

SPECIFIC DEFECTS REPORT

Relating to front and rear
extension work

at

XXXX

XXX

Surrey XXX



Mrs X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

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XXXX

Independent Chartered Surveyors

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INTRODUCTION AND INSTRUCTION

We have been asked to provide an independent report with regard to front and rear single storey extensions that have been built at XXXX Surrey XXX

The report has been commissioned by Mrs X as part of the dispute resolution process set out in the Terms and Conditions of the contract and also in response to a Debt Management company's letter.

We have carried out a visual inspection (non-evasive) of the property on XXXX

The weather was dry and sunny 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 and Valuers Association (ISVA).

The inspection was carried out by XXXXX
Chartered Building Surveyor and Chartered Builder

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

Following the completion of Planning and Building Regulation Approved drawings an informal tendering process took place to appoint a builder to carry out the front and rear extensions. The architectural drawings were carried out by Mr X. The building work was based upon a quotation by XXXX proprietor Mr X although the documents were never formally signed.

As we understand it there have been various disagreements throughout the project which we have set out from Mrs X perspective and we would be more than happy to interview Mr X with reference to this matter.

The project was divided into:-

- 1.0) Piling work that was carried out by XXXX
- 2.0) Building work carried out by XXXX
- 3.0) Plumbing that was carried out by XXX
- 4.0) Electrical work that was carried out by XXX
- 5.0) The XXX kitchen
- 6.0) Windows and doors ordered from XXXX
- 7.0) Painting by XXX
- 8.0) Flooring by XXX

All organised by Mrs X other than the building work by XXX

There are full details of the contacts in the Appendices.

EXTERNAL PHOTOGRAPHS



Front view



Rear view



Front extension

Rear Extension



Pitched roof side



Flat roof side



Flat roof side left hand elevation

KEY AREAS OF CONCERN DURING THE COURSE OF THE WORK

- 1.0) Extension bricks did not match existing house bricks time spent sourcing bricks.
- 2.0) No on site supervision after XXX was sacked by XXXX led in turn to:-
 - 2.1) Poor site management
 - 2.2) Poor scheduling of work
- 3.0) XXXX removed the existing kitchen and utility room fixtures and fittings which did not form part of the contract.
- 4.0) XXXX removed the main house walls without adequate support resulting in cracking and movement in the master bedroom and adjoining rear bedroom.
- 5.0) House not made watertight before internal finishes were started which caused damage to the floor, coving and plaster and kitchen units water damaged.
- 6.0) Roof to date still not water tight. Roof not fit for purpose.

OUTSTANDING ISSUES

- 1.0) Roof is leaking causing damage and deterioration to internal elements.
- 2.0) Outstanding Building Control issues with regard to the construction and the non issuing of Completion Certificate.
- 3.0) Immeasurable future damages.

EXECUTIVE SUMMARY

Executive summaries are not ideal 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 divide the project into six categories:-

1.0) Quality of workmanship

The quality of workmanship is not to an acceptable standard as it is not watertight and structural soundness has not been confirmed by Building Control.

For example:

1.1) The roof leaking

The roof is carried out to the GRP (Glass Reinforced Plastic) manufacturers XXX standards.

We recommend that you proceed with XXXX recommendations to make the roof watertight and give specific details of this within the main body of the Report.

1.2) Roof detailing

The roof detailing is not giving a watertight finish. Examples of this are given within the main body of the Report.

1.3) Possible structural issues – subject to obtaining Building Controls Approval.

From our understanding if this went to court you would have to show that you have given the building contractor reasonable opportunity to correct the work. However, we feel that you could argue in this case there are mitigating circumstances as

you have already given him the opportunity to improve the standards.

2.0) Site supervision/project management

Site supervision/project management appears to have been lacking with the trades not following a logical sequence of work and/or being advised that work was complete and ready for the next stage when it was not.

This has resulted in extra time and extra cost being incurred.

3.0) Not following the approved Building Regulation Planning Permission drawings.

We would request XXX who produced the drawings for Building Regulations and Planning Permission to confirm if the building has been built as per his drawings.

From what we can see the building has not been built to Building Regulations and Planning Permission drawings that we were provided.

From the drawings we have seen there appears to be differences in the height and therefore the pitch of the rear roof.

4.0) XXXX not following their own contractual procedures.

