



PWASS - REPORT

#REP07012023-13901

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Holed Stone Barn
Hollies Road
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Sunday, 08 January 2023

PWASS – REPORT OF PROPERTY CONDITION PRE WORKS-ASSESSMENT

Firstly, thank you for allowing us to view the property as detailed above. We conducted our survey on 06/01/2023 at 3pm and have highlighted the following issues regarding the property. Following this report, we would like to know your approach as to rectifying the issues raised below. This will give us an idea of how far into this project you want to get, and we can price accordingly.

1.1 – Roof Structure and Tiles

FINDINGS

Noticeable from the outside of the property there is a considerable drop/dip in the centre of the roof that faces North East. Upon inspection in the loft area, it is evident that the purlins that brace the rafters have failed at the half lap joint. This has caused the roof to drop/dip in this area. This is also the same for the opposite side of the roof. Possible relation to section 2.1.

Evidence



Rafter
Purling



Rafter
Purling

PROPOSAL

A Structural engineer would give the best solution to follow as they can calculate the loads on the roof upon inspection. We have dealt with this before, but each property is different and we can not at this stage recommend a solution without the approval of a qualified structural engineer.



1.2 – Roof Space (Attic)

FINDINGS

- A) The roof space above the bungalow has inadequate insulation between ceiling joists.
- B) The roof space has leftover belongings from previous tenant.

EVIDENCE

NO PHOTOS TO ATTACH.

PROPOSAL

- A) A minimum of 270mm should be installed increasing the thermal value of the property, especially if let. Not only will this reduce carbon emissions but also reduce the energy bill.
- B) Remove belongings and dispose of accordingly. A skip will remove the majority of these belongings, failing that we do hold a waste carriers licence. Whatever works out cheapest we will adhere to.

2.1 – Possible subsidence of property

FINDINGS

Noticeable cracks have appeared in various locations throughout the property on the internal skin (as shown through the plasters). The external skin has also shown signs of subsidence in two corners of the property that we can see.

EVIDENCE



PROPOSAL

Again, this would require a structural engineers report to ascertain the best course of action. As stated before, we have dealt with properties with structural issues in the past and each property is different when taking into consideration soil types, footing depth etc. We can ascertain this information at the request of a structural engineer to aid their conclusion if required. This will have to be booked if this is the case.

3.1 – Damp in property around chimney breast

FINDINGS

In the lounge area there are considerable signs of damp that have appeared leading down to the sockets on the chimney breast. The chimney breast itself looks as if it has shifted slightly (again, possible relation to section 2.1). Without means of safe access to the roof (IE Tower) to undertake an inspection, we can only assume the lead has failed either due to movement or damage around the chimney. There is also the possibility of broken tiles and/or mortar failure between the tiles and under-cloak.

EVIDENCE



PROPOSAL

It would be best to ascertain if this is covered under the building insurance, especially if related to section 2.1 covered above. There would need to be further investigation to identify the main cause of the water ingress and a plan can be put into action once details have been agreed.

4.1 – Bathroom

FINDINGS

The bathroom has endured some wear and tear over the years it has been installed. Broken tiles to the flooring area, grout missing in places that are tiled on the walls, mould in various locations and windows that no longer operate are but a few of the issues highlighted within the bathroom area.

EVIDENCE



PROPOSAL

It would be advised to completely upgrade the bathroom given the state it is currently in. This would prevent future damp issues on walls and floors where tiles have failed. The yellowing of the plastic on the bath also suggests it has been cleaned with bleach and/or exposed to prolonged sunlight causing the panel to become brittle. Again, in conclusion it would be advised to go down the route of a complete bathroom upgrade. This includes the W/C next to the bathroom.

5.1 – Kitchen

FINDINGS

Much like the bathroom, the kitchen has suffered the same fate over the years since installation. Mould along the ceiling that follow crack lines throughout, damaged units and other aspects of the kitchen state that it needs replacing.

EVIDENCE



PROPOSAL

Install new kitchen to clients specification to update and modernise the area.

6.1 – Plastering throughout property

FINDINGS

Various locations throughout the property have tears to textured wallpaper on the walls, and deep gouges into the plaster works below. The ceilings possibly affected by section 2.1 show signs of movement when following the cracks that have appeared throughout. Multiple stains and damp throughout.

EVIDENCE

Various locations as depicted in photos attached to this document throughout.

PROPOSAL

Reboard or overboard if ACMs are present in locations that require most attention. Replaster the entirety of the property to give consistent high quality finish throughout.

7.1 – Painting and Decorating

FINDINGS

For reasons found in section 6.1 – Findings.

EVIDENCE

N/A.

PROPOSAL

Redecorate newly plastered property giving sprayed finish at high quality.

8.1 – Main external doors and windows

FINDINGS

Multiple windows around the property have damage to their friction hinges causing the windows to not run as designed. The lack of trickle vents throughout also have not helped with the airflow within the property adding to the damp issue as the air inside (especially during the winter months and the properties location) can be very moist. The main door to the front of the property (sea facing) leads out to a conservatory area. The crack above the door indicates movement that may have twisted the frame to impair the hinge operation of the door. This, as result, has made the door difficult to open and shut.

EVIDENCE



PROPOSAL

To ascertain if this is covered withing the buildings insurance. Possible relation to section 2.1.

9.1 – Internal doors

FINDINGS

Damage to the frames, doors and ironmongery (if not all) within the property.

EVIDENCE



PROPOSAL

To replace all internal doors dependant on the properties intended use (IE FD30 or FD60 doors for regulatory purposes where required).

10.1 – Front Garden

FINDINGS

Overall, in good condition just slightly overgrown.

EVIDENCE

No photos have been taken.

PROPOSAL

Tidy front garden area by cutting back overgrown areas. Also cut grass and possibly pressure wash areas to the pathways and building.

11.1 – Rear Garden

FINDINGS

Overall, in good condition just slightly overgrown. Table and other items in rear of garden to possibly be salvaged and stained if required to give a complete overhaul feeling to the entire property.

EVIDENCE

No photos have been taken.

PROPOSAL

Tidy rear garden area by cutting back overgrown areas. Also cut grass and possibly pressure wash areas to the pathways and building. Sand and stain wooden furniture if in good condition followed by stain.

12.1 – Mould in various locations

FINDINGS

Mould in various locations throughout the property.

EVIDENCE

In various locations throughout the property. See additional photos at the end of this document and photos taken throughout above.

PROPOSAL

Mould treatment to areas that have not been resolved by steps above.

13.1 – Flooring and skirting

FINDINGS

The flooring throughout the property has been damaged in various locations. This is mainly wear and tear but evidence of water damage to some areas.

EVIDENCE

In various locations throughout the property. See additional photos at the end of this document and photos taken throughout above.

PROPOSAL

Remove and replace flooring and skirting throughout to give professional finish.

Additional supporting photos



Thank you for your time in reading this report. If you have any questions related to any of the areas covered/not covered in this document, please get in touch with one of our team using the contact details on the first page of this report. We will do our best to guide you in the right direction and in answering any questions you may have.

Kind regards,

Mr. Craig Norris



Director

Mr. Karl Rayner

Director

Company number 14498381

END OF REPORT