

Job No. E6351/04

Client: The City of Edinburgh Council

Water of Leith Flood Prevention Scheme

**Condition Survey
5/5 Ettrickdale Place**

Inspection Date:	External & Common Stair	24th November 2010
	Internal	30th August 2010

UPRN: 4394



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Date: October 2010

Description of Property

The property was constructed circa. 1980 and occupies the second floor level of a three storey traditionally constructed building with external masonry walls supporting the timber floors and roof structure. The roof is a mansard style with rooms in the roof and spans front to back.

The property is accessed via a path through the communal gardens at ground floor level

Property room descriptions are given with reference to compass points. A BRE crack classification table is included at the end of the report.

This report is based on a visual, non-disruptive, walk round inspection, and viewed from Ground Level only. Internally the inspection was carried out from floor level with no access to roof areas or solum areas unless specifically noted.

No advice is given or implied regarding the presence or otherwise of any asbestos in any shape or form within the property. Should any areas be suspected, the Client is advised to follow Health and Safety Executive guidelines.

No detailed inspection of any woodwork or other parts of the structure which are unexposed or inaccessible has been carried out and we are therefore unable to report that any such part of the property is free from defect.

The presence or other wise of timber decay or infestation is considered to rest solely within the remit of a specialist survey and not within this report.

Common Areas

The flat under consideration is on the second floor. The roof, north, south east and west elevations are common with the other flats in 5 Ettrickdale Place.

Orientation

For the purposes of the schedule the front elevation is assumed to face north

Date of Inspection

The exterior and common stair of this property was inspected by Will Rudd Davidson Limited 24th November 2010.

The Internal Condition Survey of 5/5 Ettrickdale Place was carried out on 30th August 2010.

External Observations

LOCATION	DESCRIPTION	CONDITION	Photo graph
North Elevation – (front)			
Roof	Tiles	Average condition No signs of cracking/damage	114-116
Walls	Pebbledash brick/facing brickwork	Fair condition. No signs of cracking	117-124
East Elevation (gable)			
Wall			125-126
South Elevation (rear)			
Roof			127-128
Wall			129-137
West Elevation (gable)			
Wall			138-139

Common Stair

LOCATION	DESCRIPTION	CONDITION	Photo graph
Front Door	Timber	Appears square Opens/closes freely	204
2nd Floor			
Ceiling	Paint on plaster with hatch	Fair condition	205
Wall	Paint on solid/stud panel	Fair condition	206
		Hairline crack to RHS of cupboard door to south	207
		Minor cracking to RHS of door to west	208
		Peeling of paint to RHS and top of door to west	209-211
		Minor horizontal crack along ceiling to west wall	212-213
		Minor horizontal crack to south wall spanning east to west	214-215
		Hairline horizontal crack to central east face – infilled	216-217
Floor	Vinyl	Solid, sound, level	218
North window	Timber – stained	Appears square. Not accessible	219
Door (south)	Timber	Appears square, opens/closes freely	220
Stairs	Vinyl on solid	Solid, sound, level	221
1st floor			
Ceiling	Paint on plaster	Fair condition	222
		Moderate crack along south beam to south face, spanning east to west	223-225
		Minor crack, spanning east to west	226-227
		Minor vertical crack to south beam – north face to east corner	228
		Minor crack spanning north to south between downstands	229-230
		Minor crack spanning north to south between downstands	231-232

LOCATION	DESCRIPTION	CONDITION	Photo graph
Wall	Paint on solid	Fair condition	233
		Minor horizontal crack to west wall above stairs	234-235
		Moderate crack to south beam on north face on east side	236-237
		Moderate horizontal cracks to west wall to south areas	238
		Minor vertical and horizontal crack to top of LHS of window to south area	239
		Minor vertical and horizontal cracking to south east boarded out area	240
		Minor vertical and horizontal cracking to north beam, south face spanning east to west	241
		Minor 2No. diagonal cracks to north beam, south face to east	242
		Minor vertical and horizontal to LHS and RHS of north window	243-244
Floor	Vinyl	Solid, sound, level	245
South window	Painted timber frame	Appears square, opens/closes freely	246
North window	Painted timber frame	Appears square. Opens/closes freely	247
Stairs	Vinyl on solid	Solid, sound, level	248
Ceiling above stairs	Paint on plaster	Fair condition Hairline cracks to top of stair spanning east to west	249-250
Ground floor			
Ceiling	Paint on plaster	Fair condition	251
		Minor crack to south beam along downstand to south side	252-253
		Minor crack along south beam to north face to east area	254
		Minor cracking between upper stairs and landing to south	255
		Minor cracking spanning north/south to downstairs stair	256
		Hairline crack spanning east to west to north, adjacent to cupboard door	259

