

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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**First-tier tribunal for Scotland (Housing and Property Chamber)**

**Repairing Standard Enforcement Order (RSEO): Housing (Scotland) Act 2006  
Section 24**

**Chamber Ref: PRHP/RP/16/0343**

**Title no: BNF2301**

**Property at 2 South West Street, Buckie, Moray, AB56 1BR  
("The House")**

**The Parties:-**

Mr John Rumbles, formerly residing at 2 South West Street, Buckie, Moray, AB56 1BR  
("the former Tenant")

and

Fiona Watt, residing at Arradoul House, Arradoul, Buckie, AB56 5BB ("the Landlord")  
whose agent is Stewart and Watson, 42/44 East Church Street, Buckie, Moray,  
AB56 1AB ("the Landlord's Agent")

Whereas in terms of their decision dated 3 March 2017, the First-tier tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") determined that the landlord has failed to comply with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 ("The Act") and in particular that the landlord has failed to ensure that:-

- (a) The house is wind and watertight and in all other respects reasonably fit for human habitation; and
- (b) the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order.

the Tribunal now requires the landlord to carry out such work as is necessary for the purposes of ensuring that the house concerned meets the repairing standard and that any damage caused by the carrying out of any work in terms of this Order is made good.

In particular the Tribunal requires the landlord to:-

- (a) carry out such works as are necessary to the roof of the house and external walls to prevent water ingress;
- (b) repair or replace the damp and damaged wall linings in the kitchen and utility areas;
- (c) carry out such works as are necessary to clear all mould from the house; and
- (d) carry out internal decoration throughout the house following the completion of the aforesaid works.

The Tribunal order that the works specified in this Order must be carried out and completed within the period of six months from the date of service of this Notice.

**A landlord, tenant or third party applicant aggrieved by the decision of the tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.**

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

**Please note that in terms of section 28(1) of the Act, a landlord who, without reasonable excuse, fails to comply with a RSEO commits an offence liable on summary conviction to a fine not exceeding level 3 on the standard scale. A landlord (and that includes any landlord's successor in title) also commits an offence if he or she enters into a tenancy or occupancy arrangement in relation to a house at any time during which a RSEO has effect in relation to the house. This is in terms of Section 28(5) of the Act.**

In witness whereof these presents type written on this and the preceding page(s) are executed by Ruth O'Hare, Solicitor, 7 Mossbeath Grove, Glasgow, G71 7UU, chairperson of the tribunal at Stirling on 3 March 2017 before this witness:-

R O'Hare

witness

chairperson

Lauren Grant, c/o Stirling Council,  
Old Viewforth, Stirling, FK8 2ET

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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**First-tier Tribunal for Scotland (Housing and Property Chamber)**

**Determination under section 24(1) of the Housing (Scotland) Act 2006**

**Chamber Ref: PRHP/RP/16/0343**

**Title Number: BNF2301**

**Property at 2 South West Street, Buckie, Moray, AB56 1BR  
("The House")**

### **The Parties:-**

Mr John Rumbles, formerly residing at 2 South West Street, Buckie, Moray, AB56 1BR  
("the former Tenant")

and

Fiona Watt, residing at Arradoul House, Arradoul, Buckie, AB56 5BB ("the Landlord")  
whose agent is Stewart and Watson, 42/44 East Church Street, Buckie, Moray,  
AB56 1AB ("the Landlord's Agent")

### **The Tribunal comprised:-**

Mrs Ruth O'Hare	-	Legal Member
Mr Angus Anderson	-	Ordinary Member

### **Decision**

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') unanimously determined that the Landlord had failed to comply with the duties imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 ("the Act") The Tribunal accordingly made a Repairing Standard Enforcement Order ("RSEO") as required by Section 24(2) of the 2006 Act.

### **Background**

1. By application received 8 November 2016 the former Tenant applied to the Private Rented Housing Panel for a determination of whether the landlord had failed to complied with the duties imposed by Section 14(1)(b) of the Act. The Tribunal assumed responsibility for the matter on 1<sup>st</sup> December 2016.

