



SINGLE DEFECT REPORT

Single Defect Report

CLIENT

PROPERTY

NOT FOR DISTRIBUTION
SAMPLE REPORT ONLY
THIS REPORT IS INTENDED
AS AN EXAMPLE OF THE
TYPE
OF INFORMATION THAT
WILL BE INCLUDED

SURVEY DATE 14 Sep 2022

REF Sample only





About the survey and the report

Introduction

This report is for your private and confidential use, and for use by your professional advisers.

You should refer to the Terms and Conditions agreed upon prior to the inspection for a full description of the service being provided and the specific single defect being investigated.

This report has been prepared by an accredited inspector/surveyor who will provide an opinion about the specific single defect for which the report was commissioned. It will not consider or report on any feature, defect or matter not directly associated with the specific single defect unless specifically agreed upon prior to the inspection. If you decide not to act on the advice in the report you do so at your own risk.

It may be used to inform builders, developers, contractors and other associated parties of those areas of the property affected by the specific single defect and requiring further investigation and/or repair.

This report:-

Is an inspection only of the causes and effects of the specific single defect for which it was commissioned.

Is a non-invasive inspection (unless agreed otherwise in advance).

Identifies any limitations to the inspection that were encountered.

Does not include any indication of market value, rebuild or repair costs unless identified and agreed in advance.

Is not a Japanese Knotweed, or other invasive plant species, survey, unless identified and agreed in advance.

Is not an asbestos survey (unless agreed otherwise in advance).

Is not an investigation or assessment of conformity to Building Regulations (unless agreed otherwise in advance).

Does not impart any form of warranty or guarantee.

Does not identify the nature, safety or suitability of any External Wall Systems or other forms of cladding.



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1 : Background Information

<p>General description of property</p>	<p>The subject property is a semi detached house arranged over two floors. The exact date of construction is not known but is estimated to be in the 1890s based on the style and nature of the construction. The property is of traditional cavity wall construction under a pitched roof covered with slate. The external leaf of brickwork is finished with pebble dashed render which is painted. The floors are of suspended timbers on the first floor and solid concrete on the ground floor. The windows are mostly double-glazed with UPVC frames. The front of the house faces in a generally easterly direction. The front of the house is deemed to be the road side of the property. Room names are referenced from the plan included and the current use.</p>
<p>Limitations encountered</p>	<p>At the time of the inspection the house was occupied for normal living and so was fully furnished with cupboards filled with personal possessions and general storage in the roof space. This prevented a complete inspection of the property though, with the owners permission, some items were removed for more complete inspection.</p>
<p>Weather Conditions</p>	<p>At the time of the the weather was mild, approximately 17°C, and dry after a period of mostly mild and dry weather.</p>
<p>Listing / Conservation / National Park or other known statutory restrictions</p>	<p>The property is within a conservation area. A conservation area is defined as "any areas of special architectural or historic interest the character or appearance of which it is desirable to protect or enhance". Development may be restricted within conservation areas and this can include open land and trees as well as the structure of the property including fittings such as windows and gutters. Normal permitted development rights may be withdrawn by the local authority within a conservation area. You should consult your legal advisor about the restrictions that may be relevant to a property within such an area, and should not make any changes to, or undertake any development of, the property and it's curtilage without obtaining any necessary statutory permissions.</p>

2 : Description of defect and investigation

Nature of the defect	<p>The client explained that they had been experiencing the effects of dampness in the lower walls of the dining room which is towards the back of the house forming the ground floor of the rear addition.</p> <p>An inspection and survey report provided by a damp protection company suggested that the cause was a failed damp proof course and that the solution would be to inject a chemical damp proof course.</p>
General description of Inspection	<p>The external walls were examined from ground level with the aid of binoculars where necessary from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork, render and pointing, cracking, indications of subsidence and land failure and other defects. Parts of the external walls are obscured by foliage and cannot be examined in detail. Where walls are covered with finishes such as render or hanging tiles, the wall surface beneath cannot be directly viewed and it is assumed that no unusual defects exist within these concealed areas.</p> <p>The internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage.</p> <p>Moisture meter readings were taken at regular intervals where access and wall construction/location permitted. Readings are normally taken at approximately one metre intervals horizontally and vertically, where access allows.</p> <p>Moisture meter readings can only provide a guide as to the presence of dampness and the recording of high readings can be affected by other factors, for example metallised wall finishes, chemical salts within internal plaster, or reactive materials below the plaster surface. A definitive and complete diagnosis for the presence of dampness, and the cause, will involve further testing requiring invasive methods that will cause some damage to the wall surfaces.</p>
Agreed extensions to standard inspection (see above)	<p>By agreement with the client, the contents of the under stairs cupboard were removed, and sections of render were removed from the external wall adjacent to the dining room.</p>