LOCATION	DESCRIPTION	CONDITION	Photo graph
		Minor crack along north downstand to north face, spanning from east to west	257-258
Wall	Paint on solid	Fair condition	260
South door	Timber	Appears square	261
Cupboard door	Timber	Appears square, not accessible	262
Floor	Vinyl	Solid, sound, level	263

Internal

LOCATION	DESCRIPTION	CONDITION	Photo graph
Front Door	Wood/Glass	Slight tightness (top left hand side) looking in	7923
Hall			
Ceiling	Textured plaster	Reasonable	7924
Walls	Papered/plasterboard stud	Fair	7925
Floor	Carpeted	Fair, even, slight squeak	7926
Shower Room			
Ceiling	Textured plaster	Fair	7927
Walls	Painted plasterboard	Fair	7928
Floor	Vinyl	Fair, even, level	7929
Door	Mock wood. Chipboard panel	Opens and closes freely	7931
Window	Wood tilt	No access	7930
Living Room			
Door	Mock wood	Opens and closes. Broken door handle	7932
Ceiling	Textured plaster	Good condition	7933
Walls	Papered	Good	7934
Floor	Carpeted	Good. Solid. Even	7935
Window	Wood	Good	7936
Bedroom			
Ceiling			7938
Walls			7937
Floor	Solid carpeted	Good	7939
Door	Mock wood	Fair	7940
Window	Wood	Good. Opens and closes freely	7941

LOCATION	DESCRIPTION	CONDITION	Photo graph
Kitchen			
Ceiling	Textured plaster	Good	7942
Walls	Painted plasterboard	Fair	7943
Floor	Vinyl on solid	Fair. Level	7944
Door/Window	Wood	Opens and closes freely	

**Appendix A
Schedule of Photographs**

Photograph Schedule - External



Ext 115
5 Ettrickdale Place North Elevation



Ext 125
5 Ettrickdale Place East Gable Elevation



Ext 131
5 Ettrickdale Place South Elevation



Ext 138
5 Ettrickdale Place West Gable Elevation

Photograph Schedule – Common Stair



Int 212

5 Ettrickdale Place common stair 2nd floor minor horizontal cracking along ceiling to west wall



Int 223

5 Ettrickdale Place common stair 1st floor moderate crack along south beam to south face
spanning east west



Int 236

5 Ettrickdale Place common stair 1st floor moderate crack along south beam to north face spanning on east side



Int 238

5 Ettrickdale Place common stair 1st floor moderate horizontal crack to west wall to south area



Int 241

5 Ettrickdale Place common stair 1st floor minor cracking to north beam south face



Int 255

5 Ettrickdale Place common stair ground floor minor cracking between upper stair and landing

**Appendix B
Photograph Thumbnails**

External



PICT0118.JPG



PICT0119.JPG



PICT0120.JPG



PICT0121.JPG



PICT0122.JPG



PICT0123.JPG



PICT0124.JPG



PICT0125.JPG



PICT0126.JPG



PICT0127.JPG



PICT0128.JPG



PICT0129.JPG



PICT0130.JPG



PICT0131.JPG



PICT0132.JPG



PICT0133.JPG



PICT0134.JPG



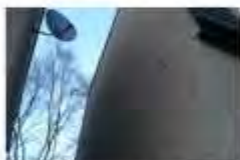
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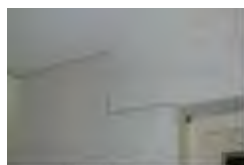


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Common Stair



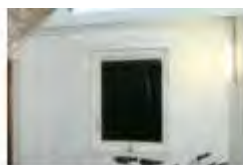
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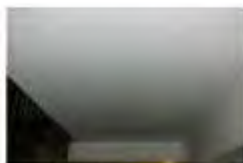
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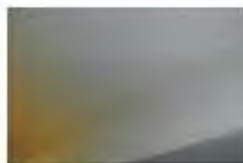
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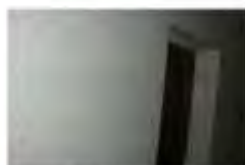
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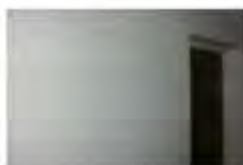
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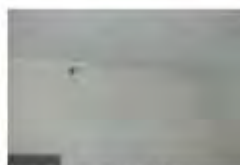
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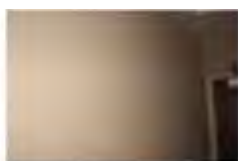


