

JOB REF: XXXX

SPECIFIC DEFECTS REPORT

Relating to Condensation

XXXX London. N6 XXX



Mr X

Prepared by:

XXXXXX

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

INTRODUCTION AND INSTRUCTION

SYNOPSIS

CONSTRUCTION SUMMARY

EXECUTIVE SUMMARY

INSPECTION

SURVEY FINDINGS

SUMMARY UPON REFLECTION

LIMITATIONS

APPENDICES

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

INTRODUCTION AND INSTRUCTION

We have been instructed by Mr X to prepare a report on XXXX London. N6
XXX

We have carried out a visual inspection of the property on XXXX

The weather was dry and overcast at the time of the inspection.

We are Independent Chartered Building Surveyors. We are registered with the Royal Institution of Chartered Surveyors and are members of the Independent Surveyors Association,

The Report has been carried out by XXX for and on behalf of XXXX and his qualifications are BSc MSc FEng Chartered Building Surveyor.

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

SYNOPSIS

We met the Mr X and the present occupier/tenant of X who advised that there had been problems of dampness in the property resulting in mould in:-

1. the rear Lounge
2. the front bedroom.

We have been advised that the mould has been present since mid to late XXXX and Mr X advises that there have been problems with dampness in the property in the past.

We duly carried out a visual inspection to advise on this matter.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

CONSTRUCTION SUMMARY

External

Main Roof:	Flat roof (assumed)
Rainwater drainage:	Cast Iron / Plastic
Soil and Vent Pipe:	Internal
Walls:	Clad in stretcher bond brickwork (assumed) What sort of breeze block would have been used in the 1970s/80s?
Structural Frame:	Assumed concrete possibly metal (further information required, see request for information)
External Joinery:	Windows in the subject property are plastic double glazed, front and rear have trickle vents that have been added after by the landlord and the two side windows are plastic double glazed without trickle vents and are fixed panels.
Foundations:	Not inspected and known

Internal

Ceilings:	Plasterboard (assumed)
Walls	In situ plaster finish (assumed)
Floors: Ground Floor:	Concrete (assumed)
Heating	Gas fired Worcester Boiler located in the rear lounge to double panelled radiators with thermostatic radiator valves

We have used the term 'assumed' as we have not opened up the structure.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

EXECUTIVE SUMMARY

Executive summaries are always “dangerous” as they try and encapsulate relatively complex problems in a few precise and succinct words. Having said that here is our executive summary and recommendations:

Dampness Problems

We believe in this situation there are a combination of issues which are causing the dampness problems, some of which are controllable, manageable and changable such as;

1. removing moisture from the high moisture level areas quickly
2. changes in how the property is used.



There are those items that are not so easily managed such as;

Dampness and moss sitting against the property

1. the location and surrounding environment such as trees and close proximity of other large properties which affects air circulation and air movement which means the building is not dried and also as it sits on a sloping site in a semi valley micro-climate situation.
2. The building construction
3. What your neighbours are doing in their properties.

Cause and effect

We feel the focus of any action needs to be on the cause rather than the effect although ultimately our aim is to reduce/eliminate the effect.

However we do need to reiterate that problems are likely to be a combination of issues and we do not feel that the problems can be completely stopped without major alterations to the structure and ultimately by either lining internally to increase insulation or externally as well as adding various insulation methods and adjusting occupiers current lifestyle.

XXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

The Principle Message

The problems are caused by a combination of issues, some of them are within your control and some of them are not. You may not be able to solve the problems in this apartment in isolation to the whole property as the only way would be to look at the property and the surrounding area as a whole. We do feel you can reduce the problems in the apartment.

Ways to improve the situation

We would recommend that large extract fans are placed in the kitchen and the shower room as these are your main moisture generating areas. We would recommend;

1. The fans we believe need to be a minimum of 150mm in diameter and controlled by humidity thermostats.
2. We would also recommend a proper extract hood over the cooker which extracts to outside air.
3. We would recommend that the washing machine and tumble drier have permanent extraction to external air.

ANTICIPATED COST: Each item we would expect to be in the region of a few hundred pounds.



Kitchen extractor hood



Bathroom extract fan

Apartment Living

We noted no obvious external areas for drying clothes during the winter months obviously anyone living in the apartment is tempted to dry them internally which can lead to condensation and mould. You do need to consider how you utilise the building;

1. Where clothes are dried

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

2. Extract fans are always used in the high moisture area i.e. bathroom and the kitchen.

We would also suggest that the way the windows open onto the adjoining road does not encourage them to be open it would also be better if there was a small top window which could be opened independently.

ACTION REQUIRED: Look into changing the windows to have an openable top light as this would encourage the airing of the bathroom and the kitchen.

We are more than happy to go into more detail looking at how the property is used for this we would need to return and carry out an interview where we look at such things as;

1. Number of showers taken and temperature, you may wish to look at putting an isolator on the mixer taps on the showers to regulate the temperature.
2. Also look at whether heating is used on an on off basis or whether there is a general regular heating of the property as a constant background heat can reduce the cause of dampness.