3 : Analysis of defect, conclusions, next actions

<p>Elements affected</p>	<p>The elements of the property affected are:- Internal dining room wall. External dining room wall. Dining room floor.</p>
<p>Inspection results</p>	<p>It is understood that the internal walls of the dining room were re-plastered in approximately 2018 and that since that time there has been consistent disturbance of the painted surface, peeling paint and flaking plaster. Moisture meter readings were found to be well above-average in the dining room, particularly along the external wall adjacent to the conservatory. High readings were recorded from floor level up to approximately 30 cm above floor level. Under the carpet the floor was found to be wet to the touch and with widespread staining of the finished surface. Further readings recorded along the other walls of the dining room showed no evidence of unusually high moisture levels, and general inspection of the remainder of the property suggest that dampness is not prevalent throughout the building. In all locations around the property, a double layer slate damp proof course can be clearly seen and, as far as could be determined, is effective at preventing rising damp.</p>
<p>Conclusion</p>	<p>It was noted that a water supply pipe to the external tap on the outside wall of the dining room is likely to be embedded in the floor of the dining room. The very localised nature of the dampness being experienced suggests that because is not a failure of the damp proof course, but more likely to be a leak from the water supply pipe which runs under the wall immediately beneath the area where dampness is being experienced.</p>
<p>Recommended actions</p>	<p>The floor of the dining room in the area between the external tap and the kitchen will need to be carefully excavated to reveal the water supply pipe believed to be concealed beneath. The assumed leak should be identified and repaired as necessary.</p>

4 : Photographic record



1. Front elevation



2. Rear elevation



3. Basement lantern to the front



4. Rotten frame to lantern



5. Subterranean rear doors - area very wet



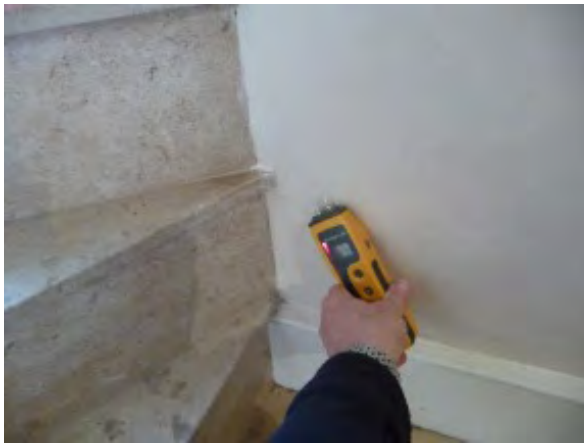
6. Internal view of lantern



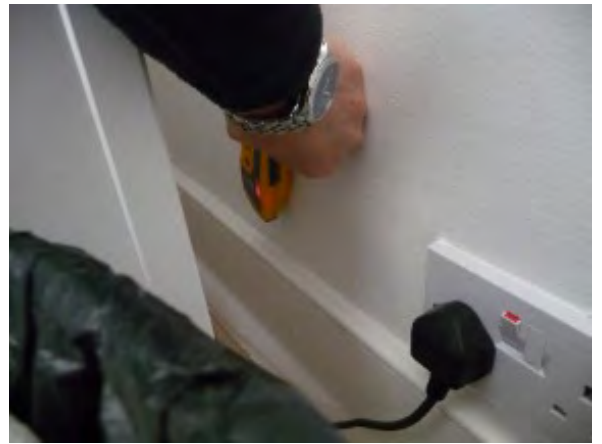
7. Discarded materials around rear



8. Front well area



9. Dampness on internal wall by stairs



10. Dampness on internal wall



11. Fireplace in dining room





12. Dining room floor

5 : Plans, Diagrams and Supplementary Images



1. Floorplan for illustrative purposes only. Not to scale and not to be used for estimating or measuring purposes.

	<h2 style="margin: 0;">6 : About your Surveyor</h2>		
<p>Surveyor</p>	<p>RPSA Surveyor</p>		
<p>Address</p>			
<p>Contact Details</p>	<p>Telephone</p>		
	<p>Mobile</p>		
	<p>Email</p>		
<p>Signed (electronic signature)</p>	<p>YOUR Signature HERE</p> 	<p>Date Finalising Report</p>	<p>20 Sep 2022</p>



7 : Customer Care

Customer Care

At our aim is to provide the best level of service possible and we go to very great lengths to ensure that the survey report we have prepared for you is as accurate, informative and complete as possible.

It is possible, however, that for some reason we have not met your expectations in some way and that you wish to raise a concern. We will treat any concerns positively and recognise that they are a means of identifying improvements which can be made to our service delivery standards. We will deal with any concerns quickly and will take prompt action to resolve them.

How to contact us

There are several ways you can contact us:

- You can call us by telephone -
- You can email us at
- You can write to us at our office, ,