

SPECIFIC DEFECTS REPORT

Hertfordshire



Mr & Mrs X

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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INTRODUCTION AND INSTRUCTION

We have been instructed by Mr & Mrs X to prepare a report.

We have carried out a visual inspection of the property.

The weather was very cold and had snowed 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 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

Mr & Mrs X have recently purchased a property and since living in the property for the past two weeks and have found many problems that were not apparent when they viewed the property before purchasing and not highlighted by any of the third parties involved.

We have been asked to comment on this matter.

CONSTRUCTION SUMMARY

External

Chimneys:	Brick chimney
Main Roof:	Pitched and tiled
Rear Roofs:	Shallow pitched with felt covering
Gutters and Downpipes:	Cast Iron / Plastic
Soil and Vent Pipe:	Cast Iron / Plastic
Walls:	Stretcher bond brickwork (assumed)
External Joinery:	Single and double glazed plastic
Foundations:	Not inspected and known

Internal

Ceilings:	Plasterboard (assumed)
Walls	Mixture of solid and studwork (assumed)
Floors: Ground Floor:	Solid underfoot (assumed) concrete
First Floor:	Joist and floorboards (assumed)
Second Floor:	Ceiling joists (assumed)

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

The fuseboards are located in three areas in the right hand side lean to, kitchen and Jacuzzi room.

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:

We would comment as follows:-

Anomalies in the Cheltenham & Gloucester Valuation.

The valuation advises that 116m² of property and/or loft has been included, which appeared to be legal structures, has been used for the Building Insurance Valuation at £xxx which equals £xx per square metre rebuild cost. The property was valued at (rounded figures) £xxx which is approximately £xxx per square metre.

From Go-View Ordinance Survey map we have measured the property at 6.5m to the front by 8.3m to the left hand side and 6.1m to the right hand side averaging 7.2m.

7.2m x 6.5m x 2m (for two floors) = 93.6m²

This indicates that the extensions have been valued.

The size of the extension at the rear is 3m x 6m equalling 18m² in total which will then get us to a total area of 111.6m² indicating that the right hand extension was also included in the valuation.

The original Valuation dated xxxxx not signed by a specific Chartered Surveyor was reissued following a query by the purchaser where the purchase price was shown incorrectly at

£xxx

rather than

£xxx

We would also draw to your attention that the Surveyor did not identify those items as identified below:-

Extensions not built to Planning Permission and Building Regulations.

The property has been extended into the roof space, to the rear of the property and to the right hand side, from our visual inspection we do not believe these have Planning Permission or Building Regulations yet would appear to have been included as part of the valuation.

Roof Space Conversion

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No Fire Regulation Requirements noted therefore unlikely to have strengthened roof structure or insulation added.

Side Extension

Substantial Lean to timber structure which forms home theatre/cinema room and access corridor this is a timber frame structure encased with the brick boundary wall and unlikely to have foundations or to meet Building Regulations or Planning Requirements.



Side extension

Substantial Rear Extension including two large openings to original house rear walls (approximately 1.2m wide and 2m wide respectively)



Dining room area

Rear extension

Light weight construction unlikely to have foundations



Lightweight extension appears to be on paving slabs

Roof Issues

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Felt roof system has defective flashing and defective detailing around the roof lights.



Tarpaulin limiting view but necessary to stop water coming in



Flashing detail right hand extension showing not been slid



Poor flashing

Roof Lights

The roof lights used are at too shallow pitch according to the Velux window literature as we read there should be a minimum of 15 degrees also the detailing around the gulleys is very poor.



Angle of roof 8-10 degrees

Valley gutter

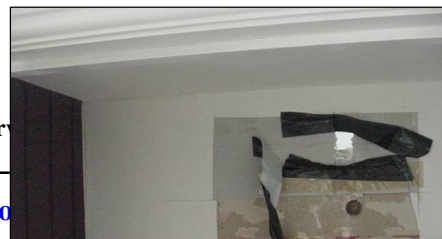
Where rear extension meets side extension there is a valley gutter which sits against the window and is leaking into the main property.

Please note at time of the inspection the roof was partially covered with tarpaulin therefore restricting our inspection.

Concealed and hidden problems

We would further comment in two areas with regard to the roofs to
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Dampness coming in beneath where rear roof meets right hand side roof

the side and rear extension as we are of the opinion that the previous owners knew about at the point of sale as internally there looks to be areas which have been repainted and externally there is a paint pot on the roof. There looks to have been various patch repairs and various alternations to the roof.

Electrics

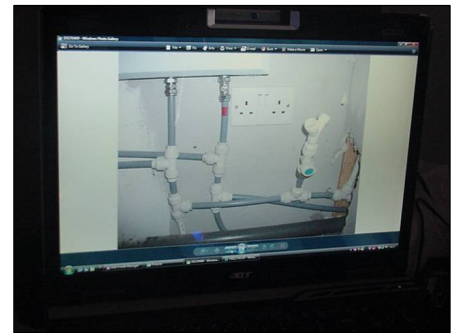
We are advised that the original owner was an electrician and therefore should have been aware that the electrical work being carried out in the family bathroom and the cloakroom should not have had exposed socket points as these should have been sealed off. Our cause for concern is if these areas can be seen what quality of work is hidden.



