

# EXTERNAL DEFECTS REPORT

**Relating to  
xxxxxxxxxx  
Camden  
London. NW1 xxx.**

FOR

**Mr D**

Prepared by:

**xxxxxxxxxxxxxxxxxxxxxx**

**INDEPENDENT CHARTERED SURVEYORS**

Marketing by:

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**

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## **INTRODUCTION AND INSTRUCTION**

We have been instructed by Mr D to prepare a dilapidations claim with regard to xxxxxxxxxxxx, Camden, London. NW1 xxx which originally was believed to be internal only.

We have carried out a visual inspection (non evasive) of the property on 8<sup>th</sup> March 2012.

We felt it prudent to offer you a report on the external of the property (not for use as part of the dilapidations claim) in case these areas are your liability. If the lease is seen for the externals to be the liability of the tenant then of course this is not relevant however you may wish to use it as an aide memoire regarding the property problems.

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.

Report prepared by:

xxxxxxxxxxxx

xxxxxxxxxxxxxxxxxxxxxxxxxxxx

Chartered Building Surveyor.

The weather was dry with some cloud 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.

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## **SYNOPSIS**

Whilst carrying out a Dilapidations survey on xxxxxxxxxxxx, Camden, London. NW1 xxx we noted some external issues, which we feel would be unprofessional of us to not advise you about.

However please note we have not had high level access and have many various assumptions for these areas of work. If the work is carried out it will then enable any tenants to keep the interior in a better condition without it being affected by external influences.

We have used an Executive Summary format, if you require any further detail with regard to any of the matters raised then please do not hesitate to contact us.

Please note this is not part of the dilapidations claim.

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## **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) Roof problems**

We could see there are roof problems to the property although we have not accessed the roof.



Roof

### **1.1) Parapet wall and box gutter**

To the front of the property there is a parapet wall which is hiding problems and we believe there to be a box gutter behind this. Box gutters commonly get blocked and as such you are seeing the dampness coming through internally to the top floor visible on the front wall.

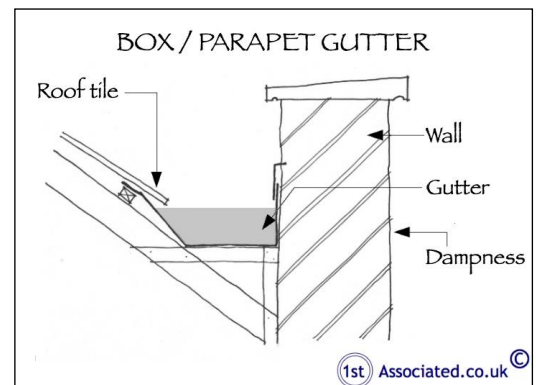


View of area internally

#### Parapet Walls Defined

These walls are usually above the roof line and often sit on the boundary of the property. Due to their position they are relatively exposed and suffer from deterioration due to the elements.

**ACTION REQUIRED:** Clear box gutters, check condition, re-lead if necessary, allow to dry out and then redecorate.



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## 1.2) Other Roof leaks

We could see in some areas that there are other roof leaks for example mid way down on the left hand side (all directions given as you face the property) there is a roof leak visible on the first floor level.

**ACTION REQUIRED:** We would recommend access is formed up through one of the roof windows and the roof is viewed. The roof may not be safe to climb on.

We think it is likely that the roof needs cleaning and there maybe some flashing problems that need resolving.

### Flashings Defined

Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.



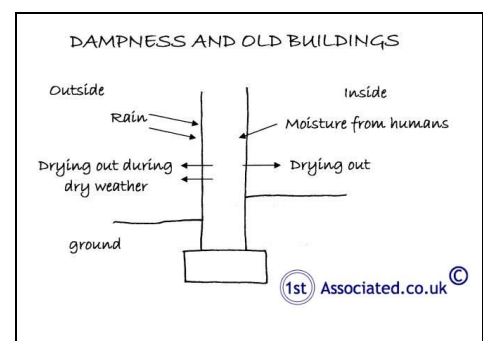
Roof leaks



Roof window

## 2.0) Older properties need to breathe

Some of the dampness has been caused by the wrong paints being used externally which in turn affects the property with it not being able to breathe. This in turn is resulting in lateral dampness and rising damp particularly visible at the front ground floor offices.



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**ACTION REQUIRED:** Once you have made sure the property is watertight and the walls have dried out we recommend experiment on an area with a modern micro-porous paint or equivalent older style breathable paint



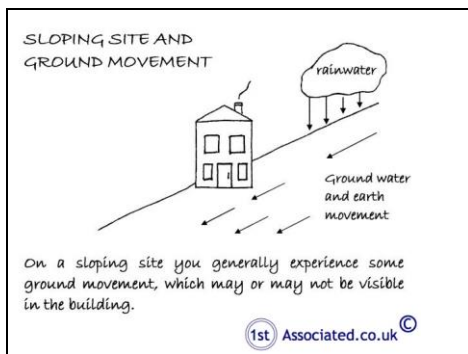
Front of property

### 3.0) High ground level to the rear of the property

There is high ground level to the rear of the property which is causing dampness internally. We also note that this looks to be a single brick construction which are always damper than traditionally one brick thick built structures.



Signs of dampness



High ground level

#### 4.0) **Soil and vent pipe**

Whilst it could be argued that this is a tenant's responsibility we can see that the soil and vent pipe has had various DIY repairs over the years.

