

SURVEY OF

51 HIGH STREET
ARUNDEL
BN18 9AJ

James Collett Chartered Surveyor
24 Maidstone Road
Lenham
Kent
ME17 2QJ

CONTENTS

1.0	Introduction
2.0	Inspection Limitations
3.0	Inspection
4.0	Conclusions
5.0	Recommendations
Appendix A - Photograph Schedule	

1.0 Introduction

- 1.1 Instructions were received from the client, The Leaseholder of 51-57 High Street C/O Nigel Cutts, to carry out an inspection to establish the likely causes of the water penetration and damp staining within the individual apartments.
- 1.2 Following the identification, recommendations are to be made for either further investigations or repairs.
- 1.3 The inspection did not call for any destructive testing or high level external access, and any observations are based on a visual inspection only from external ground level or within the individual properties.
- 1.4 A full Schedule of Conditions has not been prepared and, therefore, this report should not be construed as an inventory of every single defect but rather a holistic view of the water penetration and damp issues.

2.0 Inspection Limitations

- 2.1 The inspection took place on Thursday 6th December 2018 and the weather at the time of inspection was cold and overcast.
- 2.2 Access was available to all six residential properties, however, no access was available to the ground floor and basement commercial units and no access was available to the rear garden.
- 2.3 This report is presented for the use of the named client and their professional advisors. The contents contained are not to be disclosed, nor made use of by any third parties without prior written consent from James Collett. Without such consent, James Collett Chartered Surveyor cannot be held responsible to that third party.

3.0 Inspection

3.1 *No. 1*

Various readings were taken with a moisture meter, and no damp penetration was noted. The resident did advise that, during heavy rain, water can sometimes drip from the right-hand front elevation window as looking from inside the property.

3.2 *No. 2*

Various readings were taken with an electronic moisture meter and a visual inspection was undertaken to all areas and no damp penetration could be identified. There were some minor issues with peeling wallpaper, but this simply relates to the installation. However, anecdotal evidence was that the property has been refurbished recently so any defects that were present may now have been covered up.

3.3 *No. 3*

There was anecdotal evidence from the resident of running water over the right-hand side front elevation window when viewed from inside the room. There is also some visual evidence, including staining and open joints to the joinery around this window, and particularly to the head. Further enquiries with the resident established that running water only occurred in very heavy rain and when the wind is blowing in a particular direction.

Damp was also noted to the two rear bedrooms on the external wall. This had recently been redecorated but was clearly returning and seemed to follow a standard pattern of circular stains, particularly around door and window reveals

3.4 *No. 4*

Significant staining and damp were evident to the external walls of the two rear bedrooms. Predominately, this followed a similar pattern to No. 3 with circular patches across the wall, and particularly around window and door reveals. There is also evidence of an irregular-shaped damp stain to the right-hand corner of the right-hand bedroom as viewed internally. This stretched across the rear and side elevation wall by approximately 100mm, and was approximately 500mm in height.

3.5 *No. 5*

From within this property, there was evidence of damp penetration to the flank wall, particularly in the rear left-hand bedroom when viewed internally. This damp was manifested as large irregular shapes resulting in peeling paint, but no moss growth.

Within this property, access could also be gained to view the front and rear roof slopes and box gutters. The front elevation box gutter appears to be in a particularly poor condition with evidence of previous repairs carried out with lead mastic directly above where the water is penetrating into flat 3. There is also evidence of silt and algae build-up indicating a potential of sitting water along with moss and plant growth to the tiles indicating a continually damp environment. The outlet could not be inspected directly from the vantage point, but it appeared to return within the building and assumed to run to a downpipe from that point but no downpipe could be located externally. The rear valley gutter was in a better condition. There were some areas of sitting water, but this did not appear to be in a particularly poor condition. The outlet could also be seen, and this appeared to be clean and clear, although it could not be tested.

3.6 *No. 6*

There was no evidence of damp penetration within this property, and various readings were taken throughout with an electronic moisture meter.

