BUILDING SURVEY REPORT

CLIENT

PROPERTY

SURVEY DATE 13 Jan 2020

REF

The format of this is consistent with the guidance note requirements

for a Survey Level 3 as defined by RICS Surveys of Residential Property 3rd edition May 2016

	Section 2 Property information 2.1 - About the property
Seller Information	The property owners were not present for any part of the survey. The keys were collected from the agents.
General Construction Information	The property is a detached bungalow probably built in the 1950's. The main walls are of cavity construction. The roof is pitched and covered with plain concrete tiles. The windows are a mix of aluminium PVCu double glazed units. The floors are of solid construction. The front of the house faces in a generally South easterly direction. A single-storey extension has been added to the left hand side to provide the dining room, a larger bathroom, garage, covered side area with storage cupboards. There is also a derelict steel framed structure in the back garden. Room descriptions and directions used in this report are based on those given on the plan included. Orientation (left-right, back-front) used in this report is based on the viewer standing at the road-side of the property with their back to the road and facing the property. References in the report refer: The front of the property is deemed as road side. The left and right of the property are as standing outside facing the front door. Room names are referenced from the floorplan supplied. The surveyed property is referenced as 'the subject property'.
Council Planning Information	No specific information for this property was available on the public areas of the council planning website section.
Listing	According to Historic England the property is not listed.
Nature of the property when inspected	The property was vacant, uninhabitable and unfurnished. All connected services were operational.
Summary of mains services	Gas – Connected to Mains Electricity – Connected to Mains Drainage – Connected to Mains Drainage Water – Connected to Mains
Weather Conditions	At the time of survey the weather was wet and windy.

Local Authority	The property is within the area of
Conservation / AONB / National Parks	The property is not within a conservation area. The property is not within the National Park. The property is not within an Area of Outstanding Natural Beauty.
Heating	A full central heating system is installed with a gas-fired boiler supplying hot water to radiators throughout the property. At the time of the survey inspection, the boiler was activated and was seen to be operating. The boiler was not inspected in detail and should be examined by a suitably qualified engineer in accordance with the manufacturers' guidance.
Outside facilities	There is a single garage within the boundary of the property. The gardens extend to the rear of the property. There are no permanent outbuildings to the property.
Renewable Energy Services	There is an open fire place to the dining room which has the capability to burn wood logs. This is classified a carbon neutral resource
Broadband Service	Checks on the Ofcom website show that download speeds of up to 10Mb per second may be available. This is significantly lower than the national average and is likely to restrict access to some online services. You are advised to confirm what services are available at the property prior to exchange of contracts and to ensure that these are suitable for your personal needs and requirements.
Tenure	The property is understood to be of freehold tenure and with vacant possession but your conveyancer should confirm this to be the case.

Section 2 Property information

2.2 - Summary and Issues

This section is a summary of matters that are of particular interest but you should consider ALL information contained in this report.

General	There are a number of serious issues present at the time of the survey, the property was found to be in below average condition for its' type and age. There are also a number of medium level issues that require attention together with some minor observations made in the following report sections. 4.1 Chimney - flashings and pointing 4.4 Walls - damp 4.5 Windows and doors - blown sealed units, no keys 5.2 Ceilings - decoration 5.3 Walls - rising damp 5.4 Floors - damp 5.7 Internal joinery - dry rot 5.8 Bathroom - renewal required 7.1 Garage - roof, timbers 7.2 Outbuildings - roof, timbers, cladding, doors 7.4 Grounds - general dilapidation It is noted that there is a level of asbestos still present in the property. This is typical of properties built post-war. See section 3.2.
Main Issues	Issue 1 - Rising damp Issue 2 - Dry rot You should read the full contents of this report to establish whether any matters are of concern to you.