New Factors

We would comment that a new factor that is introduced that may be effecting how ground water moves around your property which in turn will be effecting the ability of the walls and floor (remembering it is a concrete floor which acts like a sponge) to adjust and adapt to the moisture is the building of the party boundary wall with the far deeper foundation that it would have originally had which would have changed the path that the water takes.



Wall possibly redirecting the water

XXXX

Independent Chartered Surveyors

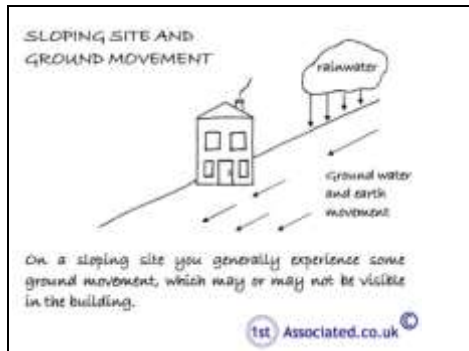
Marketing by:

www.1stAssociated.co.uk

0800 298 5424

Sloping Site

The building sits on a sloping site, water needs to get from the top to the bottom and the building is in between.



Sloping site



Sloping site

Retaining wall

No weep holes present.



Retaining wall with no weep holes therefore water is being diverted

Cold Construction

The relatively cold construction was common place in properties of this era, we assume this was built from the 1960s to 1980s, (request for specific information on materials used?)

Thermal Characteristics

The thermal characteristics of the property will vary depending upon structural elements and that the construction is substantial or whether the construction is a panelling or cladding.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Windows

We recommend fully openable windows the present windows are not good quality (apologies we forgot to check this). Can the kitchen and bathroom windows open fully?



Trickle vents

Second Stage

We need to look at the structure as a whole, for this we need to request Plans of the property and Drainage drawings together with a Maintenance Record of repairs and improvements that have been carried out to this building and surrounding buildings since it was purchased in 2002.

We also need a Questionnaire to be completed by the present occupier and by the Landlord.

The client needs to set a budget and we will provide a best solution based upon that budget.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Time Line – A brief history of the structure and alterations

This has been based upon a discussion with Mr X

DATE	DESCRIPTION
XXXX	Original construction
XXXX	Purchased by Mr X
XXXX	Mould found to be occurring in the bedroom, particularly the front left hand side and in the lounge, particularly the front right hand side.

1stAssociated.co.uk Copyright

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

INSPECTION

Our inspection has been specifically related to the condensation issues detailed below.:

Visual Inspection

Our inspection has taken the format of a brief visual inspection:

1. External of the property of the
 - i. front
 - ii. rear
 - iii. side

We have had the benefit of a x 16 x16 zoom lens on a digital camera

2. Internal of the property

We have viewed:

Flat 2

- i. Lounge (rear)
- ii. Kitchen
- iii. Bedroom (front)
- iv. Bathroom
- v. Corridor

Room	Mould occurred/visible
Lounge	Present
Kitchen	Not at time of survey
Bedroom	Present
Bathroom	Not at time of the survey
Corridor	Not at time of the survey

3. Surrounding areas
 - i. front area
 - ii. rear area
 - iii. overview of area
4. Owner and the occupier

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

5. We have not had the benefit of talking to the neighbours and would suggest this takes place if you wish to have a more detailed report.
6. We have utilised a resistance meter for measuring dampness , please see the Survey Findings for specific Gann Meter records.
7. We would also recommend the use of a thermal imaging camera, produced by Flir, to obtain the best readings we need to have the whole structure pre-prepared however we understand the difficulties in doing this. Ideally you need at least a ten degree differential between the inside and the outside of a property.
8. We have had a brief discussion with the occupier and the landlord.



1stAssociated.co.uk copy

XXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

SURVEY FINDINGS

Front elevation

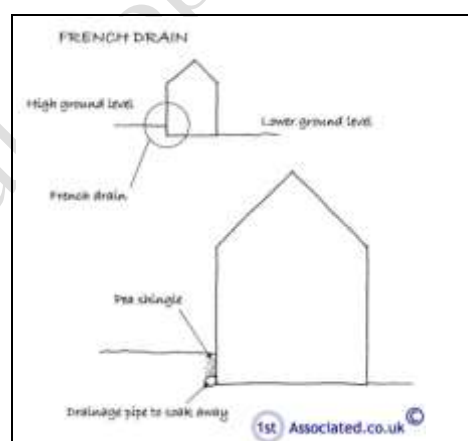
A mixture of visible structural frame, external brickwork and rendered cladding panels under the windows and relatively large double glazed areas/percentage of windows.

Right hand side

Construction as described on the front elevation in addition to this there is a driveway running down the side on the sloping site, this means part of the building is below ground level therefore we would recommend a French drain (note our comments in the Appendices and how not to make into a pond).

New Party Wall (boundary wall)

The foundation on this is typically 1.4 meters which is likely to be far deeper than the original one which literally given the age of the property could have had no foundation or a very shallow one.



French drain

Rear Elevation

Construction as the front elevation but with larger surface areas/percentage of glazed windows. The rear elevation is below ground level and as such will suffer from ground water travelling from the top of the site to the bottom.

