

JOB REF: XXXX

SPECIFIC DEFECTS REPORT

**Independent Survey
for roofing work
new build
at
XXXX
Wyboston
Nr Bedford
Bedfordshire
MK44 X**

Instructed by

Mr X

Prepared by:

XXXXX

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

Introduction and Instruction	Page 3
Synopsis	Page 4
Executive Summary	Page 5
Survey Findings	Page 13
Summary Upon Reflection	Page 21
Appendices	Page 22
Time Line	
Inspection	
(Full list within Appendices section)	
Limitations	Page 38

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

2

INTRODUCTION AND INSTRUCTION

We have been instructed by Mr X to prepare an independent report on the new build single storey development within the land at XXX Wyboston, nr Bedford, Bedfordshire. MK44 XXX

We have carried out a visual inspection (non evasive) of the property initially on XXX and returned on XXX with research being carried out during this period.

The weather was dry, overcast and cold at the time of the inspection on XXX. The weather on the second visit on XXX was cold with snow on the roof.

We have met during the course of our survey and investigation with:-

XXX
XXX
XXX
XXX

We have also spoken with XXX on several occasions including XXX and XXX asking him to prepare a summary of events and for his opinion with regard to various matters.

We would advise that we are Independent Chartered Building Surveyors and professional members of:-

The Royal Institution of Chartered Surveyors (RICS)
and
The Independent Surveyors and Valuers Association (ISVA).

Report prepared by:

XXXX
Chartered Building Surveyor

For and on behalf of
XXXX
Independent Chartered Surveyors

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.

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

3

SYNOPSIS

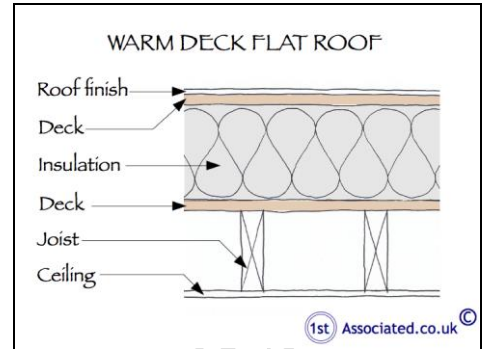
The property is a newly constructed singular rectangular building within the grounds of XXXXXX Wyboston and is part of a proposed larger development. The single storey building has a warm flat roof construction which is leaking. We have been asked to investigate the reasons for the roof leaks.

From our investigations we understand the builder has constructed the roof to decking level and XXX have provided the finishing waterproof layer of roofing which has also had an acrylic paint applied to it.

The outlets and downpipes have been supplied by XXXX and installed by the builder.

We have been advised by the developer and project manager that there has been rainwater coming into the roof since the roofs' completion particularly around the down outlet points and the internal gully.

We have been asked to investigate and prepare an independent report.



Warm deck flat roof



Front view



Roof



Gully from roof level



Outlet and gully within roof area



Underside of the roof

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. Here we give a summary of the problem and our various suggestions on how to solve it and all costs it relates to.

1.0) Inspection

The inspection has taken the form of a visual inspection and testing using thermal image camera, electronic resistance meters, surface temperature testing and water testing using bungs within the downpipes.

Our research has consisted of discussions with the parties involved together with specific research in relation to this matter.

2.0) Further investigations required

3.0) Findings

3.1) Findings

Our findings are not conclusive in this particular case and we believe the only way to have conclusive results is to open up the structure to establish the exact detail that has taken place around the rainwater outlets together with taking core samples within the roof to establish if these areas are waterproof or not.



Examples of XXX outlets

3.2) Tests

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

We have carried out basic tests not in ideal conditions and have also had the manufacturer, XXXX, visit the property who have prepared a Report; a copy is within the Appendices.

The water test was carried out to the downpipes being plugged approximately 225mm which showed the downpipes to be watertight. The bungs used in water testing would normally be left for half an hour to test the seal unfortunately as there was snow on the roof at the time water was added to this area which filled the downpipe up to roof level and water leaked through.

4.0) **Problems around outlet and the running roof gulley but we cannot discount the roof itself**

Investigations would indicate that the main problem is with the downpipe outlet. We also obtained higher than expected timber damp meter readings to the decking beneath the running gulley on the roof. Without core samples we do not believe that we can discount problems with the roof finish itself as from what we understand this was laid in less than ideal conditions.