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Internal



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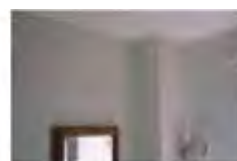
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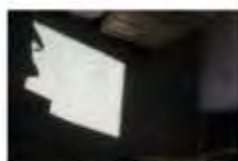
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**Appendix C
BRE Digest 251 – Table 1**

Table 1 Classification of visible damage to walls with particular reference to ease of repair of plaster and brickwork or masonry (BRE Digest 251 – Table 1)

Category of damage	Degree ⁽¹⁾ of damage	Description of typical damage <i>Ease of repair in italic type.</i>	Approximate crack width mm
0	Negligible	Hairline cracks of less than about 0.1mm are classed as negligible.	Up to 0.1 ⁽²⁾
1	Very slight	<i>Fine cracks which can easily be treated during normal decoration.</i> Perhaps isolated slight fracturing in building. Cracks rarely visible in external brickwork.	Up to 1 ⁽²⁾
2	Slight	<i>Cracks easily filled. Re-decoration probably required. Recurrent cracks can be masked by suitable linings.</i> Cracks not necessarily visible externally; some external repointing may be required to ensure weathertightness. Doors and windows may stick slightly.	Up to 5 ⁽²⁾
3	Moderate	<i>The cracks require some opening up and can be patched by a mason. Repointing of external brickwork and possibly a small amount of brickwork to be replaced.</i> Doors and windows sticking. Service pipes may fracture. Weathertightness often impaired.	5 to 15 ⁽²⁾ (or a number of cracks, each up to 3)
4	Severe	<i>Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows.</i> Window and door frames distorted, floor sloping noticeably ⁽³⁾ . Walls leaning ⁽³⁾ or bulging noticeably, some loss of bearing in beams. Service pipes disrupted.	15 to 25 ⁽²⁾ but also depends on number of cracks.
5	Very severe	<i>This requires a major repair job involving partial or complete re-building.</i> Beams lose bearing, walls lean badly and require shoring. Windows broken with distortion. Danger of instability.	Usually greater than 25 ⁽²⁾ but depends on the number of cracks.

Notes:

- 1 It must be emphasised that in assessing the degree of damage, account must be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.
- 2 Crack width is one factor in assessing category of damage and should not be used on its own as a direct measure of it.
- 3 Local deviation of slope, from the horizontal or vertical, of more than 1/100 will normally be clearly visible. Overall deviations in excess of 1/150 are undesirable.

Appendix D Limitations of Inspection

Limitations of the Inspection

This Schedule of Condition is prepared on the basis of an inspection of all visible, exposed and accessible parts of the external fabric. The Schedule is limited to the property as addressed and the common parts. No details of the condition of other properties were taken.

This survey is not intended to be and should in no way be construed as any of the following:-

- | | |
|-----|----------------------------|
| i | Full structural survey |
| ii | Asbestos survey |
| iii | DDA access audit |
| iv | Fire risk assessment audit |

The inspection has been executed in a fashion in compliance with the Health and Safety at Work etc. Act 1974. Unless otherwise stated, it has been done without the benefit of internal or external scaffolding, guard rails or mechanical hoists. External inspections have therefore been generally limited to ground level, to inspection from accessible openings in the external fabric or the use of a sectional ladder.

The scope of the inspection has also been limited to the particular weather conditions arising at the time of the inspection and no guarantee can be given with regard to the performance of the elements of the building during different conditions.

The external inspection where limited by the presence of any coverings of vegetation are noted in the report and no stripping off of the vegetation, including ivy, trellises etc. has been done.

Foundations have not been exposed to ascertain depth of construction. Investigation has not been made of the varying strata or sub-soil.

Detailed examination of the structural members and all other areas which are unexposed or inaccessible has not been made. We have not carried out any exposure works to the structure or structural tests. It is therefore not possible to report as to the condition of the constituents of concrete, the positioning of reinforcement, the extent of end bearings, ties or fixings or any other defects of similar nature. Structural calculations have not been made over any part of the structure.

The drainage system has not been tested and no assurance can be given that this is free from fault.

The Mechanical, Electrical and Public Health Installations have not been tested and no assurances can be given that they are without defects or that they comply with the requirements of the relevant Statutory Authority.

No tests have been carried out on materials such as timber for the presence of specified impregnated preservatives or in concrete or compressive strength of High Alumina Cement. No tests were undertaken for the presence of Calcium Chloride, Asbestos or other deleterious materials.

A ground level inspection of the property has been carried out. The parts of the building at high level that are not visible or where visibility is limited are noted in the report.

This Report is for the use only of the Party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its content.

Neither the whole nor any part of the Report nor any reference thereto may be included in any document, circular or statement without the written approval of City of Edinburgh Council of the form and context in which it will appear.