

SPECIFIC DEFECTS REPORT

Relating to Settlement

Surrey



Mr X

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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INTRODUCTION AND INSTRUCTION

We have been instructed by Mr X to prepare a report

We have carried out a visual inspection of the property

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

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

The property has been sold at an auction freehold with an occupied lease hold at ground floor level.

The new owner Mr X has started alternation work and during the course of this identified areas that he suspects are related to movement in the structure and we have been asked to comment on these.

Please note we would make the general comment that from a one off inspection it is not possible to be one hundred per cent certain of the existence of progressive movement.

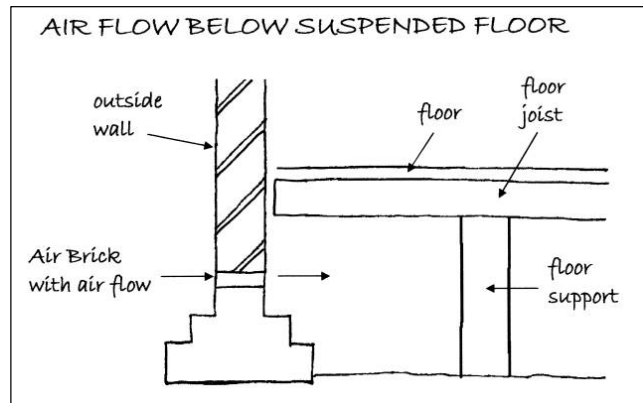
EXECUTIVE SUMMARY

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:

Evidence of movement

Cracking is visible to the render both around windows and also in the render in general.

There is movement visible in the suspended timber floor and the joists do not sit fully on the sleeper wall.



Cracking to render at the rear of the property to the corner of the plastic window



Suspended timber floor sitting on to the sleeper wall

Problem/cause:

Many things have been altered in this property since it was originally constructed which has meant there has been movement within the structure and also there has been general degrading of the structure due to the lack of maintenance.

We would specifically draw your attention to, from the top down, all directions given as you face the property:-

1. Roof

The property has been re-roofed in a heavier concrete tile than it had when it was originally constructed. The roof is a hipped roof which are more susceptible to movement than a standard roof. The combination of these two factors have increased the load on the property. If this work was to be carried out today additional timbers would be needed. We have checked hips to the hipped roof which are the most susceptible part and cannot see any excessive movement.



Looking at the rear left hand hip of the roof

2. Windows

The replacement of the original windows with plastic double glazed windows from the cheaper end of the market. We believe the original windows would have offered an element of structural support to the building. When the windows have been replaced with plastic windows which do not have the same structural integrity there has been movement. This is added to by the weight and type of the roof that we have discussed earlier.



Cracking to the lower right hand corner of the rear right hand window

Building Regulation Permission should be obtained for carrying out such work, the reason for this is not only thermal but to ensure that situations such as this where structural movement is caused does not take place.

3. Age of property

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The property is old and has not been maintained well which has particularly caused deterioration to the render.



Cracking to render at the front of the property where water will be getting in



Paint has literally weathered away

With this property you need to carry out good regular maintenance without it water will get into the structure and it will act as a sponge. We can see from the cracking in the render and the deteriorating paintwork that the property needs work.

4. Embedded floor timbers at Ground Floor and First Floor level

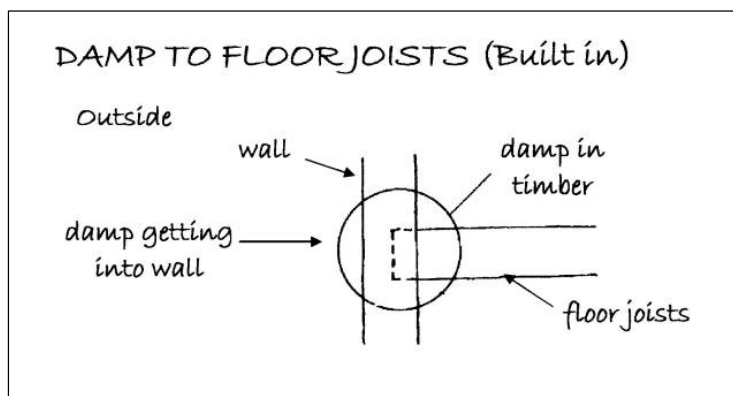
In this age of property a lot of the problems are starting to get known there is rot to the joist ends, construction techniques were changing some properties still had the joist ends at Ground Floor and First Floor built into the walls.



The likely rot to the joist ends will cause, with the additional weight from the roof and the lack of

Joist ends at First Floor level built into the walls.

support the within walls,



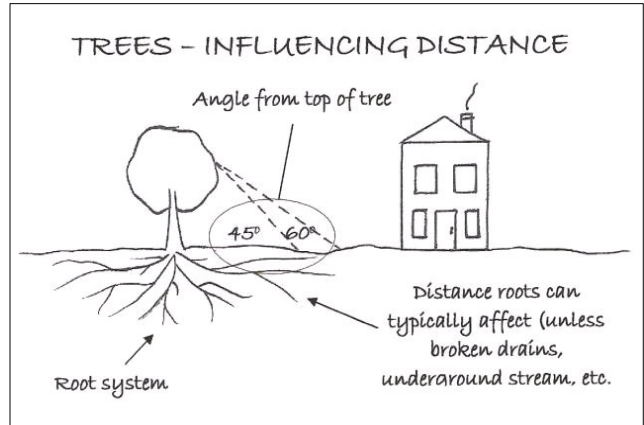
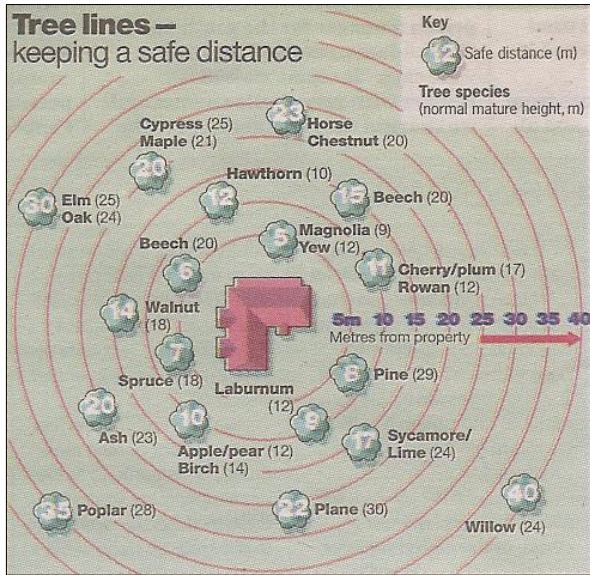
(think of the walls having large holes punched into them) will cause movement at the floor level.

