

## **CLIENT**

### **SUMMARY OF REPAIRS**

#### **SAMPLE 6**

##### **1.00 Information**

- 1.01 At the rear of the property the escape from the top (second floor) flat is across a metal fire escape into the adjacent building. It must be ensured that there is a reciprocal fire escape agreement and that the doors are not locked from the outside. Alternatively, the fire protection and means of escape inside the building should be improved to comply with current Building Regulation standards.
- 1.02 Repairs that have been carried out in the past to the brickwork have in many cases been carried out using a cement rich mortar. This can lead to premature deterioration of the brickwork resulting in the need to replace damaged bricks.
- 1.03 I understand that major damp proof treatment work has just been completed within the basement flat, including injected damp proof course and re-rendering. In addition, the drainage has been repaired and altered.
- 1.04 Within the lower flat, which occupies the basement and upper ground floor, the radiators appear to be undersized and these should be checked and replaced as necessary.
- 1.05 Within the first floor flat there has been a leak from the radiator in the living room although it was not leaking at the time of inspection.
- 1.06 The fireplace has been removed from the living room in the second floor flat. The fireplace should be blocked and ventilated if it is not going to be used or should be swept and checked if it is going to be used.

##### **2.00 External Works**

###### Urgent Work

- 2.01 Refer to Internal Works for repairs that are needed to the roof structure and covering.

###### Maintenance Required Within One Year

- 2.02 At the right hand side of the front roof, the water runs directly from the covering and there is no gutter. We would recommend that a gutter and downpipe be provided. Similarly at the left hand side, the water from the zinc roof discharges directly over the adjacent property and we would recommend that a gutter be provided.

- 2.03 There is timber decay in the timber cill of the upper ground floor centre window on the front bay and also within the left hand cill. Repairs should be undertaken to the woodwork.
- 2.04 The render around the windows at the junction of the frames and brickwork has cracked in a number of places mainly because the mortar mix used has contained too much cement. The render should be replaced.
- 2.05 The asphalt has cracked, blistered and sagged on the steps leading to the front door. The asphalt should be renewed.
- 2.06 At the right hand side of the steps leading to the front door of the basement flat there are broken sections of tile creasing and these should be reinstated. The mortar fillet above the tiles is cracked and loose and should also be repaired. Cracks in the brickwork and loose pointing should be repointed. Plants growing against the brickwork should be removed, including the ivy from the adjacent property.
- 2.07 The doors to the bin stores should be replaced.
- 2.08 On the right hand wall sections of render have fallen away and need to be renewed. Much of the old render has lost its key to the brickwork and should be replaced. It should be noted that there is a car park next door and if the cars were to be damaged by falling render then you could be liable for repairs.
- 2.09 Bushes growing from the boundary wall at the right hand side should be removed and the brickwork repaired.
- 2.10 A damp proof course and coping stones should be installed on the left hand boundary wall at the rear.
- 2.11 The gully at the left hand side of the house at the rear should be cleaned out.
- 2.12 Builders' rubble and debris in the rear garden and yard area should be removed.

#### Maintenance Required Within Five Years

- 2.13 The timber fascia at high level at the rear has deteriorated at the right hand side and a section will need to be renewed.
- 2.14 The bargeboard at the front of the property shows signs of surface deterioration at the right hand side and this too requires repair.
- 2.15 Minor cracking above the front bay window at lower and upper ground floor levels is generally of a historic nature but the piers are weak and the arches will need to be stabilised.
- 2.16 Water is dripping off the weathered coping stones causing algae growth above the door into the basement flat. The copings and joints need repair.

- 2.17 External decoration will be required.
- 2.18 There is grass and moss growing from the rear boundary wall and the pointing requires repair.
- 2.19 The rendered cill below the rear window in the first floor flat should project further and a new cill should be provided.
- 2.20 At the rear of the upper ground floor flat the render above the window is loose and should be renewed, as should the loose render around the window.
- 2.21 The render at the side of the steps leading to the rear garden has fallen away and needs repair.
- 2.22 The top surface of the balcony outside the upper ground floor flat bedroom needs to be made good and decorated.
- 2.23 The roof above the front bay will need some general repair and recoating.
- 2.24 The surface of the stonework around the front bay has deteriorated and broken up and the stone coping should be replaced with a precast concrete coping.
- 2.25 The window cill at the front of the first floor flat living room has been covered with metal, possibly zinc, sheeting. This will need to be replaced.

#### Improvements

- 2.26 No significant improvements are required externally.