The contract advises that should there be a dispute that a member from The Royal Institution of Chartered Surveyors is appointed to provide independent advice which we have done within this Report.

4.1) XXXX have not followed this procedure but appointed a debt collector as an independent surveyor although not appointed by the RICS have given independent comments.

5.0) XXXX have appointed a debt collector.

From the information shown to us by Mrs X the contractor is charging for items such as tools and general labouring equipment that would normally be included within the price and was charging for basic Health and Safety or access equipment.

An example of the overcharging was the hire of tools of a non specialist nature.

6.0) Manner in which payments are executed

Mrs X has advised us that she felt under pressure to make payments without being able to duly check the work being provided with Mr X of XXXX advising that work would not continue unless the workman's wages bills were paid rather than the more normal procedure with interim payments based upon work carried out or a pre-arranged schedule of payments.

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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 the debt collection company should take the comments within this report into consideration and advise us specifically where they feel that Mrs X has (if anywhere) not complied with the term of the contract. We would be more than happy to interview their client.

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CONSTRUCTION SUMMARY

Front Extension

External

Main Roof:	Pitched roof clad with tiles approximately sixty degrees (assumed)
Gutters and Downpipes:	Plastic
Walls:	Flemish bond brickwork (assumed)
External Detailing:	Double glazed windows

Rear Extension

Main Roof:	Shallow pitched roof clad with clay tiles approximately thirty degrees (assumed)
Flat Roof:	GRP
Gutters and Downpipes and hopper heads:	Plastic
Walls:	Stretcher bond brickwork (assumed)
External Detailing:	Double glazed windows Sliding, folding double glazed doors

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

ACCOMMODATION AND FACILITIES PROVIDED BY THE EXTENSION

Ground Floor Extension

The ground floor extension accommodation consists of:

- 1.0) Extension to the front study
- 2.0) Extension to the kitchen/breakfast room
- 3.0) Extension to the dining room
- 4.0) Extension to the lounge

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Time Line – Key dates and issues for Mrs X

This has been based upon a discussion with Mrs X

DATE	DESCRIPTION
XXXX	XXX commence work piling on site
XXX	XXX start on site following completion of piling work
XXX	XXX site manager fired by XX
XXX	XXX plasterer present making site water tight and completing plastering works to the kitchen/breakfast room area. Re-built wall to master bedroom and re-plastered due to severe cracks and blown plaster.
XXX	Informed roof leaking XXX want to survey roof. Cure-it barrels in garage not XXX barrels. Contact XXX at XXX to survey leaking roof.
XXX	XXX invoice £XXX not used to pay for items for the project but used to pay off debt at XXX
XXX	Roof still leaking causing damage to house. XXX advised XX of XXXX not approved contractor at time of installing roof.
XXX	XXX advised would not continue to work unless he receives a substantial payment

XXX	Mrs X informed XXXX not to continue.
XXX	XXXXX called to re-do drains to make water tight before Mrs X holiday on XXXX
XXX	XXXX completed the study, put in window and finished roof guttering and internals. Tidied site.
XXX	XXXX survey site and condemn roof. No guarantee to re-do roof.

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INSPECTION

Our inspection has been specifically related to the rear extension detailed below:

Visual Inspection

Our inspection has taken the format of a visual (non evasive) inspection:

1. 0) External of the property focusing specifically on the extension but also noting the front extension.
 - 1.1) Front elevation
 - 1.2) Rear elevation
 - 1.3) Left hand side elevation

With our focus being on the rear flat roof and the rear shallow pitched roof.

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

- 2.0) Internal of the property we have viewed:

Ground Floor

- 2.1) Kitchen
- 2.2) Breakfast room
- 2.3) Dining room
- 2.4) Lounge
- 2.5) Front office
- 2.6) Cloakroom
- 2.7) Rear utility room/entrance

First Floor

- 2.8) Master Bedroom
- 2.9) Rear adjoining Bedroom

- 3.0) Roof space not viewed

- 4.0) We have not looked at any of the Boundaries.
- 5.0) We have utilised a resistance meter for measuring dampness a Gann Meter and a Protometer in the kitchen, dining room and lounge.

To reiterate the focus of the inspection has been on the rear roofs.

