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And  
XXX

Report of: David Deacon  
Area of Expertise: Housing Disrepair  
Property: XXXX

### APPENDIX 3 – SCHEDULE OF DEFECTS

Report Item	Tenant's Claim of Disrepair	Comments	Repairs Required	Est Cost (£)	Breach	Comments of Trial Judge
3.3.1	Bathroom 1 <sup>st</sup> floor  3.3.1.1 No insulation to floor, no fireproofing, driveway underneath used daily by others	It appears that the ceiling of the drive through archway may have been removed at some stage and attempt has been made to reinstate this using MDF boards of some kind. In my opinion the boards are not external grade or protected by a finishing treatment, as evidenced by water staining around the pipes which have been cut through these boards. Based upon the ability to see through from the bathroom to the drive beneath my opinion is that there is no insulation between the rafters supporting the bathroom floor and it is highly likely that there a fire barrier is also absent.  Photograph 64-66, 68	The MDF should be removed and non-combustible insulation inserted in between the joists of the bathroom floor from below. A fire proof plaster board should then be affixed to the outside in place of the MDF and chicken fire stabled to it applying a render of 4:1 sand and cement. Once dry it can be painted with a suitable external paint.  The smaller diameter pipework should be boxed in using external MDF and appropriate MDF protected with an appropriate insulating material.	£750.00		

3.3.1.2 Shower needs new sealant	The sealant around the shower is in poor condition and should be replaced with new to ensure a leak proof finish.	Cut out the existing silicon using a thin blade and fine grade sand paper. New white silicon to be applied around the tray.	£50.00		
3.3.1.3 False wall behind sink is not attached to anything, swings freely and is dangerous	The false wall behind the sink is detached from the brick wall behind it and should be re-secured.	It appears that a silicon sealant should be sufficient to secure the wall if applied fully to all edges.	£50.00		
3.3.1.4 Various holes in the floor	The bathroom floor is in poor condition with numerous holes/tears/missing pieces. The floor should be removed and replaced with new as it cannot be repaired.	The existing vinyl tiles should be carefully taken up using a wall paper blade and the floor beneath smooth is required. A new vinyl floor covering should be installed using a suitable standard.	£200.00		
3.3.1.5 Sink tap needs replacing	I did not find a fault with the tap.	N/A	N/A		
3.3.1.6 Ill-fitting door	The door is in poor condition but will not be capable of satisfactory repair.	A qualified carpenter should remove the existing door and frame then make good and replace with new including suitable door and frame furniture and painting. I recommend the use of a 30minute fire door.	£325.00		
3.3.1.7 Floor when viewed from outside has watermarks and mould	Addressed in 3.3.1.1	N/A	N/A		

3.3.2	<p>Bedroom 2 – 1st floor front painted pink</p> <p>3.3.2.1 Door needs adjusting to close correctly</p> <p>3.3.2.2 Door needs a latch as there is nothing present to hold the door shut</p> <p>3.3.2.3 Window casement blown needs replacing</p> <p>3.3.2.4 No insulation under floor</p> <p>3.3.2.5 Laminate flooring has no edging</p>	<p>In my opinion the door and frame are beyond satisfactory economic repair as they are missing a catch and other parts. The doors are well aged and it is likely to be quicker and cheaper to replace than attempt to repair.</p> <p>Photograph 34-35</p> <p>Included within the above</p> <p>The casement appears to have been repaired prior to my inspection.</p> <p>I am unable to comment without a more intrusive survey.</p> <p>The laminate flooring is missing a beading to the edges which has been left exposed and this should be added in order to complete the fitting.</p> <p>Photograph 36-39</p>	<p>A qualified carpenter should remove the existing door and frame then make good and replace with new including suitable door and frame furniture and painting. I recommend the use of a 30minute fire door.</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>A contractor to be appointed to cut and fit a beading which matches the flooring against all four walls.</p>	<p>£325.00</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>£50.00</p>		

