

Survey for Edinburgh Council - Preservation

PROPERTY ADDRESS

10 Rutherford Drive, Edinburgh,
EH16 6AX

Survey Report

Thank you for your enquiry, in accordance with your written instructions: we have carried out an inspection at the above property following reports of dampness, we hope we have interpreted your instructions correctly but if for any reason this isn't the case please contact us immediately for clarification, our findings and recommendations are set out below, the terms left, right, front and rear elevations are used as if standing outside the building and facing the front of the property.

Our inspections will be restricted to locations which are accessible and available at time of survey and information supplied is based on visual evidence and any information supplied by City of Edinburgh Council, the surveyor cannot inspect parts of the property that are covered, unexposed or inaccessible at the time of the inspection and as such we cannot give assurance that any such areas are free from infestation, fungal decay, or damp related issues.

A range of equipment will be used to carry out the survey, such as electronic damp meter, electronic hygrometer, infra-red thermometer, and thermal imaging cameras, unless advised all surveys carried out by First call Trade Services are a non-destructive nature unless specifically stated otherwise, if it is required a more detailed inspection involving invasive/ destructive testing will be advised to client Any defects as noted within 'External Observations' will need to be rectified by the client under a separate contract.

This survey report is for the sole and confidential use of the client and no liability will be accepted in relation to third parties, any such person relying on the survey report does so entirely at their own risk.

Survey Details

Firstcall Reference: JOB-24133

Customer Reference: 0342933401

Property Details

Property Address: 10 Rutherford Drive, Edinburgh, EH16 6AX

Property Type: Lower Villa

Occupied Status: Occupied

Client Details

Client Name: Edinburgh Council - Preservation

Client Address: Compliance Section Edinburgh Building Services Waverley Court, 4 East Market Street, EH8 8BG, Edinburgh

Dates

Date Requested: 18/08/2022

Date Attended: 22/08/2022

Date Survey Created: 24/08/2022

Restrictions

Our inspection of the property was generally restricted due to fixed floor coverings and volume of furniture and items within

Weather

Dry

Observations

Internal Observations

Reports from tenant of water leaks from property above into Bathroom and Kitchen

On entry was shown to front facing Bathroom, visible water staining to ceiling and high level walls, peeling paper, due to readings this is an active leak as ceiling and high level walls are saturated

Rear facing Kitchen too has water staining and peeling paper to ceiling following a historic leak tenant advised, was also advised pulley was taken down and fittings were left in ceiling

Recommend CECs one operatives carry out necessary repairs above prior to any internal works being undertaken

External Observations

Nothing to report

Additional Information

With use of a moisture meter readings were taken to ceilings and walls and sourced elevated readings with bathroom only

It was also noted that there is no environment within Kitchen would recommend installing a glazed extractor due to layout

Recommended Works/Treatments

- Blue grit and plaster B+K ceilings
- Full decoration to B+K
- Minor electrics for access
- Removal of pulley fittings (grinder)

Room Dimensions

Room Name: **Bathroom**

| | | | | |
|---------|--------|---------|-------------|------------|
| Length: | Width: | Height: | Floor Area: | Wall Area: |
| 2.00m | 2.10m | 2.40m | 4.20M2 | 10.08M2 |

Room Name: **Kitchen**

| | | | | |
|---------|--------|---------|-------------|------------|
| Length: | Width: | Height: | Floor Area: | Wall Area: |
| 3.30m | 2.30m | 2.40m | 7.59M2 | 18.22M2 |

Schedule of Works

| Code | Price | Description | Quantity | Total |
|--------|-------|--|----------|-------|
| PRIC15 | | PRIC15 - Blue grit and plaster ceiling | 2 | |
| 08028D | | Full Strip/Line/Paint Throughout Bathroom | 1 | |
| 08027D | | Full Strip/Line/Paint Throughout Kitchen | 2 | |
| 158793 | | Minor repair to lighting accessories or to switch socket / plug top; reset circuit breaker; inspect and test system | 2 | |
| PRIC15 | | PRIC15 - Lay adequate sheeted protection to all worked on and accessed areas inc Clearance of debris and clean on completion | 1 | |
| PRIC15 | | PRIC15 - Grind down old pulley fittings | 1 | |
| Total | | | | |

Images



Bathroom



Bathroom



Bathroom



Bathroom



Bathroom



Kitchen



Kitchen

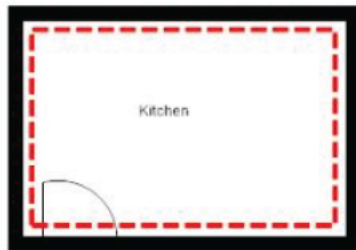


Kitchen



Kitchen

Floorplans



Dashes in **RED** indicate where plaster works are required to full ceilings

Floorplan

Client responsibility

The client is to arrange for the following work (which is not included for in our quotation):
Removal of all fixtures and fittings from the treatment area(s) prior to our commencement of works on site.

- **Removal of all floor coverings** including underlays from the treatment area(s) prior to our commencement of works on site.
- Any required decoration including re-tiling of walls and floors. Employment of reputable roofing contractors to **inspect, report and repair with the roof coverings, gutters, and downpipes.**
- **Cleaning work area(s) and areas leading up to the work area(s).** Our operatives will take necessary steps to minimise dust invasion out with the area(s) of work(s), supply water, power, and light.
- To **comply with Health and Safety regulations** regarding the use of chemicals it is essential that the areas of treatment remain vacant and well ventilated during and for a minimum of 1 hour after treatment(s).

This report is for the addressee only: and we can accept no responsibility for our survey or this report towards any other person or persons, on no account must it be duplicated or copied in whole or part without the authority of a company director of Firstcall Trade Service's Ltd unless specifically stated otherwise, if it is required a more detailed inspection involving invasive/ destructive testing will be advised to client. Any defects as noted within 'External Observations' will need to be rectified by the client under a separate contract This survey report is for the sole and confidential use of the client and no liability will be accepted in relation to third parties, any such person relying on the survey report does so entirely at their own risk.

Your surveyor

Terms and conditions

I understand the observations and recommendations contained in this report and confirm that they correspond with my instructions to request an estimate for remedial work required in relation to the property, which only applies in relation to the areas of the property where remediation work has been identified as being required in the report. I accept that the proposed remediation work does not include carpeting, the moving of furniture, removal of fixtures and fittings, painting, electrical or plumbing work unless this has been specifically provided for in the quotation. I confirm that neither a full exploratory examination nor disruptive exposure has been carried out.

*Our quotation is subject to it being accepted in writing within a period of 28 days, it also sets out the contractual terms upon which our surveyor will advise the client by means of a written report as to his/her opinion of the visible condition and state of repair of the property with regards to damp related structural timber defects, and recommended treatment(s) and associated works which are based on the assumption works are undertaken by Firstcall Trade Services Ltd and from acceptance works would proceed within three months