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SURVEY FINDINGS

1.0) From our visual external inspection we noted:

1.1) Rear Elevation

XXXthe GRP (Glass Reinforced Plastic) roof manufacturers are carrying out a separate survey and have generally commented on the poor standard of work.

Refer to XXX report unhappy not to their standard to issue a guarantee.

Shallow Pitched roof extension

Due to the shallow pitch of this roof it has effectively a double roof. The top roof is tiled and the second under roof is in GRP (Glass reinforced plastic). We are concerned that the batons will not be suitably vented to avoid rot although they are likely to be treated batons we feel it would be more normal to carry out a cross battening and have a vent at the fascia board.

Currently the roof is allowing water into the property due to poor ridge detailing and gutter detailing. The valley gutters are starting to deteriorate.



Rear shallow pitched roof



Roof opened up to expose the GRP layer below



Poor gutter detailing



Poor ridge tiles detailing



Valley gutter starting to deteriorate

1.1.2) Water test

We sprayed the roof above the kitchen area and carried out a basic water test using electronic resistance meters internally.

This showed that the water is coming into the kitchen area and the dining room area.



Water test

In addition water is travelling down the roof covering at missing the guttering transferring down the walls to the area beneath.



Water missing the gutters and coming down the wall



Water missing the gutters and coming down the walls

1.1.3) Defective flashing detail

The lead flashing is bedded in a cement mortar. We note that there are areas where the surface mortar is coming away. The lead needs to be bedded to a depth of 25mm plus and ideally a mastic such as Plumbmate should be used as well as a lead plug.



Poor flashing detail not only is the flashing not high enough it has also not been bedded correctly. The cement fillet has come away from the lead flashing.

1.1.4) Guttering

The guttering requires some work, the present layout we believe will lead to over flowing to the rear right hand side.



Gutters not clearing rainwater rear right hand corner, the fall also needs to be checked



Overflowing to the rear right hand side



Result of overflowing

1.2) Flat roof extension

1.2.1) Return where the flat roof meets the pitched roof is not sufficient to stop water getting in particularly snow approximately 100mm above roof level.



Return on GRP to pen which is not high enough

1.2.2) There is a lack of fall to the flat roof resulting in ponding. The flat roof is flat.



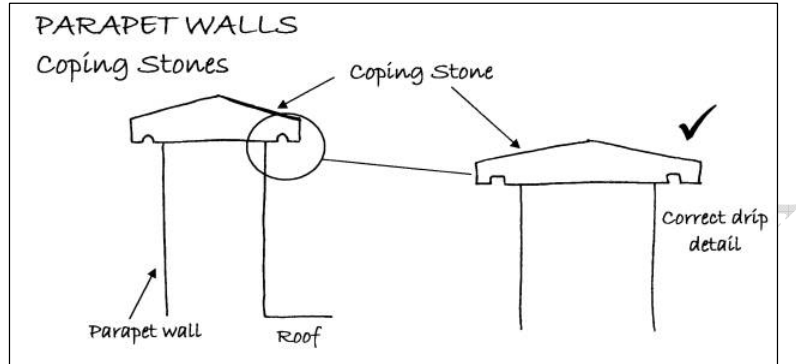
No fall on roof towards the hopper heads and downpipes

1.2.3) There is blistering to the flat roof.



Blistering in the flat roof

1.2.4) The coping stones do not have a drip detail and we are advised do not have a DPC (damp proof course) detail (the latter would only be a hundred per cent confirmed

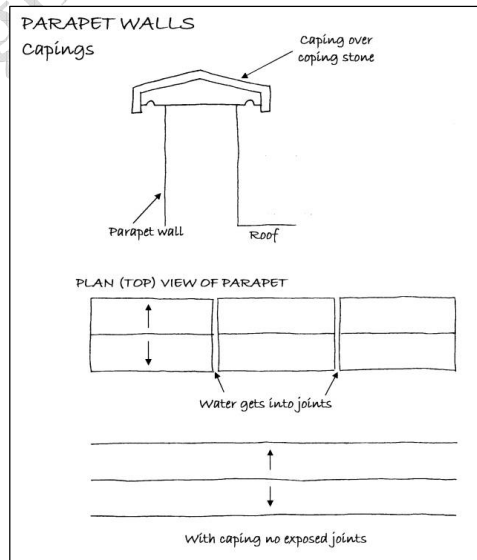


with the lifting of the coping stone).