3.3.3	<p>Master bedroom – 1<sup>st</sup> floor</p> <p>3.3.3.1 2nd and 3rd window from left casement doesn't seal against the frame</p> <p>3.3.3.2 Light switch is buzzing. This has a metal case. There is a risk of electrocution.</p> <p>3.3.3.3 Walk in wardrobe light is faulty, constantly blowing bulbs potentially needs new fitting</p> <p>3.3.3.4 Door needs rehangng and sides adjusting</p>	<p>I did not witness a draft from the windows, however, the casement catches against the frame when attempting to close and adjustment should be undertaken.</p> <p>The lights are inoperative and therefore I was unable to inspect this.</p> <p>Photograph 42</p> <p>The lights are inoperative and therefore I was unable to inspect this.</p> <p>In my opinion the door and frame are beyond satisfactory economic repair as they are missing a catch and other parts. The doors are well aged and it is likely to be quicker and cheaper to replace than attempt to repair.</p> <p>Photograph 43-44</p>	<p>Window contractor to adjust each casement to ensure a correct operation.</p> <p>Electrician to be called and diagnose the fault which is prohibiting the lights from working.</p> <p>Included above</p> <p>A qualified carpenter should remove the existing door and frame then make good and replace with new including suitable door and frame furniture and painting. I recommend the use of a 30minute fire door.</p>	<p>£100.00</p> <p>£75.00</p> <p>N/A</p> <p>£325.00</p>		
3.3.4	<p>1<sup>st</sup> Floor hall</p> <p>3.3.4.1 Floor is very uneven, floorboards move, holes present and there are floorboards</p>	<p>There are several lose or sunken floorboards to the floor way which should be either repaired by re-fixing the board to the joists beneath or alternative replaced if the wood has degraded to an unusable extent.</p>	<p>A contractor to be instructed to remove the carpet and remove the lose and sunken board.</p>	<p>£350.00</p>		

	missing	Photograph 49-51	Those which can be re-fixed should be re-used and those which cannot, be replaced and so I have included an allowance for materials and labour however this will be subject to confirmation once the carpet is removed.			
3.3.5	Bedroom 3 – First floor rear painted blue  3.3.5.1 Blown window  3.3.5.2 Cupboard is missing skirting and a large hole is present through the floors and brickwork is showing  3.3.5.3 Door is very ill fitting	The window may have been repaired prior to my inspection, however further adjustment of the casement is required to ensure correct operation.  Photograph 56  The cause of the hole is unknown; however repair should be carried out to patch repair the skirting and hole to a level floor.  Photograph 55  In my opinion the door and frame are beyond satisfactory economic repair as they are missing a catch and other parts. The doors are well aged and it is likely to be quicker and cheaper to replace than attempt to repair.  Photograph 57	The casement is catching against the frame during closure and requires adjustment by a window specialist.  Contractor to use timber to patch repair the skirting and flooring while repairing the 1 <sup>st</sup> floor landing floor.  A qualified carpenter should remove the existing door and frame then make good and replace with new including suitable door and frame furniture and painting. I recommend the use of a 30minute fire door.	£30.00  £50.00  £325.00		
3.3.6	Ground floor hall  3.3.6.1 Staircase needs major work as holes	There are several loose or sunken steps which should be either repaired by re-fixing the timber to the stair frame or	The floor coverings should be removed and a	£250.00		