Dampness Summary	Dampness causes can be for a variety of possible reasons: Rising dampness is where a damp proof course within the external and internal walls is either not present, has failed, or has been breeched by high ground levels. It is where ground based moisture rises up a wall to a maximum height of 1m. Penetrating dampness is where moisture penetrates from outside through a wall or roof element. This can include a roof tile failure, an open chimney, a gutter failure, driving rain through a solid wall, high ground levels, failed window seals, and poor external drainage. Cold bridging is generally where cold spots are created at the base of internal walls due to the proximity to another cold surface (such as a solid floor) - internal airborne moisture is then attracted to the cold spots which condenses. Condensation is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation. The property clearly has a history of damp and the measures adopted so far have not been affected.
Structural Summary	No evidence of movement was seen other than that which would normally be expected in any building of this age.
Health & Safety related matters	There is no evidence of recent inspection of the electrical or heating installations, but certification may be available. See also 6.1 and 6.4. NOTE: At the time of the survey inspection, no documentary certification was available to confirm that the electrical and heating installations had been inspected in the last 12 months. As a result, a red HS rating has been applied to highlight that, although no specific defects were identified, you should ensure that these services are inspected by a suitably qualified competent person prior to exchange of contracts to confirm they are safe to use, and that you are aware of the costs of any works that may be necessary

2.3 - External Photographs

Front elevation

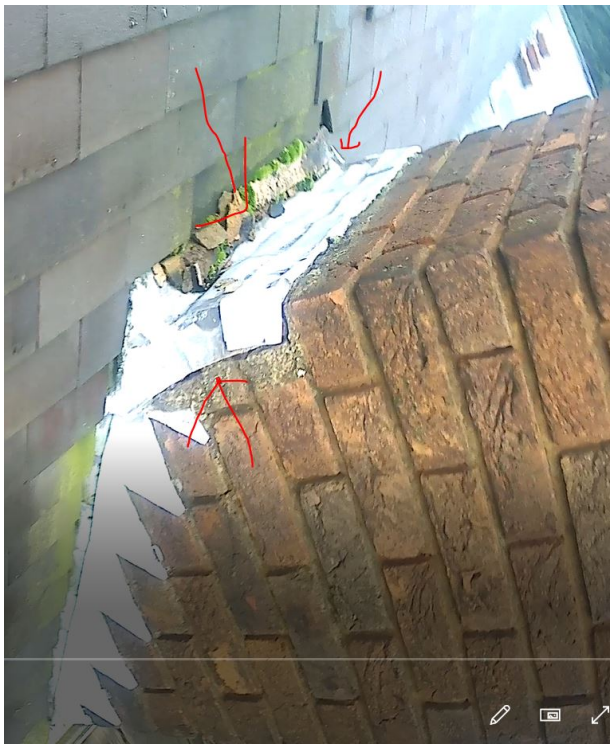
Rear elevation

2.5 - Floorplan

Ground Floor

Floorplan for illustrative purposes only. Not to scale. Not to be used for estimating or measuring purposes

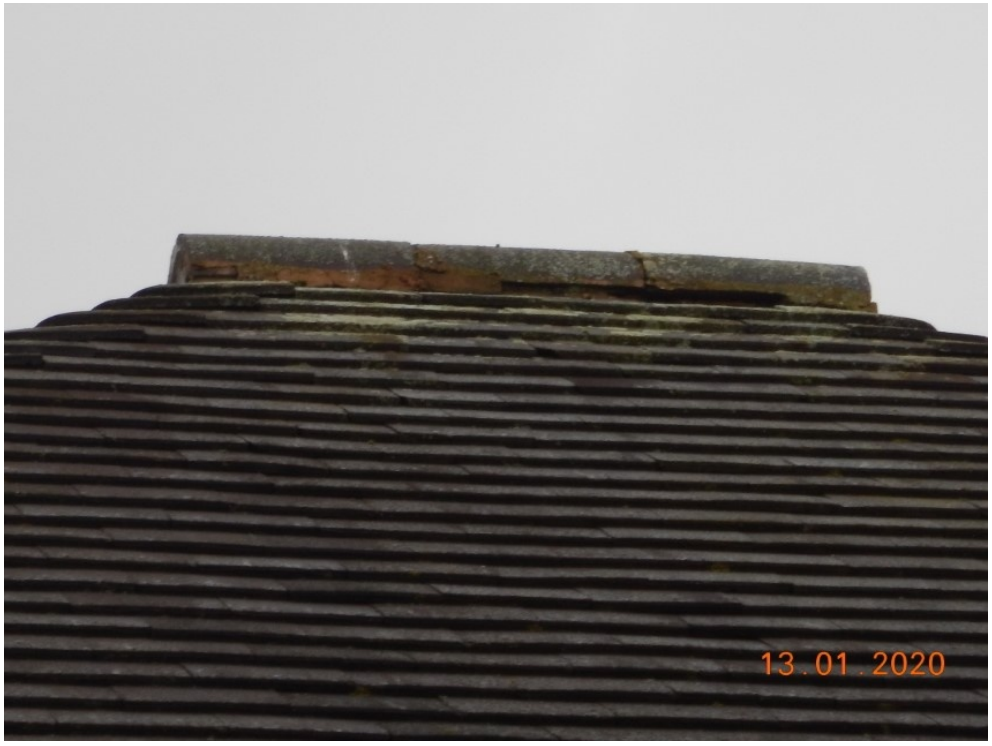
	4.1 Chimney Stacks	Condition rating	3
Construction & Type	There are two chimney stacks associated with the property which are brick built with lead flashings at their base. The right hand chimney which is uncapped supports a gas fire in the lounge. The rear chimney has a flue with rain cowl supporting the boiler and an uncapped pot for the open fire in the dining room.		
Nature of inspection and Limitations	The chimney stacks were examined from ground level with the aid of binoculars, and a camera on an extended pole, for possible defects including undue movement, distortion, chemical or weather related damage, brickwork, render and pointing damage and other evidence of failure.		
Condition	The flashings at the base of the right hand stack have lifted and staining to the lounge ceiling below suggest rain is entering the property. Both chimneys require repairs to the pointing which has worn away. The pots are uncapped and open to the elements. If any pots are left uncapped then rain can penetrate the flues and damp can appear inside the property on the breasts. Providing fireplaces are regularly used then any penetrating moisture will dry out, however if fireplaces are used infrequently then it would be prudent to provide rain cowls to allow flue gases to escape but prevent moisture ingress to the flue.		
Action Required	Flashings need re-dressing or renewal, brickwork needs re-pointing and the flaunching to the rear chimney needs clearing of vegetation prior to checking. Capping of the open pots is required to prevent water penetration to the flues		

	 chimney flashings need attention
	 flashings lifting

	 pointing missing
	 rear chimney flaunching in poor condition

	 right hand chiney uncapped

	4.2 Roof Coverings	Condition rating	1
Construction & Type	The main roof slopes are pitched and covered with plain concrete tiles. All ridge tiles are concrete as is the front valley. There is a flat roof section to the side extension which is of built up layers of mineral felt. There is a further flat roof to the porch which is of mineral felt.		
Nature of inspection and Limitations	The roof pitches were examined from ground level with the aid of binoculars and a camera on an extended pole, for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure. The flat roof of the was examined from above with the aid of step ladders, and with a camera on an extended pole. Due to the absence of specified safe walking areas the roof was not traversed. Inspection was made for indications of failure of the surface, holes, depressions, and other common defects.		
Condition	Pitched Sections The ridge tile pointing is failing and some repairs have been poorly completed. There are a small number of slipped, chipped and cracked tiles visible on the main roof pitches. The number of damaged tiles is within a normal range for a roof of this type and age and would not significantly affect the performance of the roof at this stage. Side Flat Sections The flat roof is not in a serviceable condition, there's no solar chippings, the felt is lifting, the felt is breaking down in places, there are signs of patching and sealant and the underside is soaked. Porch Flat Sections The flat roof is not in a serviceable condition as the felt is breaking down. Compared to traditional coverings such as tiles and slates, most bitumen felt roofs have a typical life of 10-25 years. They are also prone to sudden failure and leakage. Periodic re-covering will therefore be necessary. When this is undertaken, the supporting structure may also need some attention. It is estimated that the roof is at the end of it's expected service life.		
Action Required	Pitched Sections: All ridge tiles need lifting and re-bedding (not re-ponting!). Any slipped, missing or broken tiles on the roof pitches should be repaired and replaced. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. Any missing mortar at the verges and beneath any hip or ridge tiles should be replaced. Any moss or other accumulated plant matter should be cleared Flat Sections: Both flat roofs need stripping, the roof boards checking and replacing as required prior to re-covering.		

	 ridge tiles need re-bedding
	 RIDGE TILES

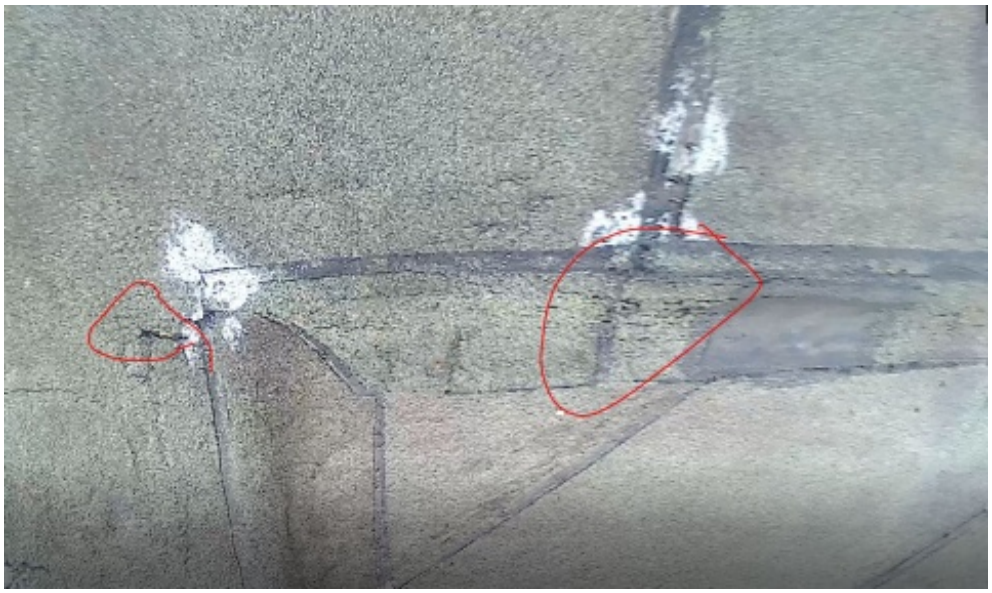
slipped tiles

roofboards soaked

	 ridge tiles need renewal

porch roof needs renewal

	 felt damage
	 flat roof poor repairs

	 felt breaking down

	4.3 Rainwater and Above Ground Drainage Fittings	Condition rating	1
Construction & Type	The rainwater gutters and downpipes are uPVC throughout. The integral soil stacks will be PVC. There is a gully to the rear providing drainage from the kitchen. Additional gulleys for rainwater are provided around the property and these probably drain to ground soakaways.		
Nature of inspection and Limitations	An inspection was carried out from ground level with the aid of binoculars, and with a camera on an extended pole, to look for possible areas of leakage, misalignment, overflow and other defects. The soil stacks and gulleys were examined for any signs of damage, leakage, correct supports, cracking and evidence of significant wear. No tests have been carried out to either trace or establish the structure or condition of any underground soakaways.		
Condition	With the exception of the garage the gutters are currently in a serviceable condition and with no significant misalignment. No evidence was seen of excessive staining of the walls or adjacent areas, which might indicate that significant leaks have been occurring.		
Action Required	Renew garage guttering		

