

Survey Report

1([REDACTED]) WHITSON CRESCENT
EDINBURGH
EH11 3BG



SURVEY REPORT

Client Name – Edinburgh City Council

Client Property Address –

**1 () WHITSON CRESCENT
EDINBURGH
EH11 3BG**

Surveyed by – () CSRT.

Survey date 19/03/2026.

Survey reference- PM107206

Property Ref No. – 906286235

CONFIRMATION OF CLIENTS INSTRUCTION.

Your instructions were to inspect the above property to determine the presence and extent of problems associated with condensation, rising and or penetrating dampness to the areas indicated to us by the occupier of the property.

This report is based upon our instructions as we understand them, and the directions provided by the occupier of the property at time of survey. If any part of this report and/or the attached quotation requires clarification or fails to address your expectation, please contact our office, and let us know of your concern immediately.

PROPERTY DESCRIPTION

The above-mentioned property is a second floor flat in a terraced block.

WEATHER CONDITIONS

Weather conditions at the time of our inspection were dry and overcast.

OCCUPIED STATUS

At the time of our inspection the property was occupied and fully furnished.

No of occupants at time of inspection. **XXX**.

LOCATION

For the purposes of identification, any descriptions are given as if facing the front of the property.

EXTERNAL OBSERVATIONS

External defects in a property cause penetrating damp and subsequent internal dampness or cold bridging, leaving internal areas colder than other wall surfaces and prone to condensation. A brief external inspection was carried out from ground floor only and the following noted –

- The flat roof above the rear bedroom is suspect as water ingress has taken place to the rear bedroom.

Client to inspect flat roof areas and carry out all necessary repairs to prevent further water ingress to the bedroom areas detailed.

OBSERVATIONS

Rear Bedroom

PHOTOGRAPHS REDACTED

Damp Inspection.

This report is based on our findings at the time of our inspection. We can give no assurance that walls not inspected or included for treatment could not or may not be affected by dampness at some later date.

Based on our visual inspections and the instrumental readings obtained at the time of our inspection, we can confirm the following observations and recommendations as detailed below and as shown on our attached sketch plan.

Damp penetration from the flat roof above the bedroom areas detailed on attached sketch plan.

Existing wall plaster to areas detailed was found to damp at time of inspection and renewal is recommended. Staining and plaster contamination was also noted to the areas inspected.

At time of inspection the existing extract ventilation to the bathroom was not working.

Client to carry out external repairs as detailed above under separate contract.

RESTRICTIONS

Our inspection was restricted by fitted floor coverings, dry-linings, furnishings and stored items therefore our findings are limited accordingly.

Our specialist survey was restricted to those rooms or areas that you have requested us to inspect, and we therefore cannot comment on the conditions, good or bad, which may prevail elsewhere in the property and any contract arising from or deemed to have been entered into by reason of this survey is limited accordingly.

GENERAL OBSERVATIONS

Artex to locations of inspection and repair works.

No artex noted within areas of specified repairs at time of inspection. No artex noted within areas of specified repairs at time of inspection.

The above report is based upon our instructions as we understand them. If any part of this report and/or the attached quotation requires clarification or fails to address your expectation, please contact the office/surveyor and let us know of your concern immediately.

Our specialist survey was restricted to those rooms or areas indicated to us and we therefore cannot comment on the conditions, good or bad, which may prevail elsewhere in the property and any contract arising from or deemed to have been entered into by reason of this survey is limited accordingly.

TREATMENT RECOMMENDED

1. Supply and fit floor protection from entrance door to area of work. Remove protection on completion of works.	25 sq.mt
2. Remove and renew extract fan to bathroom. Wall mount	1no
3. Remove damp wall plaster to areas detailed down 1.5m from ceiling and renew on plaster membrane.	4 sq.mt
4. Carry out remedial decoration – Full Strip/Line/Paint to Bedroom	
5. Remove all debris from site.	

IMAGES/SKETCH.

REDACTED

TENANT'S RESPONSIBILITY

To carry out the recommended treatment works it will be necessary for the tenant to carry out preparatory works where possible. These works include removing floor coverings (including underlay), furnishings, and any stored items from treatment area(s) prior to operatives' arrival on site.

Dust

Some of our treatment recommendations may require disruptive works to the internal building fabrics. When carrying out these works, the dust created can find its way to other areas of the property. We will do our utmost to protect the immediate treatment area with polythene and protection boards (where required) but would recommend that you take further precautions. Regrettably CEC Preservation Team or our Contractors cannot take any responsibility for cleaning or damage caused by dust.

Restrictions

Due to fitted floor coverings, fitted units, fixed tiles and furniture access to the wall surfaces was restricted and no inspection to the flooring timbers was possible. Should access be made available to inspect the restricted areas we would be pleased to return to the property and carry out a further survey and submit our findings as requested.

ADDITIONAL INFORMATION

As with most remedial works, occasionally the problem that is initially highlighted and subsequently scoped is more extensive than anticipated. In cases such as these the timescales that were originally discussed for the completion of works may need to be expanded. We will endeavour to keep the client updated on any increase to the timescales and the reasoning behind any delay. It is important that Void/Unoccupied properties have electricity available prior to works commencing, but please be aware that should this not be the case then overall timescales for completion will be increased.

It is essential that proper heating and ventilation is continuously maintained upon completion of any remedial works carried out. Although treatments for damp and condensation will help reduce the amount of moisture available for evaporation into the air and thereafter condensing on cold wall surfaces, the remedial treatments by themselves will not prevent condensation from reoccurring.