	<p>present and many steps are loose</p> <p>3.3.6.2 Door doesn't close and is not a fire door</p> <p>3.3.6.3 Water leak at main front door</p> <p>3.3.6.4 Wall at the top of the stairs is damp</p>	<p>alternatively be replaced with new. It may be necessary to allow for reinforcement in some areas.</p> <p>The wall around the front door frame is cracking and has loose plaster which is causing very difficult operation of the door.</p> <p>It appears there may be a leak of water from the mains incoming supply which runs beneath the front parking area of the property and this is leading to symptoms of damp within the property. In order to fully diagnose and address it is in my opinion necessary to use fibre optic cameras to check for faults.</p> <p>Photograph 75</p> <p>It appears that water is penetrating behind the external render and saturating the brickwork behind which is leading to the internal dampness witnessed.</p> <p>Photograph 2-3</p>	<p>carpenter instructed to undertake repairs. The full extent will not be known until the carpet is removed and so the amount shown here includes an allowance for materials and labour which will be subject to a formal quotation.</p> <p>It may be necessary to remove the door and frame then hack off the blown plaster from the wall prior to reapplying a new plaster finish and painting to match the existing decoration and re-fitting the front door and frame.</p> <p>Thames Water should be called to check the supply pipes using specialist equipment.</p> <p>Careful inspection of the external render is required and any cracks found raked and filled prior to repainting being carried out. The render does not appear to be in a concerning condition and therefore, subject to</p>	<p>£350.00</p> <p>£0</p> <p>£500.00</p>		
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	3.3.6.5 Cracks in wall next to front door which move when door is in use	Included within 3.3.6.2	closer inspection patch repairs should be carried out. Internally the plaster beneath the window should be tested for bonding to the wall once dry and if satisfactory the wall will need to be sanded and painted using suitable under and top coats.  N/A			
3.3.7	Dining Room – nb this is now in use as the sitting room  3.3.7.1 Blown window  3.3.7.2 Floor in the corner of the room is not stable  3.3.7.3 Damp on wall next to kitchen	The window may have been repaired prior to my arrival.  In my opinion sections of the floor are subsiding and in order to assess it will be necessary to use a small trial hole and fibre optic camera to check for subfloor water which may be causing rot. The level of repairs or reinforcement of the floor required will be determined by this survey.  The internal face of the structural wall is damp and the height from the floor of the readings taken does not lead me to think there is rising damp in this room but that the external render is in poor condition and requires patch repairs.  Photograph 8-11	N/A  Specialist contractor to be called to undertake a floor void inspection using a fibre optic camera and make good the area of entry once this is completed.  Careful inspection of the external render is required and any cracks found raked and filled prior to –repainting being carried out. The render does not appear to be in a concerning condition and therefore, subject to closer inspection patch repairs should be carried	N/A  £200.00  £400.00		

			out. Internally the plaster beneath the window should be tested for bonding to the wall once dry and areas of damaged decoration sanded and repainted with a new top coat.			
3.3.8	Kitchen					
	3.3.8.1 Rear door doesn't shut properly	The rear door catches against the frame during closure and out to be capable of adjustment. Photograph 71	Window specialist called to make adjustment to the door operation.	£50.00		
	3.3.8.2 Boiler service was due 20/10/2016	I understand that the boiler has been checked since this time.	N/A	N/A		
	3.3.8.3 Hole in wall needs blocking and insulating	Beneath the counter a hole in the structural has been cut and covered internally with a piece of timber. The hole should be made good externally and the internal wall patch repaired.  Photograph 16,81	A specialist contractor will be required to use pieces of brickwork to fill the external hole and fix with mortar. Internally a small section of plasterboard should be fit and skimmed then repainted to match the remainder of the decoration.	£250.00		
	3.3.8.4 Damp is a major issue which needs investigating	On the internal face of the structural wall facing on to the side walkway there is damp penetrating and the cause in my opinion is damaged or missing external pointing in part and additionally, given the severe damp and mould beneath the counter there may be damp rising in to the property from a drain fault.  Photograph 13-15, 82-84	The pointing on the external wall should be repaired using a rake and fill method across the full length of the wall to the top of the ground floor height.  The damp beneath the counters is more problematic due to the	£500.00  £200.00		

			location however, once the external pointing is repaired a drain survey should also be instructed using a fibre optic camera to check for damage. If none is found and the damp persists then it will be necessary to utilities a chemical damp proof course inserted at low level and this will be priced separately.			
3.3.9	<p>Sitting Room – nb this is now in use as the dining room</p> <p>3.3.9.1 Light switch needs rewiring and replacing</p> <p>3.3.9.2 Sash window doesn't seal to frame</p> <p>3.3.9.3 Floor needs repairing</p> <p>3.3.9.4 Damp to wall beneath window</p>	<p>I recommend that this be checked by a qualified electrician.</p> <p>The sash window appears to be require adjustment as the fit is not satisfactorily tight.</p> <p>In my opinion sections of the floor are subsiding and in order to assess it will be necessary to use a small trial hole and fibre optic camera to check for subfloor water which may be causing rot as the damage may be linked to other symptoms of damp and water escape which were witnessed around the front of the property. The level of repairs or reinforcement of the floor required will be determined by this survey.</p> <p>The walls in the bay and adjacent are suffering from significant damp which may be caused by the external render being in poor condition and / or water rising through the structure if there is a leak from the incoming</p>	<p>Electrician to be instructed to diagnose and report on faults.</p> <p>Window specialist to attend and check the adjustment of the windows.</p> <p>Specialist contractor to be called to undertake a floor void inspection using a fibre optic camera and make good the area of entry once this is completed.</p> <p>As a first step of repair, pending on the outcome of the Thames Water survey.</p>	<p>£50.00</p> <p>£50.00</p> <p>£200.00</p>		