	4.4 Walls	Condition rating	3
Construction & Type	The outside walls are brick-faced and of cavity construction. The external leaf of brickwork is laid in a stretcher bond style (and some stone cladding) consistent with this type of construction. The damp proof course at ground level [waterproofing to prevent rising damp] is bitumen.		
Nature of inspection and Limitations	The outside walls were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects. Parts of the external walls are obscured by foliage and cannot be examined in detail. Where walls are covered with finishes such as render or hanging tiles, the wall surface beneath cannot be directly viewed and it is assumed that no unusual defects exist within these concealed areas.		
Condition	Foundations / Movement During a non-invasive inspection of this type it is not possible to expose the foundations. A property of this type and age would not be expected to have foundations that meet current standards, but this should not be considered to be unusual. No evidence was seen of cracking, or other damage, which might indicate that the foundations are failing to provide adequate support for the property. Other Aspects In most external walls there should be a damp proof course (DPC) just above ground level. This is an impervious layer present to prevent dampness rising up the walls from the ground. In modern properties this is often a plastic membrane but in older properties other materials such as bitumen felt or slate are often found. Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through, the walls. In this case the bitumen DPC can be seen at the base of the walls and above a retro fitted chemical damp course has been installed suggesting the original damp course has failed. There is no evidence that the wall cavities have been filled with insulation (cavity wall insulation) and it is unlikely that they would have been filled at the time of construction. The energy efficiency of the property may be improved by installing insulation, however not all properties are suitable for having cavities filled and a survey by a specialist company should be conducted prior to any installation. No significant defects were noted during my inspection and the external walls were found to be structurally sound.		
Action Required	A full damp survey and remedial works is required.		

	 conventional DPM and retro chemical injection
	 stone cladding

ivy to front and side walls

Rear of property - right hand side of property is the same. Kitchen window to the left, reception room 2 to the right (shared chimney breast)

	4.7 Conservatories and Porches	Condition rating	1
Construction & Type	The porch to the front is of Aluminium construction with small brick infills and a mineral felt roof. There is no conservatory or porch at the property.		
Nature of inspection and Limitations	The porch was examined for indications of leaking, bowing, leaning, cracking and undue timber movement, failure or damage of the floor, walls and roof, separation from the main building, and other defects.		
Condition	No significant defects are noted to the structure. (other than the roof, see section 4.2)		
Action Required	It is recommended that the flashing that seals between the conservatory roof and the main wall of the house is upgraded to a stepped lead flashing set into the brickwork of the house.		