Running gulley



Downpipe outlet

5.0) **XXXX Report**

The outlet manufacturer XXXX in summary identifies problems with the way the outlet has been fitted and also interestingly advises that

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

6

there may be problems with drains if re-roofing takes place with the XXX present.

6.0) Comment from XXXX

As yet we have not received a written comment from XXX we have spoken to XXX and reminded them by email on the following dates:-

XXX
XXX
XXX

7.0) Conditions for carrying out the testing were not ideal

We would advise that the testing has been carried out during times of poor weather conditions and further testing would be recommended (over and above the testing carried out for this Report).

We do believe that the tests carried out give an indication as to where the main problems lie and we would add that there is an urgency to resolve this matter due to relatively poor conditions; one of the coldest Easter holiday period on record and the damage that can be caused by leaving the matter unresolved.

8.0) Has the correct model of XXXs rainwater outlet been installed?

We have spoken to XXX and XXX with regard to the outlets. We would comment that XXXX advised that they do not normally have any problems with the outlets and that XXX believes that the outlets are suitable for this type of material.

As such it would appear that the positioning of the outlet and construction around the outlet is the main issue assuming that XXX is found by core samples to be a waterproof material which we would expect given that it has been in use for many years; nevertheless we require core sample testing to verify this.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

7

9.0) **Responsibility for the problem**

The question is who is responsible for the roof leak problem which is very difficult to pinpoint. There are several areas which need to be considered:-

9.1) **Initial design**

At this stage products should have been chosen appropriate for the roof construction, roof finish and removal of rainwater from the roof. We have not as yet seen working drawings on this project. Please see our request for information within the Appendices of this Report.

9.2) **Roofing contractors**

As we understand it the roofing contractors were instructed to prepare and apply waterproof membrane and did not as such have responsibility over the outlets. However we do believe that a contractor that has regularly used this product should have advised at the time of installation that the roof outlet was not suitable/not correctly positioned etc.

9.3) **Builder who installed the outlet**

There appears to have been a misunderstanding of how the roof finish and the outlet and downpipe should be installed to give a watertight solution. From our findings this appears to be the main issue; subject of course to opening up the structure and core samples.

10.0) **The best way to progress**

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

8

Without opening up the structure we cannot establish exactly what the problem is. Assuming that the roof structure is not going to be opened up you have several options:-

10.1) Remove the existing roof finish, XXXXX

We would estimate costs to be in the region of £X to £X; Mr X/developer advised that he has a quotation for X

Once the roof finish is removed you may have to remove the decking to get a good finish or add another decking and then we would suggest completing the roofing work with a high performance (HP) elastomeric felt or equivalent with an insurance backed guarantee. Although this would not produce a smooth finish in the same way XXXXX would and there would be lines the felt width it is a product that we are aware has been used successfully for many years.

10.2) Applying a product to the top of the existing finish such as a high performance (HP) elastomeric felt but you will need to seek further advice with regard to compatibility of the materials as we do not have experience of combining these two materials nor have been able to find anyone who has.

We would also draw your attention to XXX Report that advises that they are concerned with regard to the compatibility of this method and the watertightness of an outlet which would mean that there would be problems with the rainwater drainage.

11.0) External drainage and gulley runs

Without opening up the structure it is not possible to understand exactly how the gulley runs have been constructed. It may be that the existing gulley may cause cold bridging (as we believe the cast iron to the outlet is doing) as you can see from our sketches.