		<p>supply.</p> <p>Photograph 4-7, 79-80</p>	<p>1) The external render is in poor condition generally and damaged areas adjacent to and outside the bay window should be hacked and sanded off and repaired to a smooth finish then redecorated to match the existing decoration as a means to weather proofing the property.</p> <p>2) The internal wall faces should be cleaned off using specialist mould removal equipment and any damaged decoration made good. The walls should be also be treated with a damp sealant. The plaster does not appear to be blown at this time but is very wet so ought to dry out.</p> <p>Further to these works monitoring of internal damp levels should ensue.</p>	<p>£400.00</p> <p>£250.00</p>		
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3.3.10	Garage					
	3.3.10.1 Brickwork around the window needs replacing	A specialist brickwork contractor should be called to carry out the repairs. Photograph 61	The areas in which repair has been attempted previously should be hacked out and correct repair using brick (or pieces of) and mortar should be undertaken.	£250.00		
	3.3.10.2 Door and window need replacing	A new uPVC door and window should be fit. Photograph 60-61	Window contractor to supply and fit a replacement door and window.	£300.00		
	3.3.10.3 Roof needs replacing	The roof tarpaulin should be removed and the roof repaired to a weather tight finish. Photograph 60-61	It is likely some work is required to complete roof rafters capable of supporting external MDF which will then be covered by felt.	£500.00		
			<b>TOTAL</b>	<b><u>£7,655.00</u></b>		
			<b>VAT @ 20%</b>	<b><u>£1,531.00</u></b>		
			<b>TOTAL COST</b>	<b><u>£9,186.00</u></b>		

ADDITIONAL ITEMS LISTED BELOW (Not listed in the Letter of Claim)						
5.15.1	Outside the property	There is a build-up of vegetation around the external pipework and drains, I recommend that this be removed during other works at the property.  Photograph 62-63	A contractor should be called to remove all vegetation from around the drains and put the ground back in good order.	£100.00		
5.15.2	Outside the property - front	The front paved parking area is sinking and once the cause has been established by the surveys discussed within this report, the front area will need to be reinstated to a good level of repair.  Photograph 76	In order to repair the sunken areas and including approximately 50cm in each direction of the deepest point of depression, it will be necessary to dig down to the shallowest firm level and rebuild up using appropriate shingle/sand and cement. Once this has been achieved the area can be finished with cement or paving fit for purpose.	£750.00		
5.15.3	Bathroom	The bath panel is detached and should be re-sealed to the frame using a silicon sealant.  Photograph 23	The bath panel should be secured in place using a silicon sealant.	£10.00		
5.15.3	Bathroom	The radiator is also corroded and should be replaced.  Photograph 32	A plumber should be called to drain down the radiator and replace on a like for like basis prior to refilling and adding an inhibitor.	£200.00		
5.15.4	First floor hallway/landing	The carpet on the first floor landing is in poor condition and has pulled out of several door bars.	The existing carpet should be removed and replaced with a suitable underlay and carpet which is properly	£250.00		