Socket point off wall rear walk through bedroom



Metal switch within bathroom



Socket point within cloakroom

Poor quality Electrical work not to IEE standards

There are numerous examples of the electrics not being to Institute of Electrical standards such as socket points within the bathroom, bare wire visible within the extension areas not to mention areas where sockets are not fitted



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in a workmanlike manner to the walls.

Fuseboard in kitchen with missing
circuit breakers

DIY quality work

This ranges from damaged/defective double glazed/single glazed windows to unfinished work to the plaster for example the open socket point on the first floor level to mastic filling of damage to double glazed window to the plumbing and electric socket points being adjacent to each other (water and electricity should not mix).



Water coming through ceiling of
extension



Water coming through window
detail

The door access from the Jacuzzi room into the garage

Hairline cracking around the window
indicating that there has been some
settlement since these have been
added.



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Other

Cracking to right
hand side ceiling

We noted that the piers were minimal where the opening formed the kitchen into the dining room and also there are water leaks visible to the underside of the plasterboard within the rear extension and also beneath the awkward roof where the rear extension meets the side extension.

Drill in ground floor ceiling



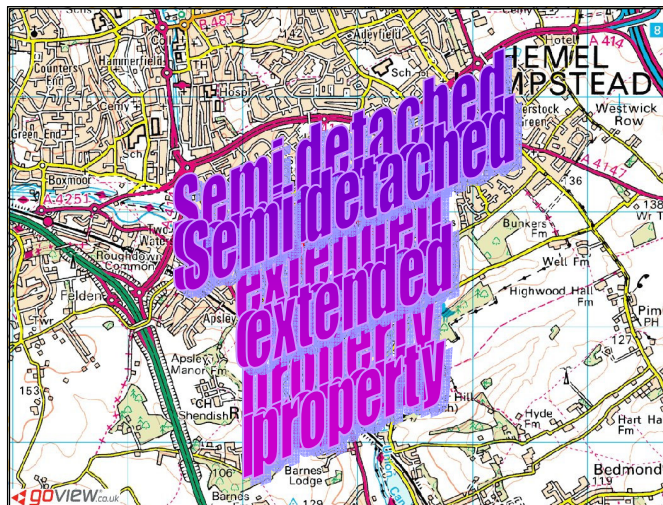
Access to lounge ceiling with drill

Soil and vent pipe is hidden within the cupboard in the theatre/cinema room

Further information required

We recommend a full electrical report is carried out to Institute of Electrical Engineers standards by an NICEIC approved electrician or equivalent with a copy forwarded on to us.

Xxx location



Time Line – A brief history of the structure

This has been based upon a discussion with Mr & Mrs X

DATE	DESCRIPTION
xx	Purchased property, dampness was noted coming through the rear extension and various other anomalies
xx	Inspection

ACCOMMODATION AND FACILITIES

The accommodation consists of:

Ground Floor

Entrance Lobby
Cloakroom
Kitchen Breakfast Room
Lounge
Dining Room (within the rear lean to)
Theatre/Cinema Room (right hand side lightweight timber frame construction)
Jacuzzi Room
Small sauna

1st Floor

Family bathroom with shower
Two double bedrooms
Walk through small bedroom with a stairway access to the second floor.

2nd Floor

Bedroom with low level ceiling

INSPECTION

Visual Inspection

Our inspection has taken the format of a visual inspection:

1. External of the property of the
 - i. front
 - ii. rear
 - iii. side
 - iv. access to the roof

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

2. Internal of the property

We have viewed:

Ground Floor

- i. entrance lobby
- ii. cloakroom
- iii. kitchen breakfast room
- iv. lounge
- v. dining room
- vi. theatre/cinema room
- vii. Jacuzzi room
- viii. Small sauna

First Floor

- ix. double bedroom
- x. double bedroom
- xi. small walk through bedroom with stairway access to second floor
- xii. family bathroom

Second Floor

- xiii low level ceiling height bedroom

3. Roof space has been converted into a room, please see our comments on this.
4. Surrounding areas – we have walked around the boundary and note a 2m single brick wall that we do not feel is ideal due to it being next to a highway.

- i. front area
 - ii. rear area
 - iii. overview of area
- 5. Owner occupier.
- 6. We have utilised a Gann resistance meter for measuring dampness
- 7. A thermal imaging camera, produced by Flir, to obtain the best readings we can given the fact there was no pre-preparation of the structure. Ideally you need at least a ten degree differential between the inside and the outside of a property.

References

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SURVEY FINDINGS

1. From our visual external inspection we would refer you to our comments with regard to:
 - i. side and rear extension
 - ii. the timber framework on the side and rear extension which we believe are not to Building Regulations and without Planning Permission.
 - iii. the windows and doors where there are gaps and opening up around these
2. From our visual internal inspection we noted
 - i. ceilings – we noted hairline cracking please see our comments in the Executive Summary
 - ii. walls – there is some cracking in these around the window areas
 - iii. floors – as mentioned we are concerned there are no foundations beneath.

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

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:

We feel that discussions should take place with Cheltenham & Gloucester with reference to their Valuation.

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

APPENDIX 1

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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.

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

As a room has been formed in the roof this has limited our inspection.

d) Boundaries, Grounds and Outbuildings

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

e) Services

No services inspected.

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.

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.

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- 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).