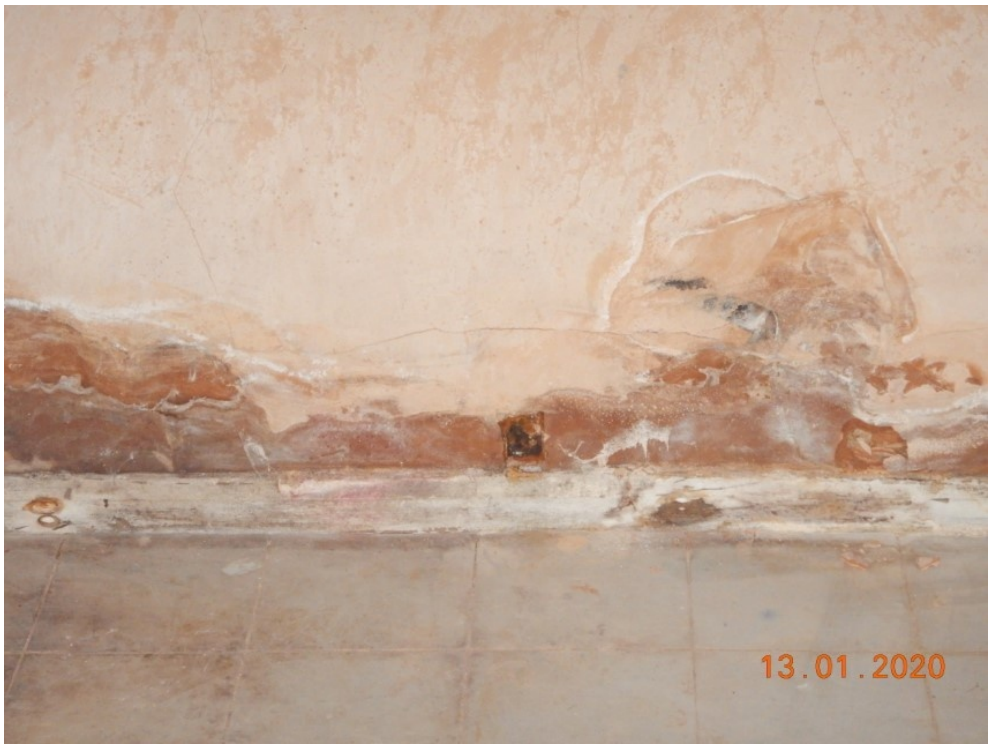
	5.1 Roof Spaces	Condition rating	1
Construction & Type	The main roof space is accessed from a hatch in the ceiling of bedroom 2. It is constructed of individual timbers in a traditional style, built with a cut timber frame comprising rafters spanning from ridge to eaves supported by struts. The sarking felt [undercovering] is bitumen. Insulation is laid to a depth of about 150mm.		
Nature of inspection and Limitations	The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and beetles (woodworm), and other defects. The roof space was further investigated for any indications of lack of adequate ventilation or suitable fire walls. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations. Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average. Normally approximately 6-8 readings will be obtained. Due to insulation material covering the joists that would normally serve as footfalls within the loft space, movement was limited to the area around the access hatch. The structure of the flat roofs are not accessible and cannot be assessed.		
Condition	The roof structure is in a good condition with no evidence of structural failure or unusual movement. The rafters, purlins and strut timbers are complete with no evidence of any undue stress or cracking. The bitumen undercovering (secondary waterproof covering) is complete with no major tears or missing sections. No significant defects were noted during my inspection and the roof was found to be structurally sound. No evidence was seen of any unusual movement or stress of the supporting timbers within the roof, and there have been no obvious significant alterations to the structure which might have resulted in it becoming substantially weakened. No evidence was seen of infestations by wood boring insects (commonly known as "woodworm"), other insects, birds, rodents or bats. The roof space is laid with about 150mm of wool type insulation at joist level. Increasing the thickness to the current recommendation of 270mm is recommended for increased energy efficiency, but when adding insulation it is important to maintain good ventilation within the roof space and not to block ventilation grills or openings.		
Action Required	Regularly monitor timbers, at least twice a year, for evidence of wood boring insects and other such infestations.		

	 underfelt in good order
	 Staining to timber around chimney

	 mould due to rain ingress from right hand chimney

This is below the chimney stack in reception room 1 (right of front door)

	5.3 Walls	Condition rating	3
Construction & Type	Internal walls are primarily of solid masonry construction.		
Nature of inspection and Limitations	Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Moisture meter readings were taken at regular intervals where access and wall construction/location permitted. Moisture meter readings can only provide a guide as to the presence of dampness and the recording of high readings can be affected by other factors, for example metallised wall finishes, chemical salts within internal plaster, or reactive materials below the plaster surface. A definitive and complete diagnosis for the presence of dampness, and the cause, will involve further testing requiring invasive methods that will cause some damage to the wall surfaces.		
Condition	Original structure The walls are showing the highest possible moisture reading to most areas and the plaster is breaking down consistent with rising damp. In line with the external observations its clear the damp is a long-term issue that has not been resolved. Extension No significant defects were noted during my inspection and the internal walls were found to be structurally sound. No evidence was seen of any cracking which might indicate that the property is subject to subsidence or unusual settlement. All moisture meter readings recorded around the property were found to be within a normal range indicating that, in those areas that could be accessed, it is not affected by rising or penetrating damp.		
Action Required	Large areas of wall plaster need hacking-off prior to treatment and reinstatement.		



risning damp

The is the internal wall between bedroom one (front) and bedroom two (rear)

To the left is the external wall

Damp to most walls

Reception room 1 (right of front door) the is the same wall as the chimney breast

	5.4 Floors	Condition rating	3
Construction & Type	The ground floors are of solid construction.		
Nature of inspection and Limitations	Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces. Tiled floors were examined for any cracked tiles which could indicate movement of the structure.		
Condition	Ground Floors The floor slab to the original structure especially in the bedrooms is showing signs of advanced damp with salts being emitted. Its not only the walls that are in contact with the ground but also the solid floor. We think it likely the DPM to the floor slab has failed.		
Action Required	Extensive works are required to remedy the damp issue with may include excavation and renewal of the floor slab.		