2. The application stated that the Tenant considered that the Landlord had failed to comply with her duty to ensure that the house meets the repairing standard and in particular that the Landlord had failed to ensure that:-
  - (a) the house is wind and watertight and in all other respects reasonably fit for human habitation; and
  - (b) the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order.
3. In summary, the Tenant submitted that the external harling required repair, there was severe penetrating damp within the house and there were internal walls in the bedroom and kitchen that required replaced. The Tenant had also produced an email from Andrew Mackie, Environmental Health Officer at Moray Council dated 7<sup>th</sup> November 2016 which stated that the house failed to meet the tolerable standard on account of penetrating dampness found during an inspection carried out by Mr Mackie on 19<sup>th</sup> August 2016.
4. By letter dated 7 December 2016 the President intimated a decision to refer the application under Section 22 (1) of the Act to a Tribunal for determination.
5. The Tribunal served Notice of Referral under and in terms of Schedule 2, Paragraph 1 of the Act upon the Landlord, the Landlord's Agent and the former Tenant.
6. By email dated 17 December 2016 the Tribunal were advised by the former Tenant that the tenancy had been terminated. By Minute of Continuation dated 22 December 2016 the Tribunal determined to continue with the application given that the issues of disrepair complained of were of sufficient concern to merit same.

### **The Inspection**

7. The Tribunal attended the house on the morning of 17 February 2017. The Landlord was present and allowed access. It was mild, dry and bright during the inspection. Weather conditions in the fortnight preceding the inspection had been mainly cold and dry.
8. The house is located in an urban setting, in the town of Buckie. It is a single storey detached house, built around 1920. The walls are of solid stone, roughcast externally and the entire roof is flat, clad with fibreglass. Internal walls are mainly dry lined with a lath and plaster finish. There is a single storey extension of solid block or brick, roughcast externally, also under a flat roof. The accommodation comprises entrance hall, front bedroom, living room, middle bedroom, rear bedroom, rear hall, bathroom and kitchen with utility room off. The house has modern double glazed windows and a gas fired central heating system with radiators in all habitable rooms.

9. The house was vacant and unfurnished, although floor coverings were in place. The heating was not operating and the property was relatively cold.
10. The front bedroom was inspected first. Mould growth and black staining through the wallpaper was apparent to the outside walls. The wallpaper was peeling and lifting at the seams. Mould residue was apparent to the window glass and there were watermarks to the timber window cill. There was residue from parcel tape on the window frame. The window frames had top vents which were closed. Moisture meter readings were taken to the outer wall surfaces at various heights and locations. Generally, the readings were consistently around 15 - 18%, a normal or acceptable level. There were no obvious water marks or other visible indications of water ingress. A fireplace had once been present; the opening had been boarded over and an air vent was present.
11. The lounge was inspected. Mould growth, black staining and lifting wallpaper were again present, but to a lesser extent than the front bedroom. Again, moisture meter readings were taken to the outer wall surfaces at various heights and locations. Generally, the readings were consistently between 15 and 18%. The windows were in a similar condition, with mould residue. There were no obvious water marks or other visible indications of water ingress. The fireplace appeared to have been sealed and a decorative electric fire in modern surround had been fitted.
12. The middle bedroom was inspected. Again, there was a degree of mould growth and black staining, but to a lesser extent than the lounge. The walls were soiled from rub marks not related to damp or condensation. Moisture meter readings were similar to those obtained in the lounge. Again, the windows had mould residue and watermarks to the cill. There were no obvious water marks or other visible indications of water ingress.
13. The rear bedroom was inspected. Heavy mould growth, black staining and peeling wallpaper was present to the outside walls. There was damage to the decorations by animals. Mould residue was apparent to the window glass. There was residue from a cardboard box in the alcove, which appeared to have been affected by damp. Moisture meter readings were taken to the outer wall surfaces at various heights and locations. Generally, the readings were consistently around 15 - 20%. There were no obvious water marks or other visible indications of water ingress. A fireplace had once been present; the opening had been sealed over but there was no air vent present.
14. The rear hall was inspected. Mould growth, black staining and peeling wallpaper was present to the outside wall area above the rear entrance door. Moisture meter readings to this area indicated dampness with readings of 100%. There was clear evidence of water ingress at this location.
15. The kitchen was inspected. The wallpaper was missing from the area of the rear wall, adjoining the utility room, above the kitchen wall units. This area of the structure is "plastered on the hard", meaning plaster applied directly onto the masonry wall. The wallpaper was also missing at the doorway to the utility room. Staining was present to the internal wall adjoining the bathroom, with loose



wallpaper. Moisture meter readings to these areas indicated dampness with readings of 100%. There was clear evidence of water ingress at this location.