		Photograph 49-51	secured by the door bars.			
5.15.5	First floor hallway/landing	There is cracking to the walls around a lintel outside the bathroom which are slight but noticeable, these should be repaired and monitored for reoccurrence.  Photograph 52-54	The cracks should be raked and filled then decorated to match the existing walls and monitored for re-occurrence of these cracks.	£150.00		
5.15.6	Bedroom doors	The bedroom doors are all missing any kind of smoke protection and I therefore recommend that intumescent strips are also fit when the doors are replaced.	When replacing the doors the contractor should allow for the inclusion of a smoke seal upon each door.	£250.00		
5.15.7	Bedroom two	During my inspection of bedroom two I also witnessed elevated damp metre in a specific area of the wall in my opinion is most likely caused by water ingress from the outside as a result of a breakdown in the external render which is allowing water to enter through cracks and become trapper against the brickwork. Over time this has resulted in the water penetrating through the brickwork and elevating the internal level of damp.  Photograph 40	Careful inspection of the external render is required and any cracks found raked and filled prior to –repainting being carried out. The render does not appear to be in a concerning condition and therefore, subject to closer inspection patch repairs should be carried out. Internally the plaster beneath the window should be tested for bonding to the wall once dry.	£250.00		
5.15.8	Master bedroom	I noted an elevated damp meter reading of 20% on the internal face of the front structural wall together with areas of detached plaster. The cause of the detached plaster and damp in my opinion is damaged render on the external face of the wall which is allowing rain water to be driven in to the brickwork and damp to result internally.  Photograph 46-48	Careful inspection of the external render is required and any cracks found raked and filled prior to –repainting being carried out. The render does not appear to be in a concerning condition and	£500.00		

		<p>In addition, there is evidence of water having penetrated and damaged the ceiling adjacent to the window further to the right. In my opinion this has been caused by water penetrating the fascia board or flooding from the guttering and these should be checked for damage by a qualified contractor.</p>	<p>therefore, subject to closer inspection patch repairs should be carried out. Internally the plaster which has de-bonded will need to be cut out and patch repairs undertaken prior to the walls being redecorated using under and top coats of paint.</p> <p>A guttering and roofing contractor should be called to undertake an external inspection and diagnosis and internally the wall should be sanded and repainted in conjunction with the other works,</p>	N/A		
5.15.9	Bedroom 3	<p>I noted an elevated damp metre reading of 20% on the inside face of the rear structural wall which in my opinion indicates water may be entering through cracks in the external render and becoming trapped which is leading to internal damp.</p> <p>Photograph 59</p>	<p>Careful inspection of the external render is required and any cracks found raked and filled prior to –repainting being carried out. The render does not appear to be in a concerning condition and therefore, subject to closer inspection patch repairs should be carried out. Internally the plaster should be checked for bonding once dried.</p>	£250.00		

			<b>TOTAL</b>	<b><u>£2,710.00</u></b>		
			<b>TOTAL of all items</b>	<b><u>£10,365.00</u></b>		
			<b>VAT @ 20%</b>	<b><u>£2,073.00</u></b>		
			<b>TOTAL COST</b>	<b><u>£12,348.00</u></b>		

**MY OBLIGATIONS – DAVID DEACON BA (Hons) MRICS**

1. I understand my primary duty in written reports and giving evidence is to the Court, rather than the party who instructed me.
2. I have endeavoured in my Report and in my opinions to be accurate and have covered all relevant issues concerning the matters stated which I have been asked to address.
3. I have endeavoured to include in my Report those matters, which I have knowledge of, or of which I have been made aware, that might adversely affect the validity of my opinion.
4. I have not without forming an independent view included or excluded anything which has been suggested to me by others (in particular the instructing party).
5. I will notify those instructing me immediately to confirm in writing, if for any reason my existing Report requires any correction or qualification.
6. I understand that:
  - a. My Report, subject to any corrections before swearing as to its correctness will form the evidence to be given under oath or affirmation.
  - b. I may be cross-examined on my Report.
  - c. I am likely to be the subject of public adverse criticism by the Judge if the Court concludes that I have not taken reasonable care in trying to meet the standards set out above.
7. I confirm that I have not entered into any agreement where the amount or payment of my fees is any way dependent on the outcome of the case.
8. I confirm that I have made clear which facts and matters referred to in this Report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.



Signature:

Date: 20<sup>th</sup> February 2020

**DAVID DEACON BA (Hons) MRICS**