This property also provided access to inspect the front parapet gutter. This would benefit from being cleaned and cleared but there was not evidence of any issues. The outlet appeared to go through the bottom of the gutter directly out to a hopper on the front elevation. There was no evidence of significant deterioration or damage to this gutter. There was also access to a roof terrace which provided a general overview of the mansard construction to the top of the building and this appeared to be in relatively good order, however, some of the flashings to the roof above No. 5 did appear to be poorly installed. The parapet wall to the flank could also be seen from this roof terrace and there was some opening up of the joints and beds.

3.7 *Communal Areas*

Generally, the communal areas to apartments 2, 4 and 6 were in a good condition with no evidence of damage or damp penetration.

The communal areas to Flats 1, 3 and 5 did have evidence of damp penetration to the flank wall outside the entrance to flat 5. From a window adjacent to this damp area, an inspection of the adjacent building could be carried out, and this has a sloping roof that terminates in a box gutter dressed into the subject property. This box gutter runs to an outlet which generally corresponds with the evidence of damp penetration internally.

3.8 *External Inspection*

The external areas of the property were inspected from various vantage points, particularly the rear, which was difficult to see close up.

From the front, the property appears to be in a fair condition with no evidence of any significant deterioration.

The right-hand flank elevation, when viewed from the road, is in a fair condition with some evidence of minor pointing deterioration and frost damage to brickwork and some deterioration to the high level render. There was also a hopper and down pipe that did not appear to serve any purpose to the rear of this wall. Also noted was an unusual arrangement with the drainage to the rear roof of the adjacent building, with a large extended section of gutter running to the rear corner of the subject building where a hopper is attached.

The left-hand flank elevation appears to be in a particularly poor condition with evidence of numerous areas of pointing deterioration and previous pointing repairs. There were numerous damaged bricks. However, it was noted that access to this flank elevation would be particularly difficult, and this may be the cause of the general lack of maintenance on this side.

The rear elevation was particularly hard to see due to the surrounding buildings, however, I was able to identify a few vantage points that showed the general elevation including the rear balcony on number 3. Again, this was in a poor condition with significant deterioration to the decorations of the metalwork, numerous areas of

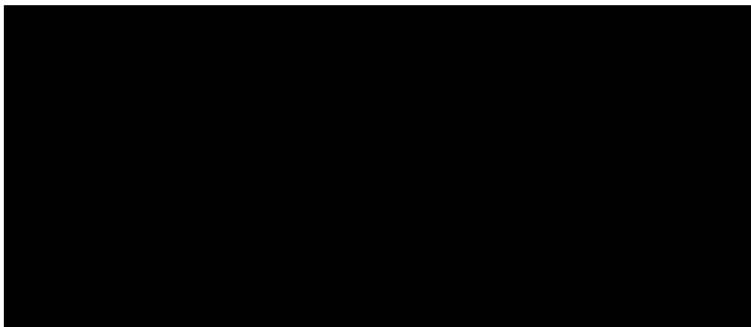
missing pointing and damaged bricks and a number of areas of badly repointed brickwork.

4.0 Recommendations

- 4.1 Given the apparent extent of water penetration and the free-flowing nature of this, linked to the fact it only occurs in heavy rain and the condition of the box gutter to the front elevation above the window of No. 3, it would be reasonable to conclude that there is an issue with this box gutter. Or the associated pipework taking the rainwater from the box gutter to the drainage. There was a discussion with one owner in relation to penetrating water getting into the joints of the detailing to the front elevation at parapet level, but, given the amount of water, it would seem unlikely that this would be the cause.
- 4.2 Given these conclusions, I would recommend that further investigations are carried out, including gaining access to this gutter either via a cherry picker or scaffold tower, to carry out flood testing and also to inspect the outlet and drainage pipework to identify the drainage route and its condition. I would recommend that, as a minimum, allowance is made for significant lead repairs to the gutter where the lead is coming away in places along with additional repairs to the drainage pipework should this be found to be defective.
- 4.3 The damp to the rear of the building is slightly more difficult to remedy. Given the pattern of the staining, it is my conclusion that this is being caused by dampness within the original solid brickwork soaking into plaster dabs used to secure the plasterboard to the wall. This can be seen by the circular patterns on the wall to the various properties. Due to the exposed nature of this brickwork, to prevent water soaking into it would be particularly difficult unless a silicone brickwork sealant is used. However, due to the listed nature of the building, this may be problematic. Internally, works can be done to separate the brickwork from the plaster, however, this would be messy and expensive and would involve removing the existing dot and dab plasterboard and relining the walls with battens fixed on damp proof course material to separate the wall from the plaster and then fixing the plasterboard to these battens. I would recommend that, prior to any course of action being agreed, the local Conservation Officer is consulted for their views on the most appropriate repair methods.

