



Home-Approved

Specific Defect Report

Property Address

[REDACTED]

Client

[REDACTED]

Inspection Date 15 February 2021

Inspection by Matthew Brown AssocRICS MFPWS

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Home-Approved Building Surveyors Ltd.

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Where reputation matters

Introduction

This report is an investigation into the issues advised by the client in relation to damp.

We may suggest further investigation by a specialist contractor and are happy to discuss any reports or quotes if needed.

We will provide estimated costs of repairs where applicable and we may also include comments on other matters which we believe may be useful.

The Report is for the sole use of the named Client and the Company accepts no responsibility whatsoever to any other third party, person or body. The Report is subject to the Terms and Conditions of Business of Home-Approved Building Surveyors Ltd.

The Report provides information on the visible condition of the property in relation to damp issues and the defects which are observed during the inspection. Areas are examined for defects that are accessible and visible at the time of the inspection. Parts or areas that are not visible are not examined, but may be reported if a problem is suspected.

The Company does not undertake any research as to the presence or possible consequences of contamination by any harmful substance or testing of services or compliance with current regulations but may be advised if noted.

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Property Overview

Property Details

Type of property	Semi-detached
Approximate year of construction	1900s
Weather conditions during inspection	Showers

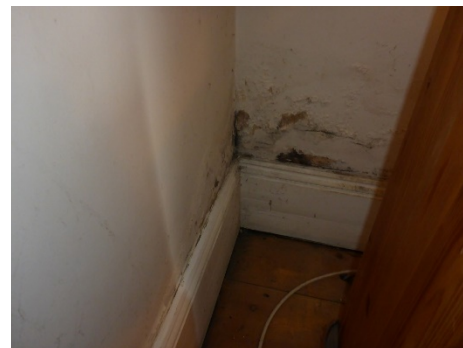
Background

I was asked to inspect and advise on an issue relating to building dampness which was evident on the flank wall following the application of a sand and cement render over the original brickwork. I was advised that the issue appears to worsen during periods of adverse weather. The problem extends the length of the flank wall and is visible in the lounge and the kitchen.

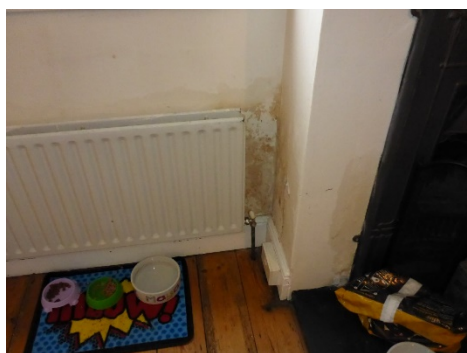
The weather conditions at the time of my inspection were wet and I was able to inspect the internal and external areas and determine the cause of the issue as follows.

Internal

Lounge, Kitchen & Cellar



Saturation and damage at low level in the lounge



Saturation and damage at low level in the lounge



Signs of moisture penetration on the cellar walls

The walls in the lounge and kitchen are finished smooth and painted with emulsion. There are painted softwood skirting boards in both rooms. The floors are suspended timber and the finish in both rooms comprises of exposed and varnished boards.

The walls at low level are showing signs of rising and penetrating moisture above the line of the skirting boards. The damage is more prevalent in the front corner to the left of the bay window and around the chimney breast in the kitchen.

Moisture readings were taken in both rooms and all of the readings were in excess of 90% on a Protimeter Mini.

The walls in the cellar are lime washed brickwork which have been painted with emulsion. There is visible moisture penetration through the walls and this is more prevalent in the front walls.

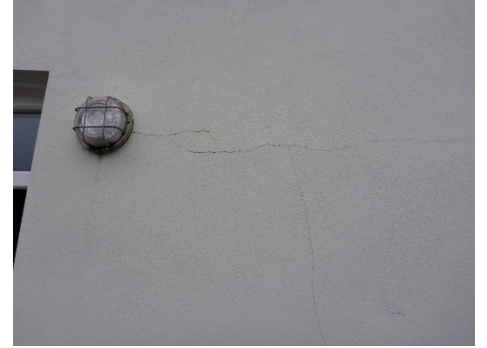
External Walls



Render applied to the flank wall



Render is in direct contact with the ground



Cracks and crazing to the render



Stop bead to front corner



Rainwater discharge point to the front

The external flank wall was originally finished in fair faced brickwork and more recently a smooth sand and cement render has been applied and painted with external emulsion. I was advised that the original bricks were similar to the surrounding properties, which are red stock bricks.

The front elevations are finished in fair faced brickwork with fully pointed mortar joints. There is a rainwater pipe to the right of the front facing bay window which discharges to an open ground hopper. The connection and integrity of the hopper was not tested or checked at the time of my inspection.

The render to the flank wall is in direct contact with the ground and there is no bell drip installed at the base of the wall. The render is cracked and crazing in several locations and when tapped, the render produced a hollow sound, particularly around the cracking.

The wall behind the rainwater hopper has been sealed with silicone at the junction between the wall and the concrete paving.

Conclusion

The internal issues with rising and penetrating moisture are the direct result of the incorrect and poor application and finish of the render. The render is in direct contact with the ground and is causing moisture to be drawn up above the level of the DPC and where the walls do not have a cavity and the external face has been sealed with a cement based render, moisture is then being drawn inwards resulting in the internal damage.

