David Gould Partnership

Chartered Building & Quantity Surveyors

FULL BUILDING SURVEY OF COMMUNAL AND EXTERNAL AREAS

OF

APARTMENTS

AT

ROYAL STANDARD AND CITY POINT
STANDARD HILL
NOTTINGHAM

FOR
THE RESIDENTS
c/o MAINSTAY RESIDENTIAL

May 2003

RICS

EW1

Survey Undertaken By:

T L Moore FRICS FBEng MCI Arb MEWI
Chartered Building & Quantity Surveyor

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(Our ref TLM/MM)

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1.0 GENERAL INFORMATION

1.1 Instructions

My instructions were issued verbally, but they were to attend and produce an independent Report regarding building defects in the communal and external areas of the two blocks of apartments.

A full survey of individual apartments themselves has not been undertaken, except where specific access was granted.

1.2 Property Address

Royal Standard And City Point
Standard Hill
Nottingham

1.3 Name and Address of Client

The Residents
c/o Mainstay Residential

1.4 Inspected By

Terence L Moore FRICS FBEng ACI Arb MEWI

1.5 Date of Inspection

15th May 2003 & 22nd May 2003

1.6 Weather

Dry, bright and sunny. Wet overcast and dull.

4.0 CONCLUSIONS & SUMMARY

4.1 Generally the conclusions are relative to the causes of the various defects and recommendations for further investigations or liability.

4.2 ROYAL STANDARD

Roof: The roof is covered with the original slates, some of which have already been tagged.

The method of securing these slates was to use a proprietary spray material from the underside and this can only be described as the least cost effective, as to take off and re-secure slates in the future is very difficult.

There are leaks to the two top floor apartments which are believed to emanate from ridges, one apartment has been dealt with, the other has not.

There are several tagged slates, particularly to the vertical element comprising the mansard sections and this is usually indicative of nail fatigue.

Rainwater Goods: These are mainly concealed and where seen from the upper floor apartments, the parapet gutters in places are holding rainwater.

Similarly, cill flashings have a back fall which is ponding rainwater adjacent to the timber cills.

Where visible, cast iron rainwater pipes are showing signs of surface corrosion and there is evidence of fairly extensive damage to the flat roofed ground floor section on the right hand side.

Weather penetration has saturated the ply soffit and this is in close location to some surface fitted cables.

Chimneys: Some repointing is still to do, other has been carried out.

Brickwork: There are poorly matched patches of brickwork and repointing. Further areas of pointing are necessary, particularly to the right hand gable.

Central Portico: There is a deep back gutter to the roof of this which is holding water and causing some damp penetration to the ground floor main entrance and lobby.

Where stonework has cracked, to the left hand side in particular, this has been dealt with by simply filling with stone dust, a temporary repair.

Basement Areas: The staircases leading down to the basement apartments are generally quite wet and the pre-cast concrete pavings to the bottom yard areas are all showing signs of gathering of rainwater due to incorrect falls and/or ineffective operation of surface water gullies.

Stonework: Where stonework abuts pavings to the ground floor there is damp and algae rising up, indicating the absence of a damp proof seal and lack of thought regarding prevention of rising damp.

To the rear elevation damp is leaching through various joints of garden panels of stonework, indicating the absence of a damp proof membrane behind in the vertical plane.

Left Hand Single Storey Building: This has been converted for a roof garden from the one owner. There is evidence of fairly extensive damp penetration, particularly to the front elevation, where below ground level. There is displaced brickwork, paint internally is flaking off and rainwater goods are damaged, ineffective and blocked.

External Areas: There is evidence of physical damage to the front entrance walls and balustrading, believed caused by the adjacent Contractor.

The absence of weep holes in the dwarf retaining wall is causing damp penetration and some slight movement.

More significantly the curved deep wall to the left hand side (which leads down to the public area) has a crack through the middle, damp staining at low level and absence of correctly positioned weep holes.

There is damaged stone capping to one pillar and the external bin stores show signs of general physical abuse.

Internal: I was advised that the ventilation equipment is both noisy and not necessarily controllable at all times.

There is damp penetration to the central entrance caused by part blocked and overflowing gutters to the roof.

Damp staining is at high level to the left hand communal staircase.

The basement in this location (giving access down to the pump motor room) has penetrating damp through from the front elevation, believed due to either ineffective or absence of tanking.

The pump room itself has rising damp, again due to either ineffective or improper tanking details.

To the right hand communal area there is extensive cracking.

Common to all three entrances is some differential movement and cracking and shrinkage cracking of newer plaster.

Gymnasium: The detail to the entrance doors and screens is incorrect, allowing rainwater to penetrate at the head.

The gymnasium requires proper and effective ventilation.

Specific Apartment Nos: 29 & 30. No.29 shows current size of weather penetration through the roof and no. 30 previously had this.

Access to the roof void indicates the probability that these leaks are emanating from the ridge and immediately beneath.

CITY POINT

External: There is extensive damp, mortar and efflorescence staining beneath the copings and parapet cappings.

The general standard of workmanship to the upper fascia panels etc is very poor.

The canopy entrance roofs show signs of overflowing in periods of heavy rainfall and the configuration of rainwater goods could have been thought out in a better manner.

Some rainwater goods have partially detached.

The quality of brickwork is poor in various locations.

The render/clad elevations show joints extensively popping both horizontal and vertical.

There is inadequate overhang of the coping leading down into the car park on the left hand side.

To the rear the seals to the glazed screens behind the communal staircases is poor as indeed are the seals to the deep fascias.

The decking staircases leading down to the rear have been very untidily cut.

Weather penetration is occurring to the car park beneath, partly due to the original detailing and also inadequate detailing of the rectification.

Ventilation grills to the car park at the rear in some locations are out of alignment and there are early signs of corrosion notwithstanding that they appear to be galvanised.

Internal Common Items: There is general cracking both horizontal, vertical and diagonal due to differential movement and thermal/shrinkage.

The capping to the handrailing is irregular and out of level.

Cracks have developed adjacent to lift shafts due to differential movement/shrinkage.

The quality of cutting to the curved skirtings is extremely poor.

Some light fittings in the soffits to the lobbies to the individual flats appear to be scorching the plaster.

There is separation cracking in the stairvoids leading down to the car park.

The lift doors and frames show signs of the original protective coating still being left insitu.

Specific Internal Defects

Staircase/A: The floor at ground floor level appears to be out of alignment and is doming.

Staircase/B: This is suffering extensive and significant weather penetration from the upper floors all the way down.

At this point you should note that I was not able to gain access to the upper floor apartments to inspect the parapets, gutters, flashings etc, but it is in this location that the probable cause will be found.

Staircase/C: This has far more extensive cracking than the other three.

Staircase/D: No particular defects were noted other than those common to all four staircases.

Basement Car Park: There is weather penetration leading down off the decking to the rear and although a treatment has been applied, the seal between the horizontal and vertical is inadequate.

There are a number of holes to fill around pipe penetrations in the car park roof.

There is separation cracking to the internal angle between block walls at the rear elevation and cross partitions.

There are leaks and damp staining to block work generally.

The paint finish to the steelwork is already showing signs of deterioration.

The floor finish appears to be in its raw untreated and has not had a dust proofing applied to it.