- 4.4 The damp staining within Flat 4 to the corner does appear to correspond with the hopper and section of gutter fixed to the adjoining building. I would recommend this is investigated further and, if need be, this section of gutter can be redirected elsewhere under agreement with the adjoining owner.
- 4.5 The damp penetration to the flank wall of No. 5 is slightly harder to diagnose due to the difficulty in inspecting this section of wall. However, given the deterioration of the pointing and brickwork in this area, it is likely that this is contributing significantly to the damp. There is also the deterioration to the coping stones above to be consider. I would suggest that further investigations are carried out, including gaining access to this area of wall to carry out further inspections.
- 4.6 Finally, the damp penetration to the communal entrance and stairway for Flats 1, 3 and 5 would appear to be directly related to the outlet from the valley gutter of the property to the left-hand side as viewed from the front. I would recommend that this is investigated further in conjunction with the owners of this property, and can be combined with the investigation of damp penetration of Flat 5.

I hope all the above information is clear but should you require further clarification or information on any of these issues please do not hesitate to contact me.



Date 13/12/18
 ŭ ŭ ŭ ŭ ŭ ŭ ŭ ŭ ŭ ŭ ..

Appendix A - Photograph Schedule



Figure 1: Close-up view of the stone structure.



Figure 2: Wide view of the stone structure.