The cement based render is the incorrect material and should not have been used in this installation. The cracking is consistent with a render finish being applied over the original brickwork and due to a chemical reaction called sulphate attack where sulphates react with tricalcium aluminates found in ordinary Portland cement. This reaction causes expansion, leading to cracking.

I am, therefore, of the opinion that the rendering is not fit for purpose and will need to be removed and replaced with a material more suitable for this type of installation. A more suitable material would be a silicate based render, of which there are many manufacturers. One of the most well known is K Rend and further information can be viewed at <https://www.k-rend.co.uk/> Silicate based renders offer a more flexible and breathable solution, both of which are extremely important in a building of this age and type of construction. K Rend offer technical support and provide an approved contractor list to assist you in finding a suitable contractor.

The internal plaster is likely to be suffering from Hygroscopic salt contamination due to the moisture penetration, and following the replacement of the existing external render, it is likely that you will need to consider the replacement of the internal plaster in the affected areas. This will involve cutting out the plaster to a height of 1m and replacing this with a new plaster system that will complement the external finish. In this regard you will need to seek the advice of a contractor accredited to the Property Care Association (PCA) who will be best placed to advise further. This work will also involve the removal and replacement of the stringboards.

In regard to the moisture penetration in the cellar around the front bay, I believe that this is the direct result of the open hopper to the front and I would recommend that this is fitted with a concrete shroud which is flaunches on four sides to direct water directly into the hopper and prevent this from draining behind the hopper and along the path.

Estimated Costs

- a. Removal and replacement of the side render £5000-6000.00 (excluding scaffolding)
- b. Internal replastering and repairs £2500-3500.00
- c. Drain hopper repairs £100-200.00

Estimated Costs are calculated based on the going rate for tradesmen, all necessary materials, sundries and an allowance for a contractor margin. The costs provided within this report are estimated and may differ from those suggested by individual contractors.

When quotes are obtained we are happy to discuss with you issues of cost.

Please note that all estimated costs are net of any VAT.

Additional Advice

Obtaining Estimates

When dealing with contractors we would offer the following advice:

- Ask for a written quotation.
- Ask for the contractor's payment terms to be included in the quotation.
- Request and check references from previous or existing clients.
- Ask for photographs of any defects a contractor suggests they might have found in areas that you cannot view or access.
- Advise contractors that you intend to have any work they carry out checked before you make the full and final payment. Any objection to this will suggest they are not confident in their own workmanship.
- Make payment in a form that can be traced such as cheque or credit card.

Finding a reputable contractor

We would suggest contacting your local Trading Standards and using the TrustMark scheme.

TrustMark is a Government-backed initiative to help consumers find reliable and trustworthy local tradesmen. If a contractor is on this list then it means that:

- Their technical skills have been independently checked through on-site inspections.
- They work to Government endorsed standards.
- The quality of their work, trading practices and customer satisfaction is monitored.
- Checks have been made on their trading records and financial status.
- They are able to offer an insurance-backed warranty.
- They have a clear and user-friendly complaints procedure should you need it.

For more information please visit www.tradingstandards.gov.uk/advice/trustmark.cfm

Another useful source of reputable and local contractors can be found from 'Which Local'

www.which.co.uk/home-and-garden/home-improvements/guides/employing-a-builder/

Declaration

I declare that I have personally inspected the above property and have prepared this report.

Signed



Dated 17 February 2021

Name Matthew Brown AssocRICS MFPWS (RICS **Membership No:** 1214825)

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Thank You

Thank you for asking Home-Approved to carry out your inspection.

We hope you have found the Report clear and easy to understand. If you have any questions regarding any of the points in the Report please do not hesitate to contact us.

Contact

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Feedback

Happy with our service? We'd be grateful for your feedback. You can click [here](#) to leave us a review, or visit our [website](#). Read our excellent reviews on reviews.co.uk and checkaprofessional.com.



★ REVIEWS

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“I needed a survey fairly quickly and Matthew arranged to fit me in promptly. The report he provided was detailed and just what I wanted addressing a particular issue at our house. The whole process was very straight forward from Rachel in the office to the onsite survey and receiving the report. Very impressed.”

– Regan McMillan

“Excellent response from this team, kept informed of surveyor arrival time by head office in advance. Prompt and professional throughout and with a great helpful attitude. Listened to my concerns and answered all questions fully. Offered extra advice that I can use in the future. Wholeheartedly recommend and wish I had used them for my initial survey when I purchased the property originally. Will certainly be calling on them again when I need any help or advice.”

– Customer in Camberley

Our Other Services

We offer several other services that may be of interest.



Party Wall Advice

Are you planning to carry out work on a wall, ceiling or floor structure shared with a neighbouring property? Are you going to build on or at the boundary with another property? Do you need to excavate ground near your neighbour's property?

[Read more](#)



Building Survey

A Home-Approved Building Survey comprises a thorough inspection of the property and a comprehensive report based on our findings. Our reports include photographs and cost estimates associated with any identified defects.

[Read more](#)



Project Management

Home-Approved's Project Management Services involve the selection of professional consultants, contractors, specialists and other key people to ensure that the client objectives are met.

[Read more](#)



Post Works Surveying

Post works surveys are necessary when you have issues with the standard of work that has been carried out on your property.

[Read more](#)