1. From our visual external inspection we noted:
 - i. roofs
 - ii. walls
 - iii. windows and doors

2. From our visual internal inspection we noted
 - i. ceilings
 - ii. walls

XXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

iii. floors

Note; we have not moved furniture or fixtures and fittings.

Note; the full areas inspected are identified within the inspection part of the report and this should show anything in this section

3. Resistance Damp Gann Meter Readings

Room	Readings Obtained	Typical Readings
Bedroom		In all cases 30-40
Left hand side wall	Late 30s to early 40s	
Front wall	Late 30s to early 40s	
Right hand side wall	Late 30s to early 40s	
Rear wall where cupboard is	Advise no mould occurring in this area	
Bathroom	Mid to late 30s	
Kitchen	Mid to late 30s	
Lounge		
Right hand side wall	Mid 30s to early 40s	
Rear wall	Mid 30s to early 40s	
Left hand side wall	Mid 30s to early 40s	

The readings obtained indicate that this is a brick or more usually, given the age of construction, a block inner wall (the type of block that is very important) with in situ plaster finish.

XXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

XXXXXXXXXX

If you would like any further advice on any of the issues discussed or indeed any that have not been discussed! Please do not hesitate to contact us on 0800 298 5424.

1stAssociated.co.uk copyright

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

LIMITATIONS

Specific Defects Report

1. Conditions of Engagement

Please note: references to the masculine include, where appropriate, the feminine.

Subject to express agreement to the contrary (which in this particular case has been none) and any agreed amendments/additions (of which in this particular case there have been none), the terms on which the Surveyor will undertake the Specific Defects Report are set out below.

Based upon a visual inspection as defined below the Surveyor will advise the Client by means of a written report as to his opinion of the visible condition and state of repair of the specific problem or problems only. In this instance with have viewed the outside and the inside of the property only.

2. The Inspection

a) Accessibility and Voids

The Surveyor will base this report on a visual inspection and accordingly its scope is limited. It does not include an inspection of those areas, which are covered, unexposed or inaccessible. Our visual inspection will relate to the specific defects shown to us only.

b) Floors

We have not opened up the floor structure. We have only carried out a visual inspection and any conclusions will be based upon our best assumptions. We can open up the floor if so required at an extra fee.

c) Roofs

The Surveyor will not inspect the roofs in this instance.

d) Boundaries, Grounds and Outbuildings

The inspection will not include boundaries, grounds and outbuildings unless specifically stated (none stated).

e) Services

No services inspected.

XXXX

Independent Chartered Surveyors

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

f) Areas not inspected

The Surveyor will have only inspected those areas identified within the report. His report will be based upon possible or probable defects based upon what he has seen together with his knowledge of that type of structure. If you feel that any further areas need inspection then please advise us immediately.

g) Specific Defects Report

As this is a report upon a Specific Defect we do not offer any comment or guidance upon reactive maintenance and/or planned or routine maintenance items.

h) Whilst we have used reasonable skill and care in preparing this report, it should be appreciated that the Chartered Surveyors cannot offer any guarantee that the property will be free from future defects or that existing defects will not suffer from further deterioration;

3. Deleterious and Hazardous materials

- a) Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However the Surveyor will advise in the report if in his view there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that in such cases specific enquiries should be made or tests carried out by a specialist.

4. Contamination

The Surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from his local knowledge or the inspection he considers that contamination might be a problem he should advise as to the importance of obtaining a report from an appropriate specialist.

5. Consents, Approvals and Searches

- a) The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.
- b) The Surveyor will assume that all bye-laws, Building Regulations and other consents required have been obtained. In the case of new buildings and alterations and extensions, which require statutory consents or approval the Surveyor will not verify whether, such consents have been obtained. Any enquiries should be made by the Client or his legal advisers.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Drawings and specifications will not be inspected by the Surveyor. It is the Clients responsibility to forward any drawings and specifications that he has or knows the whereabouts of to us to include information in our report. If these are not forthcoming we will make our best assumptions based upon the information available.

- c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries or by a Statutory Notice and that neither the property nor its condition its use or intended use is or will be unlawful.

6. Fees and Expenses

The Client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements in addition.

7. Restrictions on Disclosures

- a) This report is for the sole use of the Client in connection with the property and is limited to the current brief. No responsibility is accepted by the Chartered Surveyors if used outside these terms.
- b) Should any disputes arise they will be dealt with and settled under English law;
- c) This report does not fall under the Third Parties Rights Act.

8. Safe Working Practices

The Surveyor will follow the guidance given in Surveying Safely issued by the Royal Institution of Chartered Surveyors (RICS).

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

APPENDIX 1

1stAssociated.co.uk copyright

XXXX

Independent Chartered Surveyors

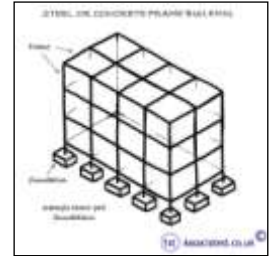
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

EXTERNAL



Steel or concrete frame



Front elevation



Rear elevation



Rear Patio area

INTERNAL



Lounge to rear



Bedroom to front



Galley Kitchen



Bathroom

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited