

2.2 INTERNAL COMMUNAL AREAS

2.2.A CENTRAL ACCESS

There is a central staircase and also adjacent lift. There is damp staining to the soffit adjacent to the front and also there is evidence of ponding and puddling to the flashing over the upper floor cills.

There is evidence of several patch repairs to the perimeter and external angles around brick piers.

Internal - Top Floor Descending Down: To the right hand side above the entrance to apartment 24, are demountable panels which are believed to house ventilation equipment.

A number of apartments have reported that the ventilation systems are not working.

Above the head of the lift to the third floor there are minor vertical cracks in the plaster, where it is believed a bulk head may have been made up.

There is general opening and cracking of joints between joinery and plaster, particularly to the window reveals and cills and also beneath the internal window lining.

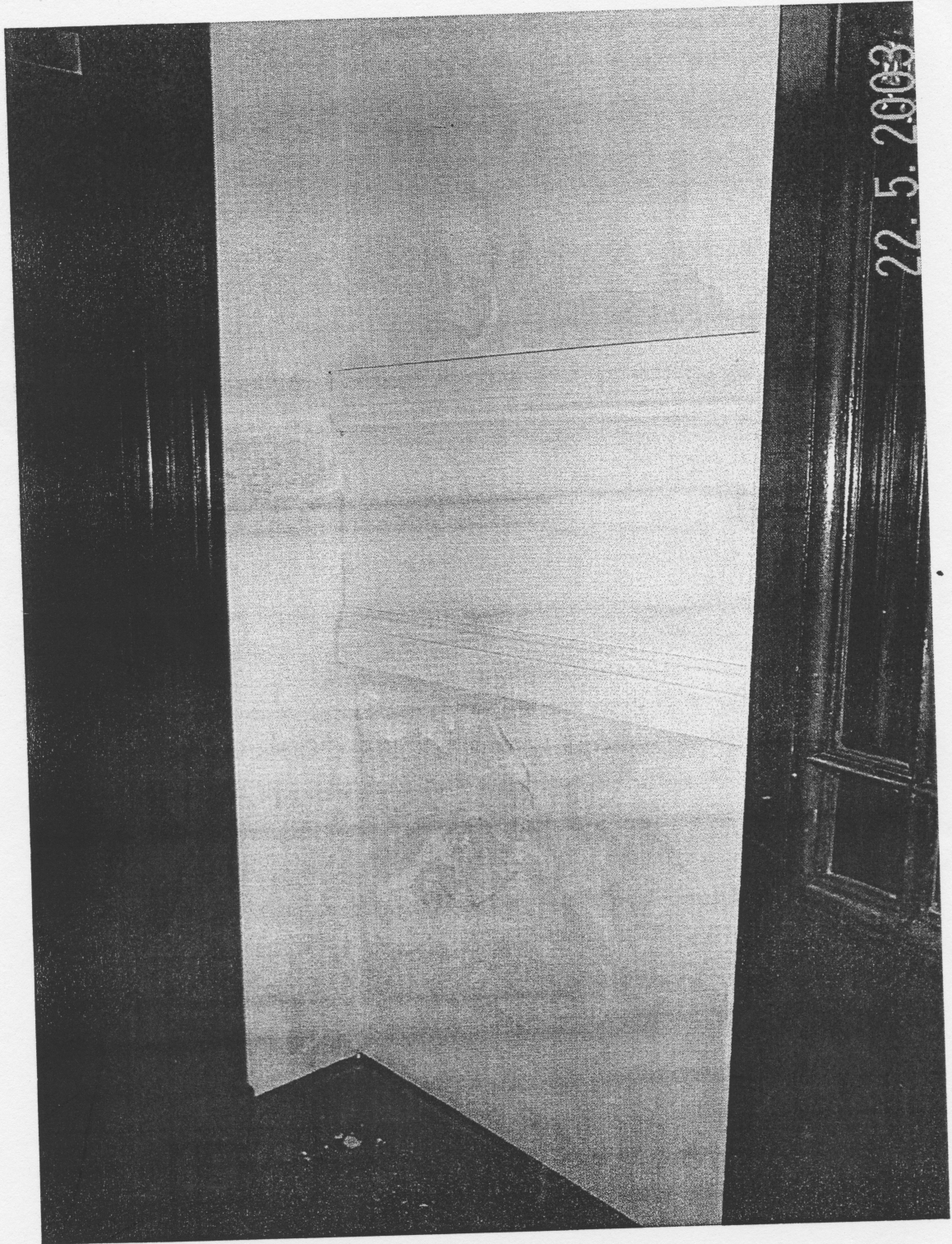
NB: From the mezzanine landing between second and first floor, a detached flashing was seen to the flat roof above the front entrance portico and a deep back gutter out of which rainwater discharges via a sparge pipe. This gutter was partly blocked with rotting leaves, debris etc and holding water.

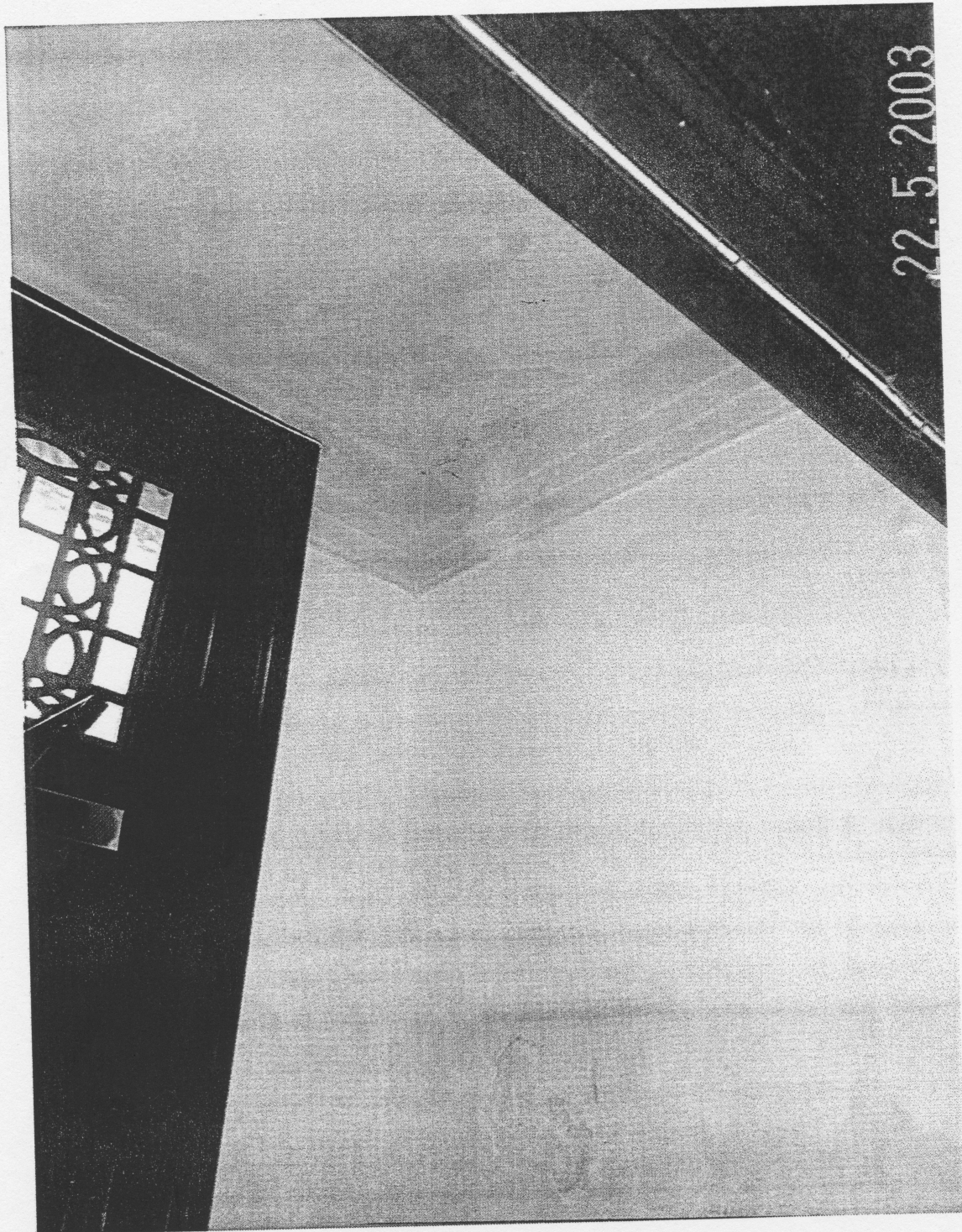
The gutter lining is wrinkled.

There is also a crack in the vertical asphalt and general distortion to the perimeter asphalt upstand flashings.

To the mezzanine landing between first and second floor adjacent to the left hand section of the portico entrance, there is evidence of damp penetration and powdering off of plaster at the abutment on the inside where the stonework is attached. (See previous notes regarding back gutter to the portico entrance roof).

Above the head of the main entrance doors there is clear evidence of weather penetration with powdering off of paint, plaster and the like and also approximately half way up to the left hand side of the doors themselves.





To the mezzanine between ground and basement level, to the front there is a thin crack through the centre of each plastered cill and also evidence below the Dado level of some damp penetration and blowing plaster.

Left Hand Communal Entrance Staircase & Landings

2.2.B Top Floor Descending Down: Around the perimeter there is a membrane type flashing to the cill wells between parapet and windows.

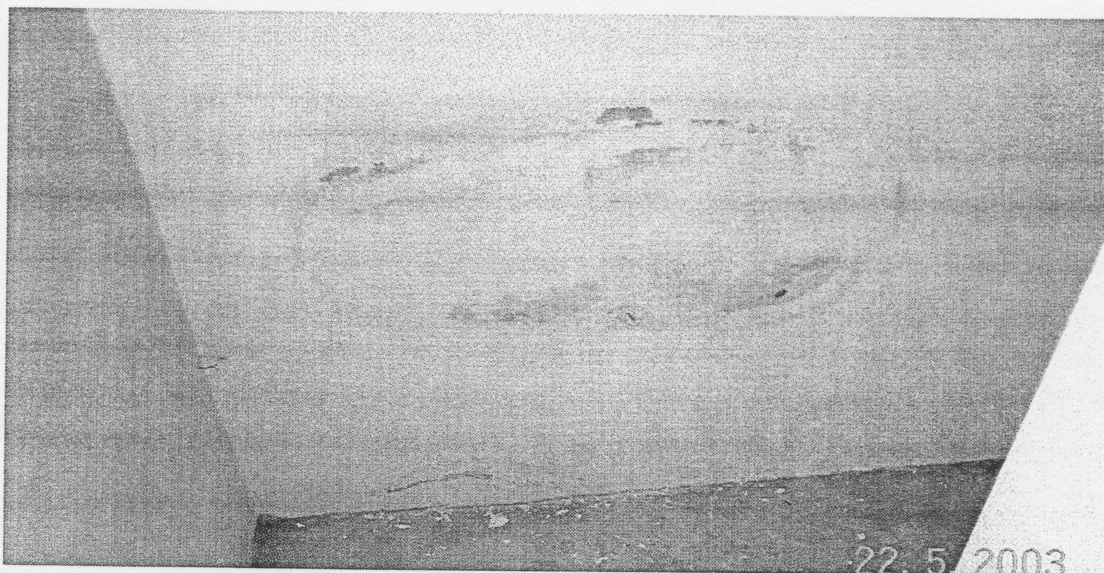
To the front wall above the mezzanine landing there is extensive horizontal cracking in the plaster with some evidence of moisture penetration.

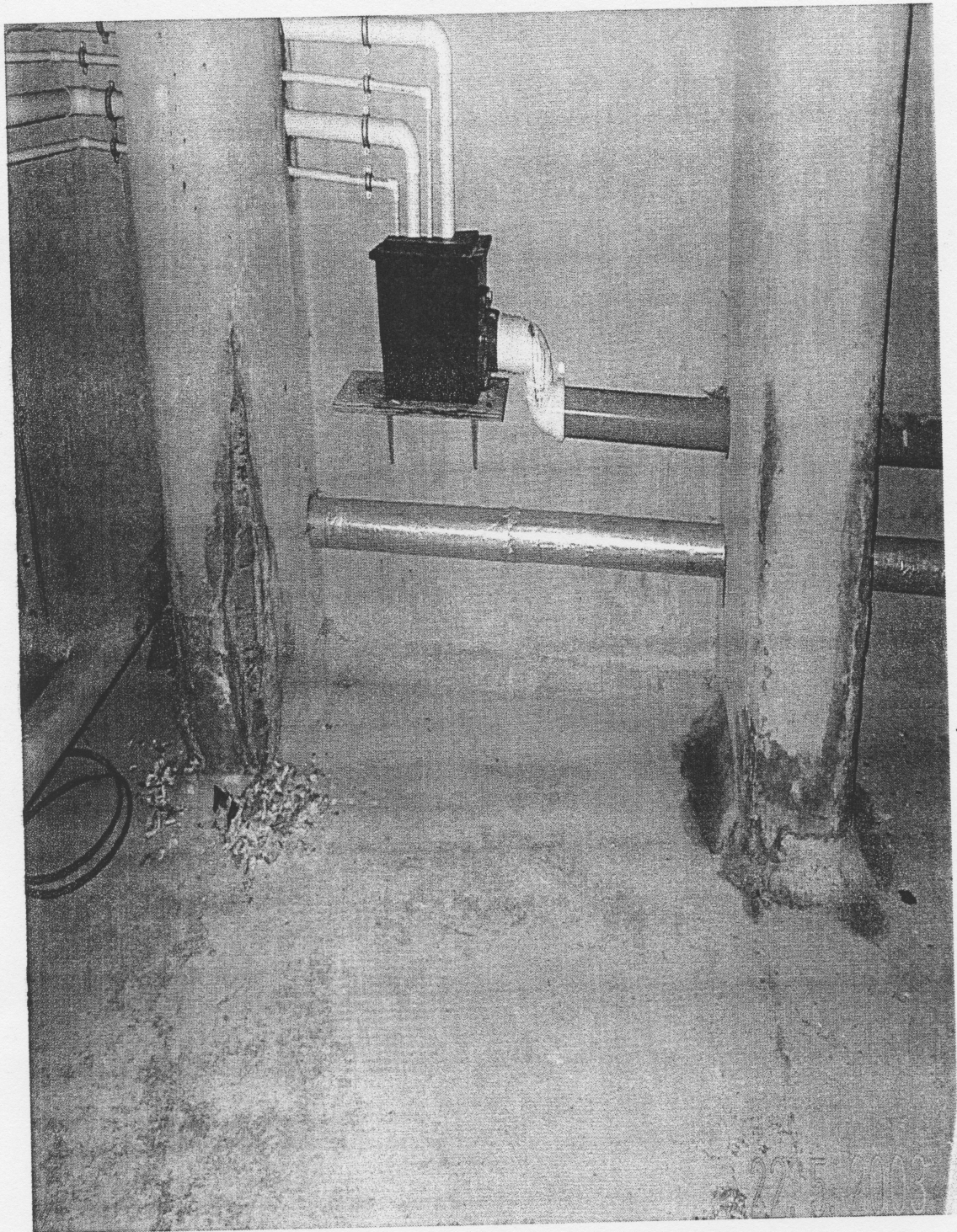
The plaster cracking then continues in the vertical plane between the two windows to window head height. There is also a diagonal crack emanating from the adjacent right hand window head. The plaster is hollowed.

Also on the left hand flank wall descending the staircase there is a horizontal crack beneath the support beam.

To the third floor on the left hand side there is again a patent flashing system of self adhesive membrane or the like. This has a back fall to the window and is holding water with areas of extensive patches on a hap hazard basis. Leading down to the ground floor on the right hand flank wall there is a crack diagonal in plane approximately half way between the staircase above and the handrail. The plaster is localised and hollowed.

Leading down to the basement stores and meter cupboards etc, extensive evidence of weather penetration through the front wall below ground level.





In the water pump room, rising damp is blowing off the render from the face of the brickwork adjacent to the tank.

There is also rising damp through the other column positions

Elsewhere in the basement to the right hand side there is much shallower headroom with tray supports for trunking etc, all having been rendered but isolated areas where weather is penetrating.

Right Hand Communal Entrance Staircases & Landings

2.2.C Top Floor Descending Down: The back face of the parapet has been painted and to the right hand apartment no. 29, lining panels have been installed to the rear parapet.

To the mezzanine landing between floors, there is separation cracking in the vertical plane to the panel of brickwork and plaster between the two windows.

Again a patent membrane type of flashing is holding water with back falls to the cills and there are numerous patched areas over the corners.

The skirting is becoming detached to the front wall of the landing.

The ventilation fan system was in use and was noisy at the time.

I was advised that this is in fact on permanently with lack of control.

To the flank wall of the staircase leading up on the left hand side there was creasing of the plaster diagonal in direction.

To mezzanine between first and ground floor, the dressing of the radius'd plaster to the front windows is somewhat irregular.

There was a crease in the plaster immediately above the skirting line to the front wall. Within the under-stairs cupboard where there are TV controls etc, it would appear ordinary plaster has been used to patch the base of the render around the perimeter.

The door has been altered to outward opening with poor quality repairs to the frame where original hinges have been removed.

2.2.D Gymnasium: This is accessed via a staircase from the rear paved area, the stairs being timber framed with metal clad and dressed treads.

The whole of the lower area is damp and saturated and has a number of Sycamore trees and shrubbery.

I was advised that the original ventilation system was noisy and had been stripped out and a new one installed, however, this is incomplete and there are a number of holes and voids in the ceiling etc to make good.

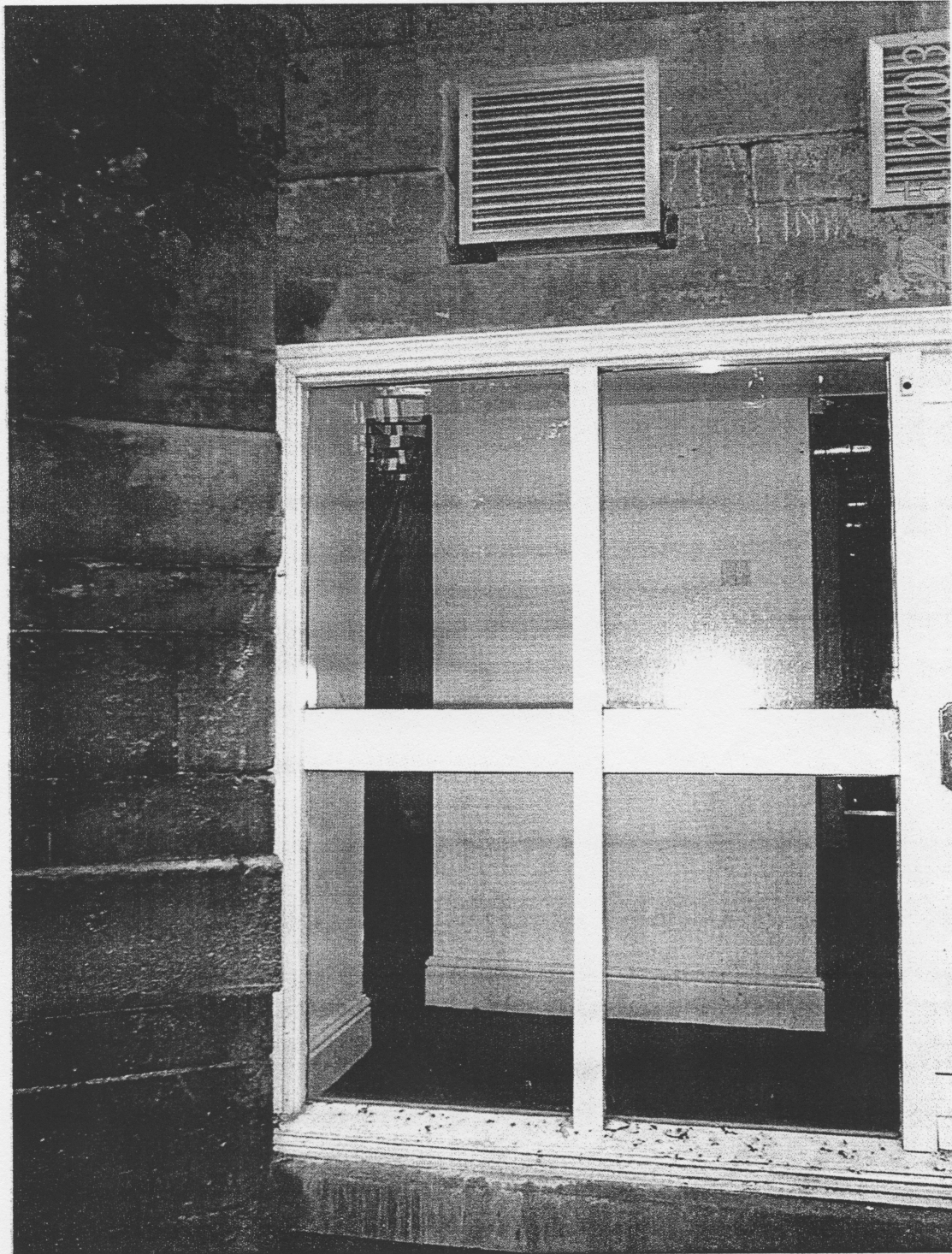
There was a pervasive smell of damp upon entry and the ceiling had a damp atmosphere (albeit the electric wall heaters were not in use at the time).

Ventilation grills have been installed to the timber skirting boards around the perimeter.

The ceiling, particularly to the left hand side, farthest away from the entrance has black mould growth and some corrosion staining grinning through to the wall ceiling junction on the front section.

NB: The frame externally has an architrave to the head which is acting as a catch for rainwater allowing it to penetrate internally.

The photograph below illustrates the outside of this entrance screen.



2.2.E Within the lift motor room/gas meter cupboard to the right hand side, there is further evidence of weather penetration through the plywood roof above. There is also an access trap which is not suitably housed and sealed.

The rear wall has plasterboard attached, very poorly dressed. There is a network of mineral type oil staining to the right hand panelling within the control equipment room.

NB. The remote touch pad sensors for the water meters in the majority of cases are not connected.

2.2.F Internal Specific Apartments: Access was gained to Apartment 29 which is a top floor apartment and I was advised of the following.

There is damp staining to the sloping ceiling within the sitting room to the rear pitch. This is in the vicinity to above and below the purlin.

Further damp staining to the ceiling was noted to the left hand bedroom and also at the abutment between wall to ceiling level.

Apartment 30: There was a previous leak here in the bedroom ceiling which although cured is still stained.

Access was gained to the roof void which revealed that the underside of the slates have been sprayed over with a proprietary material rather than believed stripping and re-slating.

I was advised also that the roof leak was traced to the ridge and it would appear that the water ingress ran down the face of a rafter before hitting a purlin which then formed a drip.

This is the likely cause of damp penetration to apartment 29.

Whilst in both apartments, I took the opportunity of examining externally, where safe, and noted that the membrane flashing and lining to the parapets is holding water on the rear in two locations.

There are a number of tagged slates to the vertical plane and replacement copper in various areas to flash and seal vertical abutments, reveals, jams and the like.