Cold bridging defined

Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker

XXXX

Independent Chartered Surveyors

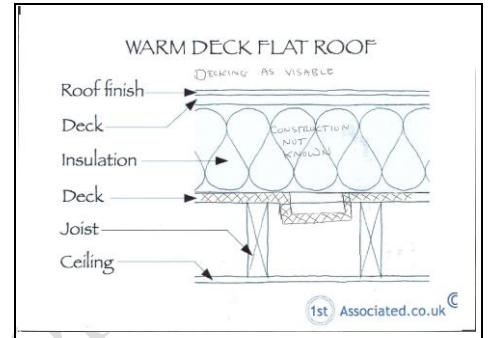
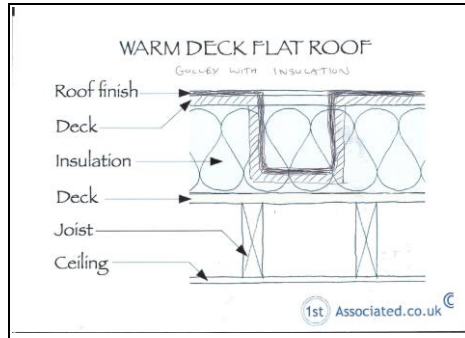
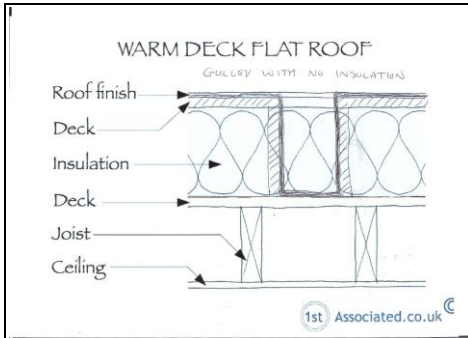
9

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

when warm moist air is present in the property. Cold bridging is often caused by things like having a shower or a bath, cooking or washing, particularly if you are drying washing on the radiators. This is also caused by the general climate which results in condensation on the element.



1. Gully with no insulation and possibility of cold bridging

2. Gully with a small amount of insulation possible cold bridging

3. Gully as visible

Full sized versions of these sketches are available if you wish.

As you can see from our basic sketch details dependent upon the amount of insulation cold bridging may occur and condensation.



Damp meter readings underside of the gully

Downpipe options:-

XXXX
Independent Chartered Surveyors

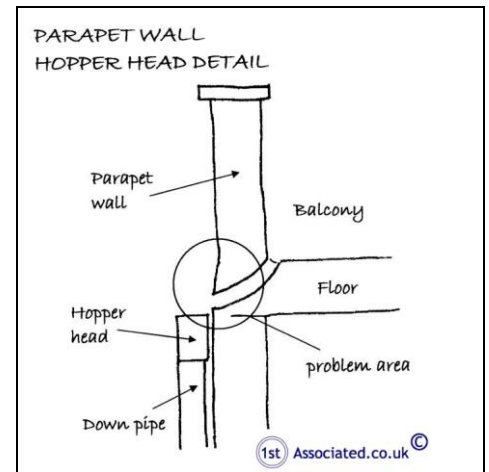
Marketing by:

www.1stAssociated.co.uk

0800 298 5424

11.1) To continue with the internal downpipes which will mean making a waterproof seal between the new waterproof surface and the drainage outlets. We would, of course, recommend you ask XXXX to specify exactly the right kind of drainage outlet.

11.2) To provide an external downpipe in the form of a hopperhead.



Hopperhead

12.0) Fall on the roof

We would also comment that we would much prefer to see a steeper fall on the roof; we are not aware of the design parameters' behind this particular roof. We believe the fall is minimal and may well lead to ponding in the future.

We also believe that there should be some sort of overflow option on the roof in case the outlets get blocked for whatever reason giving a definite path for the rainwater to then follow.

It should of course be appreciated that using a different material may change the requirements with regard to the fall on the roof.

13.0) Working practices and site diary

As we were not on the site at the time the work was being carried out we cannot comment on the working practices that took place or validate the quality of the materials used. We have requested information with regard to a site diary which we would expect to detail such items as daily work being carried out and temperature and weather on site. We have our own record of daily temperatures in this area which we are happy to utilise if specific dates can be given with regard to when work was carried out.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

We have commented on the final finish within a later section of this Report.

We would advise that we have not seen any contract documentation or working drawing or have information regarding site meetings and site diaries as mentioned etc. Please see our request for information within the Appendices of this report.

14.0) Finish and condition of product

There is generally an uneven and inconsistent finish to the roof. We have been advised that some areas have been treated twice and that an acrylic paint was been added to try to improve the look of the roof rather than be a waterproof layer. In some areas this is now starting to peel and lose its bond with the XXXXX

15.0) Damp readings internally

Dampness readings taken to the timber decking internally indicated that dampness is still coming through particularly around the outlet and box gutter detail although the readings obtained from the box gutter detail may be being transferred from the outlet or indeed other areas in the roof.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

12

SURVEY FINDINGS

The following section looks in detail at the information gathering process taken place during the course of our two visits on XXX and XXXX. We reserve the right to add additional information as required and investigations and information comes to light.