16. The utility room was inspected. The wallpaper was missing from the left side of the room. Moisture meter readings at this location were found to be normal, around 15 - 18%. Mould growth, black staining and peeling wallpaper was found to the right hand (outside) wall, below and to the left of the central heating boiler. Moisture meter readings to these areas indicated dampness with readings of 100%. There was clear evidence of water ingress at this location.
17. The bathroom was inspected. The walls were fully tiled with no evidence of mould or damp ingress.
18. Externally, the outer walls were inspected. There were some areas of missing roughcast, particularly at the rear right corner, where the old downpipe was sited and above the rear entrance door. Sections of the roughcast along the right hand gable and rear elevation were found to be boss or loose, when tapped with a key. The rear downpipe was found to be loose, with no clips to the wall.
19. The surface of the flat roof was inspected, from a single vantage point at the corner of the rear of the main roof and the junction with the utility room roof. The roof had been re-clad with fibreglass in recent years. Water ponding was present at the junction of the kitchen section and utility room where there was a change in height. Further ponding was present at the rear edge of the utility room roof. There appeared to be a gap at the wallhead and the surface of the flat roof, above the rear entrance door.
20. Throughout the property, there was a musty odour. There was a single, battery operated smoke alarm affixed to the ceiling in the main hallway.
21. During the inspection photographs were taken by the Ordinary Member and a schedule of photographs is attached to this decision.
22. The inspection was concluded and the Tribunal travelled to the venue for the hearing.

### **The Hearing**

23. The hearing took place in Lady Cathcart Community Centre, High Street, Buckie. The Landlord was present and accompanied by her partner Billy Benson.
24. The Landlord produced a dampness report relating to the house from Peter Cox dated 26 January 2017. The Tribunal agreed to accept the report into the proceedings and to consider same. A copy of the report is attached to this decision.
25. In summary the Landlord's verbal submissions were as follows:-

- (a) The Landlord had instructed the Landlord's Agent to manage the tenancy on or around 2009. The rent had been paid to the Landlord's Agent on a monthly basis and they had dealt with any complaints from the former Tenant, alerting the Landlord if there was anything of note.
- (b) With regard to the external harling, the Landlord advised that the Tenant had been in communication with the Landlord's Agent regarding problems with a patch of the harling back in 2014 which was thought to be causing water ingress. However the roof had subsequently been replaced and it was believed that this was the root cause of the issue. Accordingly it had not been considered necessary to carry out work to the harling.
- (c) With regard to the allegations of damp the Landlord conceded that there had been condensation throughout the property. She had visited the house in summer 2016 and had been shocked by its condition. However, it was the Landlord's submission that the condensation and mould was a result of the former Tenant's failure to adequately heat and ventilate the house. The Landlord had resided in the property prior to it being let to the former Tenant and had not experienced the same problems.
- (d) The Landlord had been contacted directly by an Environmental Health Officer from Moray Council on or around August 2016. The Environmental Health Officer had attended the property with the Landlord present and had expressed concerns regarding the roof. He had taken the view that works were required to the cladding to resolve the problem. The Landlord had commenced preparations to carry out these works. The Landlord however noted the findings of the Tribunal's inspection with regard to the water ponding on the roof and moisture meter readings at the rear hall, kitchen and utility room. She had not been aware that this was an issue prior to the inspection and accepted that this appeared to be the cause of water ingress to the rear of the property. She advised that it would be her intention to contact the contractor who had replaced the roof to try and resolve the matter.
- (e) The Landlord confirmed that the house would require substantial work prior to re-letting. At present she had not made a decision as to whether she would re-let or sell the house. However it was not her intention to re-let the house in its current condition.

### **Findings in fact**

26. Having considered all the evidence the Tribunal found the following facts to be established:-

- The tenancy was a short assured tenancy between the Landlord and the former Tenant. The tenancy commenced on 22 March 2007 and was terminated on or around November 2016 .
- There is water ingress to the rear of the property due to defects with the roof.
- The structure and exterior of the house are not in a reasonable state of repair.