No drip detail to the front of the coping stone allowing water ingress into the property

No DPC to coping stone a way around this would be capping the coping stone or removing it and adding a DPC and replacing it with a suitable coping stone.

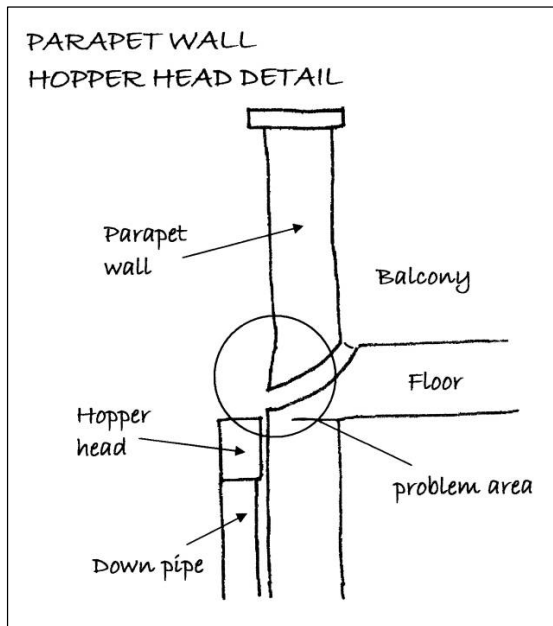


1.2.5) Not watertight lead detailing around the roof generally.

But specifically at the ends of the parapet wall and poor detailing into the hopper heads.



Poor lead gutter detail



Junction detail to the hopper head not finished correctly

1.3) Walls

1.3.1) Has a cavity tray been installed?

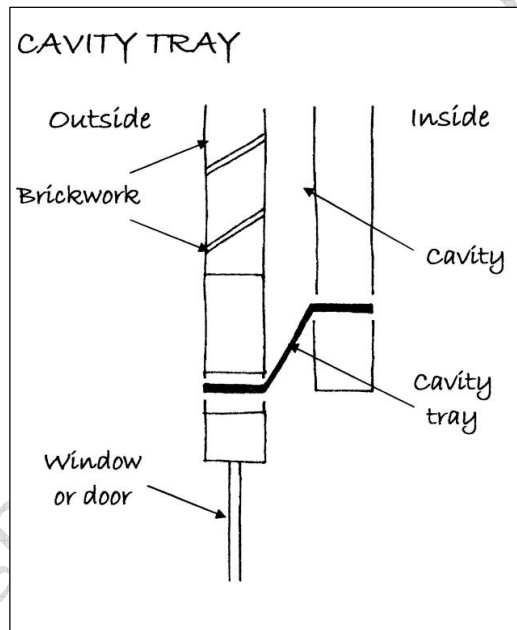
Where the new opening have been formed in the building the cavity tray typically needs to be installed to transfer any dampness that gets into the property from the walls back out.



Front view, has a cavity tray been installed?



Has a cavity tray been installed under any of these windows?



It is unknown if there is a cavity tray or a DPC (damp proof course) in the parapet wall and opening up into the main structure.

1.3.2) Movement

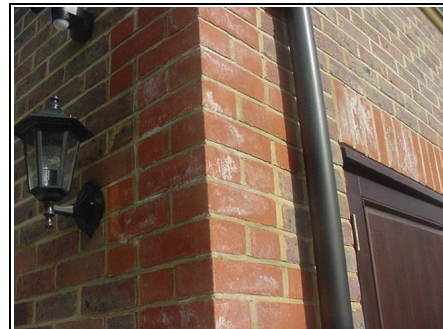
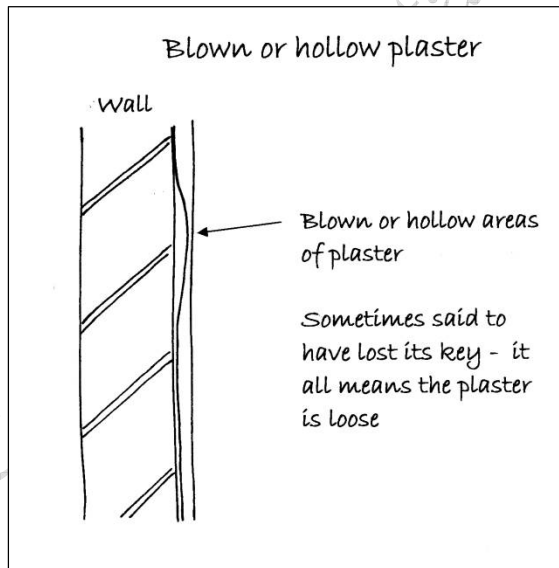
We are advised that the movement has occurred in the property when the walls were opened up. It is unknown if this movement that is visible in the plaster has caused structural damage to the property in the long term. Further investigations required.