EXTERNAL

From our visual external inspection we noted:

1. **Roof**

As we understand it there is a proprietary cement based roofing system known as XXXXX being applied within a three layer expanded metal lath system to the roof (no expansion joints) and this has then had a acrylic paint finish applied to help provide a smooth finish.



Stippling/puckering to roof surface

Further investigations required

We would advise that we would particularly like to see the gully opened up as we are not certain how this is detailed and have concerns regarding the level of insulation in this area together with the thickness of the XXXXX.

1.1 **Inconsistency of acrylic paint finish**

Generally there is an uneven surface and an inconsistency of the paint finish which ranges from areas that are different depths to areas that have a puckered finish.

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

13

1.2 Inconsistency of XXXXX finish

Underlining the acrylic finish we believe the XXXXX finish to be uneven although it is difficult to be one hundred percent certain. Inconsistencies would appear to be thicker than would normally be found within a paint.



Close up showing different layers



Inconsistency in finish



Close up of surface

2. The following section looks specifically at issues we found on the roof during the course of our first visit on XXX.

2.1 Marks

We noted that in some areas there are marks visible to the roof

For example: Footprints particularly to the left side.



Footprints

2.2 Indents

To the rear there is an area of approximately 1m x 2m which is indented and looks almost as if a section has been removed and then replaced.

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

2.3 **Surface deterioration**

To the front left side there is surface deterioration with the surface coming away.

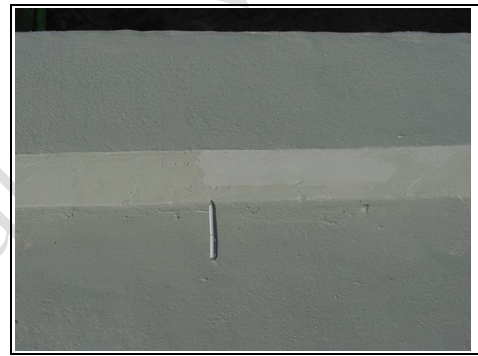


Close up of area of surface coming away

2.4 **Different coloured surfaces**

We noted in some areas there are lighter and darker colours.

We have spoken to XXX of XXXXX who assures us that the different colours will blend into one after a period of time.



Different colours different layers

3. **Box guttering system**

The rainwater is taken away via a box guttering system to the rear of the property which discharges approximately one third to right and two thirds to left (all directions given as you face the property from the front).



Gulley



Box gutter to gulley point detail

XXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424



Marks within box gutter



Close up of box gutter

The underside of the box gully was checked with a damp resistance meter which indicated dampness present to the timber below. Please see our further comments.

We would comment that we would particularly like to see a core sample of the gully as we are not certain how this detail works as the underside of the roof decking appears to have been lowered in this area which to us indicates that there is either no insulation or a minimal amount of insulation.

Please see our comments in the Executive Summary.

It would appear that there was not enough thickness in the depth of the insulation and the XXXXX to allow a gully to be formed without altering the decking and as such the decking has had to be taken below its drain level.

4. **Internal outlet and downpipes**

From our discussions with XXXX we understand that this roof outlet used has been specifically designed for a single-ply membrane where there is one point of waterproofing which fits into the gully. From our understanding the XXXXX system



has a thickness that would not be

XXXX

XXXX outlets

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

able to fit into this gulley although from the XXXX, as we understand it, XXX believes it would be possible to make a watertight finish with this gulley. We have to take the manufacturer's advice in this instance until further investigation can be carried out.



Roof
red oval indicates running gulley



Acrylic paint has been painted over fixing holes for the leaf guard



Up stand



Rusting to bottom and screws



Outlet and the downpipe

XXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

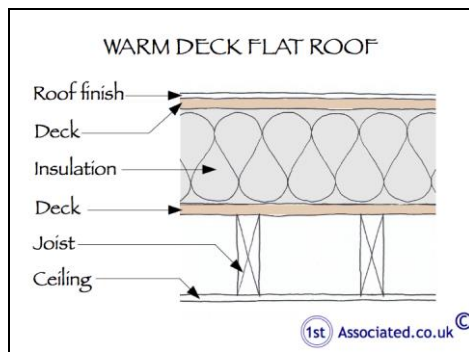
17

INTERNAL

From our visual internal inspection we noted

5. Roof Structure

- 5.1 The roof structure we are advised is a warm roof decking sitting onto a composite joist as mentioned the gulley sits below the line of the decking. The Stirling board decking is visible and the underside of the box gutter but not the insulation and top decking. As mentioned, it is not possible to identify without opening up the structure where the outlet sits in relation to all of the above construction.