#### Health and Safety Matters

- 2.27 It must be ensured that there is adequate means of escape from the second floor flat.
- 2.28 The door to the basement flat contains glass. It should be reglazed with toughened or laminated glass.
- 2.29 There should be a railing above the retaining wall in the back garden to stop people falling from the garden onto the concrete below. There should also be a handrail and balustrade at the side of the concrete steps leading up to the garden.

#### Further Investigation

- 2.30 The foul and surface water drainage should be tested if testing has not been carried out within the past five years.

### **3.00 Internally**

#### Urgent Work

- 3.01 The roof structure can be seen to have deflected considerably when viewed from outside the property and the hips in particular are badly deflected.
- 3.02 Our inspection within the main roof space revealed that the roof structure is in poor condition and sections of timber, including some of the hip beams, have fractured. The joints between the timbers nearby have opened up considerably. Repairs have been carried out in the past and whilst these have prolonged the life of the roof structure, it is now reaching a stage whereby proper repairs must be carried out. The roof structure should be removed and replaced and a new covering provided. It might be possible to carry out localised repairs with metal strapping, but this would only be a short-term measure.
- 3.03 The roof space is inadequately ventilated and there is mould growth. When the repairs are carried out the ventilation of the roof space should be carried out.
- 3.04 The roof above the back addition is covered with mineralised felt with a lead flashing at the perimeter. Water appears to be penetrating into the bathroom below by laying on the lead flashing and then running through the gaps in the flashing. The flashings should be repaired and improved and the wall finished with a damp proof course and coping stone to help prevent water penetration.

#### Maintenance Required Within One Year

- 3.05 In the lower ground floor flat the fan in the cloakroom is noisy and should be replaced.
- 3.06 The connection of the waste pipe to the below ground drainage is poorly formed. The pipework in the floor is not of suitable quality to be used below ground.
- 3.07 The common parts would benefit from redecoration.
- 3.08 Minor cracking in the plasterwork to the walls and ceilings needs cosmetic repair.
- 3.09 The light fitting on the half landing is broken and should be replaced.
- 3.10 The threshold below the main entrance door has been planed so that the door opens and closes more easily. The threshold needs to be painted or stained.

#### Maintenance Required Within Five Years

- 3.11 The windows at the front of the lower ground floor flat should be eased and adjusted.

3.12 In the first floor flat the kitchen units are dated and will need to be renewed.

3.13 In the bathroom of the first floor flat the bath is chipped.

#### Improvements

3.14 The insulation quilt within the roof space is 100 mm thick and we would recommend that this be increased as part of the roof repair work.

#### Condensation

3.15 A hob extractor is fitted in the kitchen in the lower flat.

3.16 In the bathroom of the lower flat there are two airbricks but there is no extractor fan. An extractor fan and humidity sensor should be fitted.

3.17 In the first floor flat a hob extractor should be fitted extracting air to the outside of the property when the kitchen is refitted.

3.18 In the bathroom of the first floor flat the fan is operated by the light switch and is noisy. We would recommend that the fan be replaced and that a humidity sensor control be provided.

3.19 In the second floor flat the hob extractor in the kitchen is a recirculating rather than extracting type. This does not remove the moist air from the kitchen and this will lead to condensation.

3.20 In the bathroom the fan that has been installed is inadequately powered to remove moist air through the plastic ducting above. The fan has no over-run. We believe that the fan should be replaced with a more powerful fan and that a humidistat control should be installed.

#### Health and Safety Matters

3.21 Handrail and balustrading should be fitted to the side of the stairs leading from the basement to the upper ground floor.

3.22 The door into the front room in the lower ground floor has a door closer, but this has been disconnected. The door closer should be reconnected to help prevent fire spread.

3.23 Within the upper ground floor the self-closing devices have been disconnected in the fire doors. Again these should be reconnected to prevent fire spread.

3.24 The door into the first floor flat from the entrance hall needs to be fitted with a self-closing device and it also needs to be confirmed that the door itself is half hour fire resisting standard or alternatively a new door installed.

3.25 The consumer unit contains rewirable fuses and should be replaced with a new consumer unit containing circuit breakers and RCCD.

Further Investigation

- 3.26 The output of the radiators should be checked against the heat loss from the building and it might be necessary to increase the sizes of some of the radiators.
- 3.27 Within the first floor flat there is a coal effect gas fire in the front living room. The flue should be lined and this should be checked. We suspect that there should be background ventilation by way of an airbrick in this room. A CORGI registered engineer should test the gas and heating installations.

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for Carter Fielding Associates Limited**