1.3.3) Dampness getting into the structure.

Dampness is getting into the structure both internally and externally and is visible in the form of efflorescence on the brickwork outside and internally although at present we did not notice any blown areas of plaster it will blow eventually.

Efflorescence Defined

This is where salts appear on the surface of the brickwork in a white dust or crystal formation



Efflorescent on the bricks

We could see that mould is visible to the back of the pictures which is an indication that there is a lot of dampness in this area.



Mould appearing on the back of the pictures in the lounge

1.4) Windows

The perimeter detail to the windows has not had mastic applied. This will allow dampness in and heat out.



Mastic not applied



Wood under the window has not been stained

1.5) Airbricks

Given the type of floor there should be airbricks running from the front to the rear. We cannot confirm whether these are satisfactory.

1.6) Running Gulley

We would recommend a running gulley to the left hand side (all directions given as you face the property) is added to the flat roof extension.



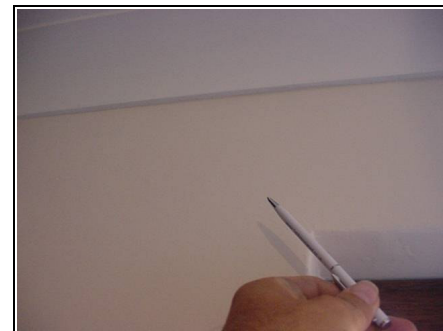
Left hand side view

Building Control have not signed off this project and Mrs X would not release any further monies until work is completed satisfactorily.

2.0) From our visual internal inspection we noted

2.1) Ceilings

Please see our earlier comments.



Cracks visible in the adjacent bedroom

2.2) Walls

Please see our earlier comments.

2.3) Floors

These were affected during construction when the floor tiling was down before the roof was watertight.

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

3.0) The rear extension roof did not allow access for us to view the common rafters.

Common rafters defined.

The timbers which form the pitch of the roof.

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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

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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. In this instance we were asked to comment on the extension roofs.

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 has not been able to inspect the roof to the rear extensions as there is no access. The main roof is not inspected as it goes beyond the scope of this report.

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).

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APPENDIX 1

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CONTACT DETAILS

Trade/Profession	Name	Company	Telephone no	Mobile no
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XXXX

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REWORK CARRIED OUT BY MRS X

Work that was originally contracted to XXXX that Mrs X felt the need to carry out separately:-

- 1.0) Preparation to pre-plastering. Plastering of the kitchen, side entrance and cloakroom by XXX Plastering and fixing of coving and rebuilding of bedroom wall plasterboard and coving.
- 2.0) XXXX – lowered drains.
- 3.0) XXXX originally employed direct by XXXX completed the front study, put window in, put roof tiles on, guttering and finished all the internal works.
- 4.0) XXX the carpenter

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**AMENDMENTS MADE ON
17th OCTOBER 2011 BY MRS X**

Executive Summary

1.0 and 3.0 – Mrs X visited by Building Control on XXXX

Survey Findings

1.4) Windows

Mrs X has since had mastic replaced.

1.6) Running Gulley

Building Control has visited the property on XXXX

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SURVEY FINDINGS

Front Elevation

1.1.1) There looks to be surcharging (over flowing) of the front gutter.

1.1.2) We are advised (by Mrs X) that the lead is not appropriately bedded 25mm into the joint.

1.1.3) The protective underlayer does not consistently lap into the gutters appropriately which would be good practice.



General view front extension

Item 1.1.2 is not visible and is in line with what we found to the rear roof.

1.2.2) Not to original design?

Overall the shallow pitched roof does not look to be at the right levels when compared with the design drawings we were shown.

ACTION REQUIRED: The designer to confirm this.

XXXX

Independent Chartered Surveyors

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