Warm flat roof



Stirling board decking

5.2 Resistance meter readings to underside of the decking and the gulley

We have duly taken readings with a Gann resistance meter to the timber decking internally to the left, right and middle around the box gutter detail area. Our findings are that the timber is saturated; please see our Survey Findings readings in the Appendices.

The timbers are saturated in the following areas:-

5.2.1 Underside and side of box gutter

High readings obtained generally in region of 80 to early 100's

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

18

5.2.2 Underside of Stirling board decking

A range of readings generally in the region of 40 to 60 have been obtained which were generally much lower.

5.3 Joist condition

We could see some areas of timber to the joists are darker. We were advised by the builder that there were inconsistencies in the original joists and they do not believe they are part of the roof problem but cannot be certain.



Joists forming support to roof decking

The roof joist contractor is bankrupt.

5.3.1 Historic pattern staining or new pattern staining

Due to the inconsistency in the joist timber colours (we were advised by the builder that the company has now gone bankrupt) it is difficult/impossible for us to distinguish between historic pattern staining and current pattern staining caused by leaks in the roof.



Blockwork walls support roof joists and decking

6. Other indicators of dampness have been brought to our attention

We are advised there is pattern staining from rainwater dripping from the roof area onto the concrete screed below; we have not been witness to this.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

19



Pattern staining

Advised by builder rain came through roof when it was being constructed originally and left pattern staining



Pattern staining
Rear right

The full areas inspected are identified within the Appendices in the Inspection section.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

20

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 would conclude from the information we have to hand at present that the outlet is wrongly positioned and there are also possible defects in the roof running gulley detail as well.

However, as mentioned, we would like to have core samples of the roof material generally and specifically to the gulley and around the outlet point.

We also have concerns whether this type of outlet is appropriate for the XXXXX material but are assured by XXX that the outlet is acceptable and by XXXXX that there is never a problem normally with the outlets.

We advise that we do believe it is important to make the roof watertight as soon as possible as leaving the roof to get damp will be causing deterioration to the roof structure.

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

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

21

APPENDICES

Inspection

Photographic Record

Construction Summary

Time Line

Location Maps

Requests for Information

XXX Report

Contact Information

Estimate of Costs

Alternative Dispute Resolution (ADR) – general information

Limitations

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

22

INSPECTION

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

Visual Inspection

Our inspection has taken the format of a visual inspection:

1. **External**

Inspection of the Roof at roof level.

Cursory view of the each elevations:

- 1.1 Front
- 1.2 Left
- 1.3 Rear
- 1.4 Right

2. **Internal**

Internal of the property

We have randomly viewed:

Ground Floor

- 2.1 Underside of roof decking and roof joists.
- 2.2 Taken a random selection of damp resistance meter readings; please see below.

The area is generally open plan with a division to the right side.

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

23

3. Damp resistance meter readings

Dampness resistance meter readings using a Gann Meter have been taken.

We refer you to the Survey Findings section.

Area	Readings Obtained	Typical Readings
Box Gutter left corner		We believe that in this stage of construction it is difficult to indicate typical readings however we would say that the inconsistency in the readings indicates that dampness is coming through.
Side	104	
Underside	40	
Box Gutter middle		
Side	80	
Underside	40	
Box Gutter right		
Side	100	
Underside	60	



Reading 46
Base of decking



Reading 52
Away from box guttering



Reading 106
Against box guttering



Reading 76
Base of box gutter



Reading 81
Area close to box gutter

XXXX
Independent Chartered Surveyors
Marketing by:
www.1stAssociated.co.uk
0800 298 5424

4. Roof structure / roof space

In this instance we have been able to view the roof structure as there is no ceiling in place.

