is fair only and could be improved.

The consumer protection is fairly dated by current standards, there is also an absence of earth bonding to the water pipework and sanitary fittings and we are of the opinion that the system now requires upgrading to comply with current standards.

As an absolute minimum we would recommend that a residual circuit breaker be installed for improved consumer protection.

8.2 **Gas** (Gas fires over 7 kW require permanent room ventilation.)

Mains, the meter is located on the front wall, no significant defects were noted.

8.3 **Plumbing, Heating and Sanitary Fittings** (This is a hard water area and preventative measures are recommended to avoid lime scale developing within pipework.)

8.3.1 Cold Water

Mains supply, the stop tap is located under the stairs. Water is obtained directly via the mains, there are no water storage facilities.

Water pressure is satisfactory, the installation is all run in conventional copper pipework and considered to be in reasonable condition.

It is considered good practice to install check and service valves to all appliances and a plumber should upgrade the installation as necessary.

8.3.2 Hot Water and Heating (Apart from balanced flue outlets internal heating appliances normally require a flue liner, but a visual inspection does not always reveal that one has been fitted.)

The hot water and heating is provided via the wall mounted gas boiler in the second bedroom. This is a relatively recent installation, radiators have also been recently renewed and the installation appears in satisfactory condition.

It should be confirmed that full annual servicing has been carried out to the system. If not then a full service and inspection should be commissioned prior to commitment to purchase.

8.3.3 Waste Pipes & Installations

Waste pipes are of a conventional plastic type and in satisfactory condition.

8.3.4 Kitchen Fittings

There is a reasonable distribution of relatively modern kitchen units. Unfortunately these are of a fairly basic quality, they have also been poorly fitted, note off square doors and drawers, many gaps at the framework junctions, etc. We would not anticipate a particularly long life with this kitchen, and would advise that you budget for upgrading in the next few years.

8.3.5 Bathroom and Toilet Fittings

The bathroom has been recently refitted with reasonable quality units and to a good standard.

PART 9 DAMPNESS AND TIMBER DEFECTS

9.1 Dampness (A moisture meter has been used to test accessible areas for dampness [without moving domestic contents]. Where dampness is noted, conditions will exist which are conducive to rot. Any rot noted has been mentioned in the report but in or adjoining areas of past or present dampness it could exist in concealed positions such as backs of skirting boards, under floors, in built in timbers or behind plasterwork. Clients are therefore advised that any concealed areas adjacent to dampness should be exposed to verify that they are free from problems. Where dampness is identified a glossary will be added to the report to assist in describing remedial work.)

10.1.1 Rising Dampness (Due to defects affecting the damp proof course.)

General damp problems were noted to the rear wall of the dining room, also to the kitchen area which we consider to be partially attributable to a failure of the damp proof course.

A specialist firm should be instructed to thoroughly inspect the whole property to eliminate any evidence of dampness, woodworm and rot, including the replastering of damp-affected areas prior to exchange of contracts.

9.1.2 Penetrating Dampness (Due to porous brickwork, roof leaks etc.)

There is evidence of general dampness to the rear right hand side corner of the dining room, also extending into the adjacent hallway. We believe this to be attributable to a previous problem with an overflowing hopper head from the valley gutter and this has now been corrected.

Some local damp staining was noted to the ceiling of the main bedroom, this is directly below the valley gutter and we believe to be attributable to previous valley gutter problems. Unfortunately only temporary repairs have been carried out and further problems will occur in the near future.

Some further slight damp staining was noted to the left hand side wall and ceiling junction to the main bedroom. This is considered to be most probably attributable to previous parapet wall problems.

There are signs of general penetrating dampness to the rear and right hand side walls of the annexe bedroom, this also extends to the ceiling junctions to both the right hand side and left hand side.

These problems are considered to be most probably attributable to locally cracked rendering, possibly poor rendering to the right hand side elevation and also the sagging roof profile and absence of any ventilation. As far as we can ascertain these are ongoing problems and further remedial work is required.

9.1.3 Condensation (This can be a serious problem with modern housing and a balance of adequate heating and ventilation is essential. Double glazed windows reduce the flow of air and if fitted they should be regularly opened.)

We are of the opinion that sub-floor ventilation to the rear of the main building is inadequate and requires improvement.

There is currently no roof ventilation, the provision of which is recommended.