[τ ⊢ ϕ ⇔ IX↑A↑IXI ⊢ ⊥] ⊢ ⊥



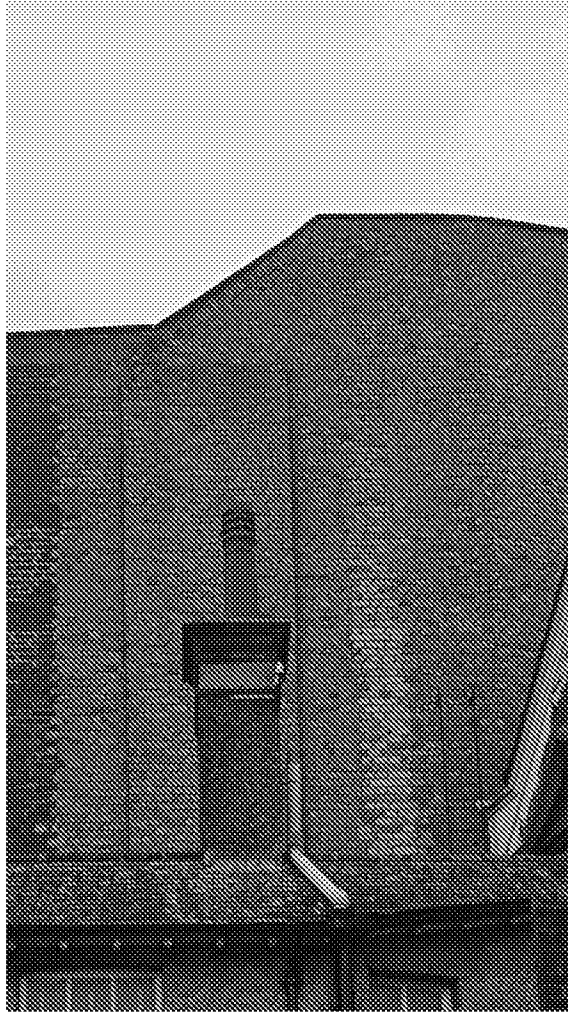
[T L p ⇔ IX ↑ A ↑ IX ↑ IX ⊗ IX ⊗ B ↓] ⓧ



CHITTINGLY



WILTSHIRE



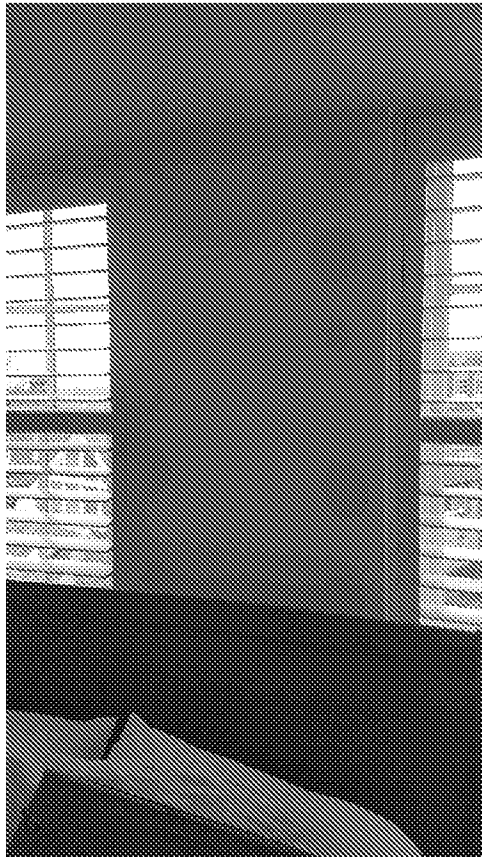
[THE ABOVE PHOTOGRAPH IS A COPY OF THE PHOTOGRAPH OF THE PHOTOGRAPH]



[THE ABOVE PHOTOGRAPH IS A COPY OF THE PHOTOGRAPH OF THE PHOTOGRAPH]



{ 12345 678910 111213 }



{ 12345 678910 111213 }



. ႁᐃ ልጊጽ ልገጸገጥ ሊገ ጥጭ ገጢጢጸገ



. ႁᐃ ልጊጽ ልገጸገጥ ሊገ ጥጭ ገጢጢጸገ



{ 10000 10000 }



h 0% 10000 10000 10000 10000 10000 10000 10000 10000 10000 10000



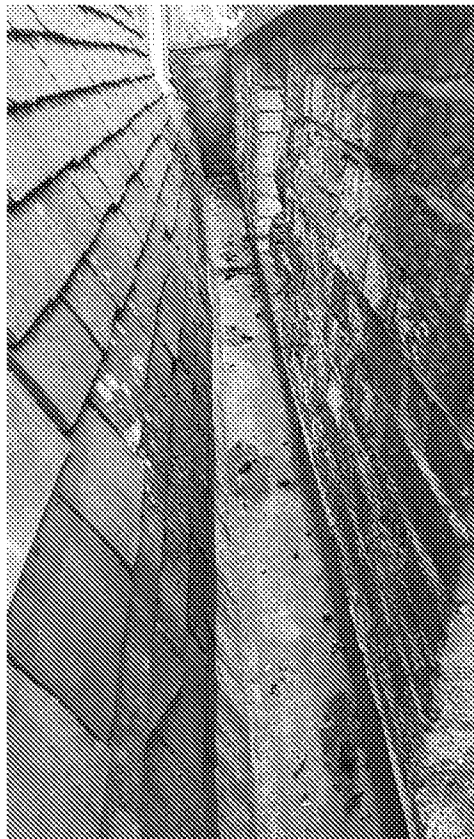
1. The ceiling is damaged and needs to be repaired.



The ceiling is damaged and needs to be repaired.



උච්ඡ්ථ උපරි උපරි උපරි



උච්ඡ්ථ උපරි උපරි



Crack in concrete wall of the building



Crack in brick wall of the building