Please note our comments regarding inconsistencies of the joists used from our discussions with the builder as this is due to the contractor going bankrupt and using old stock timber.

5. Thermal imaging

We have utilised thermal imaging to establish if there are damp areas within the structure using a thermal imaging camera, manufactured by Flir.

Unfortunately this instance the photographs produced we do not believe are suitable evidence and we propose that the building is heated and we revisit.

We spoke to Mr X regarding this matter who advised that he was happy with the images we have taken.

6. Surface temperature readings

Surface temperature readings have been taken but we do not believe that the readings give satisfactory evidence either way of the condition of the roof.

7. Water testing

We have carried out water testing using bungs within the downpipe.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

25



Water testing



Close up of water testing



Bungs used for water testing

8. Meeting on the roof

We have met with the technical representative XXXX who visited the site and viewed the outlet from roof level together with a second Chartered Surveyor to view the property.



Technical consultant viewing the roof

9. Proposed development

This single storey section is part of a larger proposed development and a feature of this was to have a smooth seamless roof which we would advise without major work this can no longer be achieved.



Proposed development drawing

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

CONSTRUCTION SUMMARY

New Build within the grounds of XXX, Wyboston

External

Main Roof:	Warm, Flat roof with XXXXX
Roof Structure:	Composite of metal and timber
Gutters and Downpipes:	Gully formed within the XXXXX Internal downpipe
Soil and Vent Pipe:	Not installed at the time of our inspection
Walls:	Stretcher Bond Brickwork (assumed)
Fascias and Soffits:	Untreated timber assume will be treated when work is complete
External Joinery:	Plastic double glazed windows
Foundations:	Not inspected

Internal

Ceilings:	Not installed at time of our inspection
Walls:	Blockwork (assumed) unfinished at the time of our inspection
Floors: Ground Floor:	Insulated (assumed)

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

Construction was still taking place at the time of our inspection.



Front of p



Rear view



Left view



Right view

PHOTOGRAPHIC RECORD

This photographs were taken on the day of our first inspection on XXX.



Rear left corner



Rear right corner



Rear fascia detail



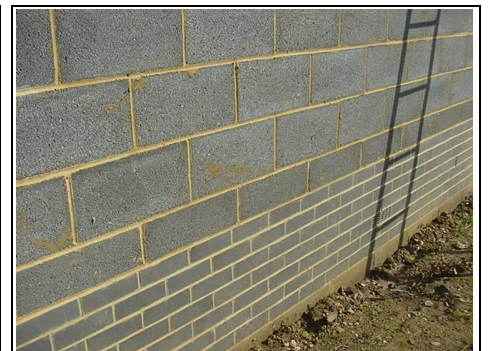
Close up left side



Fascia and soffit from ground level



Fascia board to front



Brickwork to base with blockwork above

XXXX
Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

28

Time Line – A brief history of the structure

This has been based upon a discussion with the owner and developer Mr X at the property on XXX and again on XXX

DATE	DESCRIPTION
Early XXX	XXXXXX installed by approved contractors
	Said to be frost damaged which is causing leaks
XXX XXX	XXXXXX returned
XXX	XXX XXX Outlet and gulley contractors visited property
XXX XXX XXX	XXX XXXXX request for summary of events and comments
XXX	XXX XXX XXX visited the property
XXX	Requested comments and recommendations from XXXX

XXXX
Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

REQUESTS FOR INFORMATION

Mr X Developer/Mr X Project Manager to provide copies of:-

- 1) Detailed design drawings
- 2) Detailed working drawings
- 3) Contract information
- 4) Details of who purchased the outlet from XXX
- 5) Details of the roof designer

1st Associated.co.uk copyright

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

30

Letter to XXX, XXXXX

Emailed: XXX 15:25

XXXX
XXXXXX
XXX
XXX
XXX
XXX

Our Ref: XXX

XXX

Dear XXX

Ref: Specific Defect Report: XXX Wyboston, Bedfordshire. MK44 XXX

We are independent Chartered Surveyors and have been instructed to prepare an independent report on the flat roof at XXX, Wyboston, Bedfordshire. MK44 XXX

Please could you kindly provide us with the following:-

1. Outline in your opinion what has occurred on this particular job.
2. Do you believe that the XXXXX has been laid to the usual standards?
3. Please confirm the start date of first visit?
4. Please confirm the finish date of first visit?
5. Please confirm the reason why you returned?
6. Please confirm start date of the second visit?
7. Please confirm the finish date of the second visit?
8. Please forward any copies of correspondence with regard to the specification etc.