	5.5 Chimney Breasts, Fireplaces and Flues	Condition rating	1
Construction & Type	The only internal chimney breast is of masonry construction. It rises from reception room 2 up into the roof space, and exits to the chimney to the rear of the property. This chimney supports an open fire in reception 2 as well as the flue for the boiler in the kitchen.		
Nature of inspection and Limitations	The chimney breast was examined for indications of dampness, lack of support, failed lining and other defects. It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey. The active fireplace was not tested during the survey. It is recommended that chimneys are swept and carefully checked before they are used in this way.		
Condition	No significant defects were noted during my inspection and the chimney breast was found to be structurally sound.		
Action Required	All active flues should be checked by a reputable heating engineer specialising in flues and chimneys, prior to use. Flues should also be swept clean at this time. It is important to maintain an adequate airflow, by means of ventilation, through unused chimney flues to prevent the build-up of condensation within the chimney. Ventilation grilles should be fitted to all blocked breasts.		
	 Open fireplace to sitting room		

This is the other side to the kitchen

Condition	Dry rot is affecting the skirtings where the rising damp is at its worse. All doors within the property were found to open and close without fouling on their frames, suggesting that no unusual movement of the structure has occurred since the doors were installed.
Action Required	Affected timbers need removal and areas treated to prevent spread. Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.
	 dry rot to skirting

Bedroom 2, left hand wall

	 old fuse board

	7.1 Garaging	Condition rating	3
Construction & Type	The single garage is brick built with a flat roof covered with bituminised mineral felt. It is access by a metal up-and-over garage door to the front and by a timber personnel door to the side.		
Nature of inspection and Limitations	It was examined from ground level, and with the aid of step ladders/a camera on an extended pole for signs of bowing or leaning of walls, damaged brickwork, render and pointing, internal defects, and the condition of the roof both internally and externally. It was not possible to access the external right hand side of the garage due to the proximity of the boundary. Due to the absence of specified safe walking areas the roof was not traversed. The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and beetles (woodworm), and other defects. The roof space was further investigated for any indications of lack of adequate ventilation or suitable fire walls. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations. Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average. Normally approximately 6-8 readings will be obtained. The side door were checked for normal operation and signs of failure or damage, the garage door was locked.		
Condition	The structure although currently sound it has been subject to long term rain ingress so walls are saturated and roof timbers are starting to rot.		
Action Required	Renew roof covering and check and replace timbers as required.		

garage

View inside garage

rot caused by leaking flat roof

	7.2 Outbuildings and Sheds	Condition rating	3
Construction & Type	The garage joins the bungalow via a covered area with a timber clad ceiling and to cupboards with timber doors.		
Nature of inspection and Limitations	The area was assessed for general condition and was examined externally and internally to identify areas of rot, damage, leaks and other defects.		
Condition	The roof cladding is starting to fail due to rain ingress and doors all need easing.		
Action Required	Once roof renewed, cladding needs repair and redecoration and doors need easing.		
	 external store rooms		

	7.3 Grounds	Condition rating	2
Construction & Type	There are gardens to the rear which are mostly lawned with surrounding borders. The driveway is to the front of the property and is laid to concrete. The boundaries are defined by a mixture of hedge, timber panel fencing and brick walls.		
Nature of inspection and Limitations	The grounds around the house were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby. Some parts of the grounds are overgrown with foliage and could not, therefore, be examined in detail.		
Condition	The garden has been poorly maintained, there is a derelict steel frame structure and the concrete driveway is worn with some areas breaking down.		
Action Required	Full Maintenance is Required.		

	 derelict metal frame strucure
	 derelict structure