5. Nearby Tree

There is a large tree near the property within what is known as Influencing Distance. Due to the location of this tree the water that it extracts from the ground is likely to affect how this property performs. During the drier summer months the tree will be hunting for water and take it out of ground that is directly below this prop within it.



Large tree close to property



Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

6. Leaking drains?

It is not uncommon for the drains to leak, the only way to ensure that they are not is to have a closed circuit TV camera report.



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Manhole closest to property not lined

7. General maintenance checks

You also need to have a general maintenance check on the property which you should carry out next time it is raining to ensure that rainwater is being discharged through the gutters and down the downpipes and to check the soil and vent pipes are not leaking as all these things will contribute towards the saturating of the property.



Cast Iron soil and vent pipe

ACTION REQUIRED: From our discussion you have completed and purchased the property, as you own the property we also recommend that you carry out the following checks to establish whether this is progressive movement or whether it is now settled into position.

We suggest:-

1. Closed circuit TV report on the drains as the drains are a very good indicator as to any problems in the structure as they show movement and also it will allow you to see if they are leaking or not which could be added to the problems.
2. You need to carry out general maintenance to ensure that rainwater is travelling down the gutters rather than the render.
3. You then need to redecorate the render and seal the render and suggest that you add tell tails which are a way of monitoring the property over the cracks to monitor for approximately a year. Tell tails normally come with gauges which allow you to carry out this monitoring, whilst many property professionals are not that complementary on this system due to its inaccuracies we feel it is accurate enough in this instance.
4. Trees – we recommend that you have an Arboriculturist Report carried out and carry out the recommendations of this which we suspect would be to maintain the tree.



Cracked driveway

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5. Unseen layout of the Ground Floor, unfortunately we were unable to view the Ground Floor so we are not certain of the layout i.e. whether the walls have been removed and if there is cracking within this area but would be more than happy to return at a convenient date to view.
6. Whilst not directly related to the cracking in the property the valley gutter to the front will allow dampness into the property.

8. Loft conversion

You spoke about carrying out a loft conversion and extension, this will put additional weight on the structures but will also give you the opportunity to resolve some of the issues.

INSPECTION

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

Visual Inspection

Our inspection has taken the format of a visual inspection:

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

We have had the benefit of a x 1 x16 zoom lens on a digital camera

2. Internal of the property (First Floor Flat)

We have viewed:

Ground Floor

- i. Entrance lobby giving access to the stairway area
- ii. Stairs – these were uneven and leaning (we suggest these are packed and a fire resistance structure added).

First Floor

- iii. Three bedrooms
- iv. Bathroom

- Viewed whilst building construction is underway and at the time of inspection the ceiling had been removed and the property was generally stripped bare of second and first fix items.



3. Roof space, this was viewed, it had been opened up with the ceiling removed.
4. Surrounding areas
 - i. front area, including cracking driveway.
 - ii. rear area, including tree.
 - iii. overview of area, we did not get access to any other properties
5. We did not have access to the ground floor

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6. We have had the benefit of talking to the neighbours

References

1stAssociated.co.uk – see articles on cracking

SURVEY FINDINGS

We would normally identify survey findings however in this instance we have placed them within the Executive Summary.

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:

It is probably viewed as a damage limitation exercise, you need to carry out checks which really should have been carried out before the property was purchased.

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.

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 we have just looked at the movement as identified under the floor and the cracks as identified within the render.

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

The ground floor has been opened up in the shared entrance area and the first floor has been opened up to the rear area within the bathroom on the left hand side (all directions given as you face the property).

c) Roofs

The plasterboard had been removed and the roof structure viewed from a ladder and is which is known as a head and shoulders 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.

- 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).

APPENDIX 1

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CONSTRUCTION SUMMARY

External

Chimneys:	Brick chimney
Main Roof:	Hipped pitched roof clad with a concrete tile (not original)
Gutters and Downpipes:	Cast Iron / Plastic
Soil and Vent Pipe:	Cast Iron / Plastic
Walls:	Mixture of brick finish and painted render finish (assumed)
External Detailing:	Double glazed plastic windows without trickle vents
Foundations:	Assumed step brick foundations – not opened up

Internal

Ceilings:	Removed at the time of our inspection (assumed)
Walls	Predominately solid (assumed)
Floors: Ground Floor Entrance lobby:	Suspended embedded timber floor (assumed)
First Floor:	Embedded joist and floorboards (assumed)

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

Time Line – A brief history of the structure

This has been based upon a discussion with Mr X

DATE	DESCRIPTION
Date of construction 1930s/1950s	Semi-detached residential property
1960s-1970s	Re-roofed with a concrete tile and hessian based felt
1980s-1990s	Plastic windows added
2010	Purchased at auction by Mr X

The facts you are aware of need to be confirmed.