9.1.4 Replastering (Plaster deteriorates when affected by dampness and replastering is likely to be necessary to such areas. Special types of plaster are necessary in these circumstances and care should be taken in this respect.)

Plasterwork within the building is mostly reasonable but damp affected areas will require replastering.

9.2 **Timber Defects** (Timberwork which is unexposed, behind screwed covers or inaccessible has not been inspected.)

9.2.1 Wet Rot (Where unprotected timber is in contact with moisture it is liable to decay particularly in exposed areas where rain can be driven into small cracks or held against the wood by adjacent masonry. It is important to ensure that no gaps exist around external timberwork such as door and window frames and any spaces found should be filled with a flexible mastic filler. Internally timberwork in contact with dampness is equally likely to deteriorate and it is essential that dampness identified in the report is remedied or timberwork protected. Any areas of rotted timberwork identified by our report or which occur due to subsequent lack of maintenance should be cut out, adjacent timberwork treated with preservative and the affected area replaced in pre-treated timber or proprietary filler.)

Some local wet rot problems were noted to the rear annexe fascia and this should be replaced in due course.

All timber adjoining those areas affected by rising and penetrating dampness should be exposed to assess its condition and repairs carried out as found necessary.

9.2.2 Dry rot (This is perhaps the most serious defect which can occur to a building apart from severe structural movement. It has been called the cancer of buildings as it can run behind wall plaster or wall coverings and, given the right conditions, spread at about 1 metre per month. The spores of the dry rot fungus are in the air all around us and, like plant seeds, only require the right conditions to grow. The conditions necessary are moist, humid air. Dry rot nearly always develops out of sight, often spreading behind panelling and plaster or beneath floorboards. Indications are the softening of wood in some areas, shrinkage and distortion and its distinctive "mushroom" odour. Successful eradication of decay depends upon prevention of further entry of dampness into the structure, drying out moisture already present, dealing with the fungus and repair of the damage it has caused.
The fungus cannot grow on wood which has a moisture content below about 20%. When an outbreak is noted, it is essential that it is treated immediately by a specialist firm under guarantee and that the surrounding area is thoroughly inspected and sterilised.)

We noted no evidence of any dry rot problems.

9.2.3 Woodworm (Woodworm is very prevalent in this area and whilst our report will seek to identify this, the report is not designed to minutely inspect each individual timber in the property and there could therefore be minor infestation which has not been noted by us. Any such outbreak which is subsequently identified should be treated with a proprietary fluid.)

There is evidence of general woodworm infestation throughout the building, particularly to the floorboards. These infestations as far as we can ascertain are of old origin, we noted no evidence of any recent activity and no further treatment is currently required.

PART 10 STRUCTURAL MOVEMENT

The report will comment on the significance of structural movement. The foundations of older houses would not normally be of sufficient depth / size to meet current building regulation requirements. Minor cracking as a result of this is common and is rarely significant in structural terms. Such external cracks should be sealed with a flexible filler to prevent moisture penetration.

There are signs of moderate past movement within the property, however this does not appear to be of a significant nature and further significant or progressive movement is considered unlikely given normal climatic conditions.

PART 11 GENERAL

11.1 Energy Efficiency (An overall comment only is made in connection with visible areas but it may not be possible to verify information given or the condition of the material. It is recommended that all roof areas to a building are protected with at least 250mm of fibreglass insulation except where these areas are restricted such as under a flat roof or behind the walls on an attic bedroom where the walls run along the line of the rafters. In such cases polystyrene should be used for insulation and 50mm of space must be left to provide ventilation. Where a property has cavity walls we recommend these are filled with polystyrene balls to act as insulation. Formaldehyde foam is not recommended as in the short term and in unventilated spaces, it can have adverse health effects and has been known to cause dampness internally in exposed conditions and this may not always be detectable in dry conditions. We will of course note any evidence of problems.
All pipework outside the main shell of the property, ie in roof spaces or underfloor areas, must be thoroughly protected against frost damage and heat loss.
According to the Energy Efficiency Office, as much as a quarter of the heat from a typical British home is lost through draughts and draught-proofing and it therefore recommended that insulation should be at a high level.
Significant improvements have been made in central heating installations in recent years and consideration should be given to replacing old central heating boilers, cylinders and further pipework. Thermostatic valves to radiators are a useful heat control source. The Energy Efficiency Office has calculated that reducing thermostatic settings from 21'C to 20'C saves approximately 10% in fuel consumption. High levels of draught-proofing are recommended to all external doors and windows.
You are recommended to contact the Energy Efficiency Office who produce useful information on this subject.)

Thermal efficiency is fair with a mid-terraced building and double glazing throughout. There is however scope for further improvement, roof insulation is currently only of approximately 75mm of fibreglass roll and we would advise where possible this is upgraded to 250mm.

11.2 Internal Arrangement (General comment on the layout of the accommodation.)

The internal accommodation plan is considered to be reasonably good for a property of this type with the bathroom created from the original central bedroom, and such work has been done to a fairly good standard.

11.3 Security (Alarm systems, locks etc. have not been tested. All external locks should be 'kite marked', rim or mortice dead locks to British Standard 3621. Window locks should be fitted to all accessible

windows at ground and first floor level. If the house is to be left vacant we recommend time switches to turn lighting on and off. The installation of an approved annually maintained burglar alarm system could be beneficial and reduce your insurance costs.)

Security to the building is fair with window and door locks throughout, the provision of a formal security system however is always advisable.

11.4 Town Planning and Building Regulations

(General comment where appropriate - no enquiries have been made. The valuation assumes that, where appropriate, planning and building regulation consent has been obtained or is established. Your solicitor should make the appropriate enquiries to confirm that this is the case. Building regulations change with some regularity and it follows that older property will not comply with the latest regulations. Unless such departures are unusual or have a significant effect, they will not be identified in the report.)

The property is within a fully developed residential area and we are unaware of any adverse planning schemes which could affect it. If you wish us to make enquiries of the Local Planning Authority (which it is appropriate should be in writing) we will be pleased to do so upon receipt of your further instructions.

Your solicitor should confirm that planning permission and building regulation consents were obtained for any alterations or extensions to the property in recent years.

11.5 Mining

The property is within a known mining area and your legal advisor should make the normal enquiries.

11.6 Statutory, Environmental Matters and Roads

We are unaware of any contamination on or adjacent to this site which might affect the use or value but it is beyond the scope of this report to carry out environmental investigations or a site audit and we have no information as to whether there is contaminated land, radon or other gases, deleterious or dangerous materials in or on this property or adjacent land.

Unless otherwise stated, our report therefore assumes that there are no such matters which could affect the property but, if you require further information or are concerned about these aspects, a report should be obtained from appropriate specialists. In the event that problems are identified, the appropriate information should be forwarded to us for reconsideration of our advice.

Our report assumes that any licenses, permits, consents or approvals which may be required have been obtained and that the property complies, or will be made to comply with all Environmental and Statutory notices or requirements.

Asbestos fibres may be hazardous to health if breathed in and items such as older lino tiles and artex can contain traces of asbestos. Any asbestos based materials found should be removed and disposed of by a specialist firm.

Radon is a colourless gas which can be hazardous to health but which cannot be found in the course of an inspection or survey. It is present in more than 1% of dwellings in this region. It

would be prudent to contact the National Radiological Protection Board to obtain further information on "Radon risk areas."

Pre-1960s buildings are likely to contain lead paint which is a poison and is expensive to remove. Advice on suitable action and/or safe removal is given by the Paintmakers Association (Tel: 01372 360660)

We assume there are no statutory or environmental notices affecting the property and that roads are adopted by the Local Authority.

11.7 Floor Area

The gross external floor area is approximately 106 square metres.

PART 12 REBUILDING COST FOR INSURANCE PURPOSES

We estimate the reinstatement value of the subject property at: £120,000

1. Reinstatement is assumed to be of the subject property only, at the date of this report, in its present form, subject to building regulations, to include fees and VAT and is based on insurance reinstatement costs issued by the RICS and local knowledge.

2. We have not allowed for the cost of temporary accommodation whilst any remedial works are carried out, or for replacement within any particular reworking period. We suggest that you should take your insurance brokers advice on these points.

3. Subsidence / settlement insurance clauses tend to be very carefully drawn and, when this has been a feature of the property, you should check the wording of your policy to ensure you are familiar with and satisfied by the cover as there are often restrictions on the amount of insurance to be paid out in such cases.

4. You should be aware that it is a standard obligation for a prospective purchaser to insure a property from exchange of contracts and not from the date of completion. No doubt your solicitors will advise you upon this aspect.

PART 13 SUMMARY, RECOMMENDATIONS AND CONCLUSION

13.1.1 Tenure (From oral enquiries only.)

We assume that the property is freehold and free from encumbrances of a restrictive or onerous nature, and this should be confirmed by your conveyancer.

13.1.2 Conveyancers check points

1. Boundary ownerships to advise on maintenance responsibilities.
2. Whether separate foul and surface water sewers exist, whether the vendors have experienced drainage problems and the location of the Local Authority maintained sewer.
3. Confirmation that the property is unaffected by any adverse planning schemes.
4. Confirmation that there are no onerous restrictions, easements or covenants in respect of the use of the property.
5. The presence and validity of any Guarantees.
6. Whether building regulation consents were obtained for the alterations to the original building.

13.2 Summary and Recommendations

It is important that all investigations and estimates for any works are obtained prior to exchange of contracts so that you are aware of the implications before you are committed to the purchase. If estimates vary significantly from any budgets given by us it may be appropriate for us to reconsider our valuation. We appreciate that it may be difficult or impracticable to obtain full information on such items but, in this event you must carefully assess whether you are prepared to accept the inconvenience and cost which might be caused by hidden defects being revealed after you have taken occupation.

We have summarised below those factors that we consider to be most relevant to your purchase. This is not a fully comprehensive list and it is essential that you read the full report as this may contain other important matters that may affect your decision to purchase or the price you are prepared to pay.

13.2.1 Essential Items (Those items considered necessary to protect the fabric of the building from deterioration or the safety of the occupants.)

1. Commission damp specialist to further investigate and rectify causes of rising and penetrating damp problems.

All estimates and investigations should be carried out before exchange of contracts as a precaution against unforeseen expenditure.

13.2.2 Recommended Maintenance and Improvement (Matters which may not be considered of an immediate nature but which should be carried out as maintenance or considered by way of improvement to enhance comfort and/or value.)

1. Re-render parapet walls and rebed coping stones on a damp proof course, replacing undersized copings.

2. Replace cracked and worn roof tiles.

3. Restructure valley gutter.

4. Provide ventilation to roof.

5. Provide additional support to rear annexe roof.

6. Set aside contingency sum for possible problems that may be revealed to left hand side roof void area and annexe, in particular rafters in contact with the parapet walls.

7. Separate surface water and foul water drainage facilities.

8. Locally reface defective stonework and sills to front elevation.

9. Improve sub-floor ventilation to rear.

10. Further investigate condition of rendering to right hand side wall of annexe / contingency sum to be set aside for re-rendering.

11. Provide vertical damp proof course at rear boundary and annexe abutment.

12. Further upgrade electrical installation.

13. Rebuild front boundary wall and investigate liability for rear right hand side boundary wall.

The items we have identified are not considered to be unusual for a property of this age and type.

All estimates and investigations should be carried out before exchange of contracts as a precaution against unforeseen expenditure

13.2.3 Other Matters Which Might Affect Value or Saleability

A test of the electrical, drainage, gas and heating installations would be prudent prior to exchange of contracts as these services are not tested by us, yet defects in them might affect the price that you are prepared to pay.

We are also of the opinion that the kitchen is of a fairly poor quality, likely to have a relatively short life and we would advise that you budget for further modernisation in the near future.

13.3 Market Valuation We have assessed the property in its present condition excluding the value of carpets, curtains and other sale inducements and on the basis of the assumptions

stated. Unless otherwise stated, an open market valuation at the date of this report has been provided and we assume that your legal advisor has obtained satisfactory replies to all enquiries relating to the report and that vacant possession will be given on completion. No allowance has been made in our figures for taxation, actual or nominal which may arise on disposal. Unless otherwise stated, our report is in accordance with the Practice Statements in the RICS Appraisal and Valuation Manual.

This is a reasonable sized and well proportioned Victorian terraced house, situated in this popular residential area close to Bristol City Centre.

Initially the property appears in good order but on closer inspection there are some significant damp problems and works that have been carried out to the building have not been done to a particularly high standard. There are now some significant outstanding maintenance issues and general damp problems and in view of this there is considered to be some scope for renegotiation and we would recommend that formal estimates are obtained for the works required and then renegotiation accordingly. We would therefore provisionally adopt a figure of £155,000 (ONE HUNDRED AND FIFTY FIVE THOUSAND POUNDS) for our valuation, but this is subject to further amendment dependant upon estimates obtained.

Surveyor: P A Kingscote Qualification: MRICS

Date: 7 May 2003 Ref: PAK/LT/11001

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