We ask for your comments within the next two weeks from the date of this letter (XXX).

We will be issuing the report in draft within one week of our inspection date, XXX, which will be duly amended once we have had the opportunity to view your comments and/or discuss the matter with you. If you wish to telephone us please call XXX

Yours sincerely

XXXXX
For and on behalf of
XXX

XXXX
Independent Chartered Surveyors
——— Marketing by: ———
www.1stAssociated.co.uk
0800 298 5424

31

XXX Report

**Roof problems
new build**

1st Associated. Copyright

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

32

CONTACT INFORMATION

XXX

**Roof problems
new build**

1st Associated.co.uk

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

33

XXXXX

From our discussions with XXX and information available in the public domain on XXXXX's website that XXXXX is cement based waterproof membrane of variable thickness but typically 8mm – 10mm. It has reinforcement within it with 3 or 4 layers of galvanised mesh; in the case of the single storey new build to XXX we are advised that it is 3 layers. We have not seen XXXXX being laid in this instance.

XXXXX is a pre-mixed product that requires water adding and is trowelled into the mesh layers in the case of XXX

XXXXX is advertised in having a lifespan in excess of 50 years and up to 100 years and is said to be insurance backed for 20 years with XXXXX's own guarantee for a further 10 years making a 30 year overall guarantee.

Website: www.XXXXX.com

We were unable to find a British Board of Agrément Certificate or British standard or European equivalent.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

34

Information on XXXXX Guarantee



100+ Year Life Span

All XXXX based systems are made up from the same patented system which has been University tested to indicate a lifespan in excess of 100 years! - See [University Test Data](#).

In addition to which, the product has been empirically tested for over 20 years in aggressive and real life situations where it has performed faultlessly.



Systems are truly 'fit

30

Roof problems
new build

All XXX and forget'

Year Guarantee

tested to provide a 100 years, willing to provide for a maximum period of 20 years.

Although, all XXX Systems have been lifespan in excess of insurance companies are only

Insurance Backed Guarantee to cover Latent Defects

XXX offers this 20 year maximum Insurance Backed Guarantee along with an addition 10 years from XXX providing a 30 year overall Guarantee.

Residential Waterproofing Warranty - 30 year company warranty (No insurance backed guarantee available)

Commercial Waterproofing Warranty - 20 year insured backed guarantee plus additional 10 year company warranty (20 + 10 = 30 years)

A fee is chargeable by the insurance company for the 20 Years Insurance Backed Guarantee.

XXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

35

Source: www.XXXXX.com/guaranteeinsurance

1st Associated.co.uk copyright

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

36

What is Alternative Dispute Resolution (ADR)?

General Information

You may come across the phrase ADR or Alternative Dispute Resolution. This relates to the action that should be taken prior to going to court. It is generally considered good practice that you look at alternative ways of resolving the dispute before you go to court and indeed the courts can request for you to advise them of what Alternative Dispute Resolution methods have taken place before court action.

Alternative Dispute resolutions can take the form of:

1. Mediation - where you work together to come to an agreed solution.
2. Single joint experts - where an expert advises as to the course of action they feel is best fitting.
3. Arbitration - where both parties present their case and an appropriate arbitrator advises.

All of these can be carried out with or without legal advice and some are carried out in a court like environment.

The reason why ADR is recommended is that often court cases can have spiralling costs and are time consuming as well as being public.

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

37

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 regarding the roof.

2. The Inspection

2.1 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.

a. 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.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

38

2.3 Roofs

The Surveyor has inspected the roof.

2.4 Boundaries, Grounds and Outbuildings

The Surveyor has only inspected building with the roof problem.

2.5 Services

No services inspected.

2.6 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.

2.7 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.

2.8 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

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

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

39

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

- 5.1 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.
- 5.2 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.
- 5.3 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.
- 5.4 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

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

40

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

7. Restrictions on Disclosures

7.1 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.

7.2 Should any disputes arise they will be dealt with and settled under English law;

7.3 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).

1st Associated.co.uk copyright

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424