

## Specific Defects Survey

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### Reference

23/00002/SDS

### Client Name

Gary Booth

### Property Address

King George Playing Field, Meeting House Lane, Cleeve, North Somerset

### Inspection Date

03/06/2023

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## About the inspection and report

We have been instructed by the client to provide a specific defects survey. As agreed, the report will contain the defects identified during the visual inspection of the following items:

- The painted finish of the building including, external walls and internal linings
- The condition of the sanitary facilities, namely the urinals.

The inspection is a visual inspection only. We do not carry out tests on services, remove fixtures/fittings, neither disturb the fabric of the building.

Within the report further details regarding the defective items has been provided along with the causation and potential remedial action to consider.

We do not report on the cost of any work to put right defects.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

### **Related Party Disclosure**

This report has been carried out by Lee O'Dea who is an independent Chartered Surveyor affiliated with, The Chartered Association of Building Engineers (CABE), Royal Institute of Chartered Surveyors (RICS), Chartered Institute of Building (CIOB) and the Residential Property Surveying Association (RPSA).

I can confirm there is no conflict of interest in relation to this survey.

### **Weather conditions when the inspection took place**

Dry, clear skies and 22 degrees celsius.

### **Status of the property at the time of inspection**

The building is currently occupied but not in use at the time of my inspection.

## Description of Building

The property is a single storey building consisting of masonry construction and a dual pitched roof. The building is currently being used as changing facilities for both the football and cricket club. The building consists of two separate home and away changing rooms, a referee changing room, storage rooms, shower cubical and toilets/urinals.

**External Paintwork**

**Observation**

The building has a cementitious render finish to the blockwork construction which has been painted. The advantage of painting a rendered external wall is to seal the render, create a more aesthetic appearance and increase the water/moisture resistance of the structure.

The Paintwork on the exterior of the building is showing evidence of flaking, delamination and general deterioration. The deterioration of the external façade is caused over a long period of time without regular maintenance or remedial action to resolve any identified issues.

The defects identified in regard to the paintwork will continue to worsen and have an effect of the longevity if not addressed.

Without remedial action, there is an increased risk of water/moisture ingress into the render causing further delamination to the façade. In its current condition without action, the appearance of the building will worsen as well as the continuation of falling debris around the building due to the delamination and flaking paint.

The sub-structure has also been painted up to DPC using bituminous paint in order to help prevent rising damp into the building. The bisemous paint is not consistent and also flaking, further contributing to the increased risk of water/moisture ingress.

**Action**

The external painted finish should be addressed as early as practicably possible.

The buildings walls should be cleaned and any debris removed along with flaking and delaminating paint. Any superficial cracks or holes within the render should be repaired with 'like for like' materials. The render should then be primed prior to redecorating with external grade masonry paint.

The sub-structure should also be addressed in a similar fashion with appropriate waterproofing materials.

## Photos



## Internal Paintwork

### Observation

The internal walls are constructed using dense concrete blocks.

The internal block work appears to have had painted directly applied to the masonry surface.

Similarly to the external paintwork, the internal linings do not appear to have been maintained or refurbished in some time. This has left the walls looking tired and dirty.

There is evidence of moisture on the walls along with mould spores. This is likely to do with the rough and porous surface collecting bacteria and excess moisture remaining on the walls due to inadequate background/mechanical ventilation, cold fabric elements/surfaces and minimal maintenance. The paintwork is also thin in some areas exposing the block surface. There is also some evidence of superficial cracking within the mortar joints which could also be caused by excess moisture increasing expansion and contraction.

Poor repair works have also been carried out to the ceilings in various locations. The repairs have left a very untidy and unsightly finish with inadequate application methods.

The internal linings in their current condition present a potential health and safety risk to those who are using the building and the defects raised should be addressed as soon as practicably possible.

### **Action**

The internal linings should be repaired where appropriate including removing debris, filling superficial loose and/or cracked mortar joints and cleaning the surface. The surface should then be primed and masonry paint applied over as previously carried out. It is recommended that the masonry paint used is wipeable to maintain a hygienic and aesthetically pleasing surface.

The building would also benefit from improved mechanical ventilation to remove moisture within the atmosphere and prevent excess moisture from reoccurring in the future.



## Photos



## Sanitary conveniences

### Observation

The building has both urinals and toilets which are in use. However, the condition of the sanitary conveniences, in particular the urinals, are in a poor and unhygienic condition.

The urinals in particular are showing evidence of leaking fittings, rusted and weak fixings and limescale build up. The silicone sealant is also perishing allowing water behind the fitting further causing the growth of bacteria.

The waste drainage system used to discharge effluent water appear to be showing evidence of deterioration due to the external condition of the pipework and staining suggesting possible minor leaks. It is also likely that given the condition of the exterior, the interior of the pipework is in a similar condition, if not worse. The deterioration of waste water pipework can cause a health and safety risk to those using the building if leaks begin to appear. It is advised that further investigations into these fittings are carried out to determine the condition of the joints, seals, etc.

There is limescale build up around the outlets and likely to also be around the seals. This can cause seals to perish contributing to leaking fittings.

The fixings securing the urinals to the walls are also rusted. Therefore, their strength is likely to be compromised. The urinals were fixed in place with no signs of movement at the time of the inspection. However, the longevity of the fixings are unknown and should be replaced taking into consideration they systems age and visible condition.

**Action**

Due to the age and condition of the plumbing, fixings and urinals themselves, it would be beneficial to replace them for upgraded versions. This will help to improve the hygiene of the bathrooms and make the space safer for people to use. The waste plumbing should also be replaced alongside to ensure the system is functioning correctly throughout and preventing inconsistencies with the installations that could cause further repairs.

Photos



## Report Summary

Overall, the elements inspected are in a considerably poor condition with clear evidence of very little maintenance carried out to preserve the exterior and interior of the building and maintain/replace serviceable items such as sanitary plumbing fittings. Having said that, the team who manage the building have clearly worked hard to maintain the building in its current condition keeping it tidy and as clean as possible with the limited facilities and finances available to them. In order to resolve the defects raised within this report, additional finances/resources will be required.

Ultimately, the condition of the exterior interior and sanitary conveniences are unsightly, compromising the useability, reducing the longevity and posing a health and safety risk to those who are using the building, particularly due to the unhygienic sanitary conveniences. It is advised that the building undergoes urgent repairs/maintenance to improve the condition of the elements inspected in order to ensure the building is safe and usable.

Annual inspections should be carried out to monitor the buildings condition with repairs scheduled if required. This will help to preventing further defects from occurring and maintain those elements that have been addressed.

Failing to address the defects will further increase the risk of leaking effluent water from sanitary convenience, water ingress within the building and an unhygienic premises which will continue to get worse without resolution.