**ACTION REQUIRED:** Repair soil and vent pipe.



DIY repairs to soil and vent pipe

You should obtain at least three like for like quotations from suitably qualified skilled trades' people with regard to all work.



## A BRIEF PHOTOGRAPHIC RECORD

### EXTERNAL PHOTOS

These photographs have been taken to record what the property looked like on the day of our inspection.



Front view



Rear view



Street View



Street view

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## **INTERNAL PHOTOGRAPHS**

The following photos are a selection of photos taken internally recording how the property was on the day of our survey. We have not necessarily taken photographs of each and every room.

### **Ground Floor**



Entrance



Open plan office to left hand side



Open plan office to right hand side



Pattern staining in open plan office



More pattern staining in open plan office

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General fixings that have been left



Carpet



Computer room rear left hand side



Computer room



Under stairs in computer room



Rear room off open plan office



Rear room off open office chairs  
left

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Small internal office



Damage to wall, small internal office



Florescent lights, small internal office



Garage



Garage



Ceiling in garage showing soil and vent pipe problems



Deteriorating carpet in garage



Ceiling in garage



Unisex toilets



Ceiling in unisex toilets



Unisex toilets



Soil and vent pipe needs cleaning  
and painting



Rear cupboard



Ceiling in rear cupboard



Gentlemen's toilets



Ceiling in gentlemen's toilets



Ladies toilets



Ceiling in ladies toilets



Wash hand basin in ladies toilets



Computer room



Broken ceiling tile in computer room



Missing tiles in ceiling in computer room

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## First Floor



Stairs



Open plan office



Open plan office



Open plan office fixing points not removed



Kitchenette



Flaking paint to wall in kitchenette



DIY repair to soil and vent pipe



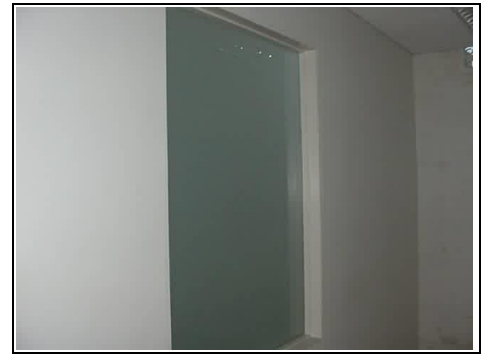
Damage to kitchenette wall



Internal office



Ceiling in internal office



Window in internal office



Handrail worn



Close up of worn hand rail

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Door to open plan office



Window in open plan office

## **ACCOMMODATION AND FACILITIES**

### **Visual Inspection**

Our survey has taken the format of a visual inspection:

1. External of the property of the
  - i. front
  - ii. rear

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

2. Internal of the property

We have viewed:

#### **Ground Floor**

- i. Entrance lobby
- ii. Open plan office
- iii. Rear dead corridor
- iv. Cupboard
- v. Ladies toilets
- vi. Gentlemen's toilets
- vii. Computer room
- viii. Rear room
- ix. Office (front)
- x. Old garage
- xi. Unisex toilets

#### **First Floor**

- xii. Open plan office
- xiii. Kitchenette
- xiv. Internal room

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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:

Carrying out work externally will ultimately benefit the interior of the property and will reduce future major work although having said that some areas such as the roof may have major problems already (we did not literally see the roof).

We would add that high level work often requires scaffolding which is an additional expensive.

We do think that without tenants in the property it would be an ideal time to carry out the work.

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.

**xxxxxxxxxxxx**

xxxxxxxxxxxx Chartered Building Surveyor

For and on Behalf of

xxxxxxxxxxxxxxxx

Independent Chartered Surveyors

**This Report is dated: xxxxxxxxxxxxxxxx**

xxxxxxxxxxxx

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# APPENDICES

CONSTRUCTION SUMMARY

TIME LINE

ESTIMATE OF COSTS

LIMITATIONS

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## **CONSTRUCTION SUMMARY**

### **External**

|                        |  |
|------------------------|--|
| Main Roof:             | Not visible                                    |
| Gutters and Downpipes: | Internal                                       |
| Soil and Vent Pipe:    | Internal                                       |
| Walls:                 | Painted brickwork                              |
| External Joinery:      | Timber sliding sash windows and metal windows. |
| Foundations:           | Not inspected                                  |

### **Internal**

|                       |   |
|-----------------------|---|
| Ceilings:             | Suspended ceilings and Plasterboard (assumed)                           |
| Walls:                | Studwork (assumed)  |
| Floors: Ground Floor: | Solid under foot (assumed) concrete                                     |
| First Floor:          | Joist and floorboards may have metal I beams embedded timbers (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 D.

| DATE                          | DESCRIPTION               |
|-------------------------------|---------------------------|
| 2 <sup>nd</sup> November 2006 | Tenants occupied property |

Mr D advised that no further information is known by him.

## **Estimates of Costs**

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would usually be best to have work supervised if it is complex, both of which we can do if so required.

## **Every Business Transaction has a Risk**

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main body of the Report paying particular attention to any “**ACTION REQUIRED**” points.

This report has been provided complementary for external work nevertheless it falls under our standard terms of contract.

## **LIMITATIONS**

### **External 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 External 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 focused on carrying out a Dilapidations survey on an Internal Only lease however we felt that there are some external issues that needed to be recorded which we have duly carried out.

#### **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 will not inspect the roofs in this instance.

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) External Defects Report

As this is a report upon a External 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

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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).