- There is evidence of condensation damage and mould throughout the property.
- The house is not reasonably fit for human habitation.

### **Reasons for the decision**

27. The Tribunal determined the application having regard to the terms of the application, the findings of their inspection, and the submissions and documents from the Landlord and the Landlord's Agent.
28. The Tribunal was satisfied having regard to all of the available evidence that there was sufficient information and material upon which to reach a fair determination of the application.
29. The Tribunal was in no doubt, from its inspection that the property did not meet the Repairing Standard. There was clear evidence of water ingress from the roof which had resulted in moisture meter readings of 100% in areas of the rear hall, kitchen and the utility room. This was observed by the Tribunal and accepted by the Landlord.
30. The Tribunal was also clear that the house was not presently fit for human habitation due to the mould growth and condensation staining evident throughout. Whilst it could be said, taking into account the terms of the report by Peter Cox, the Landlord's evidence and the results of the Tribunal's inspection, that the condensation was attributable to the former Tenant's living habits, the Tribunal took the view that the mould was a potential health hazard and therefore required to be treated in order to ensure the house was fit for habitation. Its presence therefore equated to a breach of the repairing standard. The current condition of the property was not disputed by the Landlord who had accepted that significant work was required.
31. Accordingly in view of its findings the Tribunal had no option but to conclude that the landlord was in breach of the duty to comply with the Repairing Standard.
32. The Act states that where a Tribunal decide that a landlord has failed to comply with their duty to ensure a property meets the Repairing Standard, the Tribunal "must by order require the landlord to carry out such work".
33. The Tribunal accordingly determined to make a Repairing Standard Enforcement Order as required in terms of section 24(2) of the Act.
34. As comment, the Tribunal would wish to note that presently the house has a single battery operated smoke detector. If the Landlord does intend to re-let, smoke and heat detectors will require to be installed in accordance with current statutory requirements. It is recommended the Landlord seeks guidance in this regard to ensure the house is compliant.



## **Decision**

35. In respect of section 13(1)(a) of the Act the Tribunal determined that the Landlord had failed to comply with the duty imposed by Section 14 (1)(b) of the Act as the Property was not wind and watertight and in all other respects reasonably fit for human habitation;
36. In respect of section 13(1)(b) of the Act, the Tribunal determined that the Landlord had failed to comply with the duty imposed by Section 14(1)(b) of the Act as the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order.
37. The decision of the Tribunal was unanimous.

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Signed

Ruth O'Hare  
Chairperson

3 March 2017

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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**First-tier tribunal for Scotland (Housing and Property Chamber)**

**Initial Inspection and Hearing: Housing (Scotland) Act 2006**

**Schedule of Photographs**

**2 South West Street, Buckie AB56 1BR**

**Chamber Reference : PRHP/RP/16/0343**

**Inspection Date: 17/02/2017**



**Figure 1 Front Elevation**



Figure 2 Left Side Elevation, utility room, kitchen and middle bedroom windows



Figure 3 Front Bedroom



Figure 4 Front Bedroom typical moisture meter reading (15%)



Figure 5 Front Bedroom top vent.



Figure 6 Lounge.



Figure 7 Lounge - typical meter reading (17%).





Figure 8 Middle Bedroom - Meter reading (18%) and soiled decorations



Figure 9- Middle bedroom - water marks to timber window cill.



Figure 10 Rear bedroom -extensive mould and damaged wallpaper.



Figure 11 Rear bedroom - Meter reading (19%) rear corner at outer wall.



Figure 7 Rear bedroom - Meter reading (19%) within alcove and residue of cardboard box.



Figure 8 Rear bedroom - Meter reading (16%) high level rear corner and heavy mould growth.



Figure 9 Kitchen overview.



Figure 10 Kitchen - rear wall and doorway to utility room.





Figure 115 Doorway to utility room - Meter reading (100%).



Figure 126 Kitchen - rear wall at site of dishwasher moisture meter reading (100%)





Figure 137 Utility room - right hand side wall



Figure 148 Utility room - moisture meter reading (100%)



Figure 159 Rear hall - mould above rear entrance door.



Figure 20 Rear hall - moisture meter reading (100%)



Figure 21 Rear entrance door.



Figure 22 Rear section of flat roof with ponding over bathroom.





Figure 23 Rear section of flat roof with gap above rear entrance door.

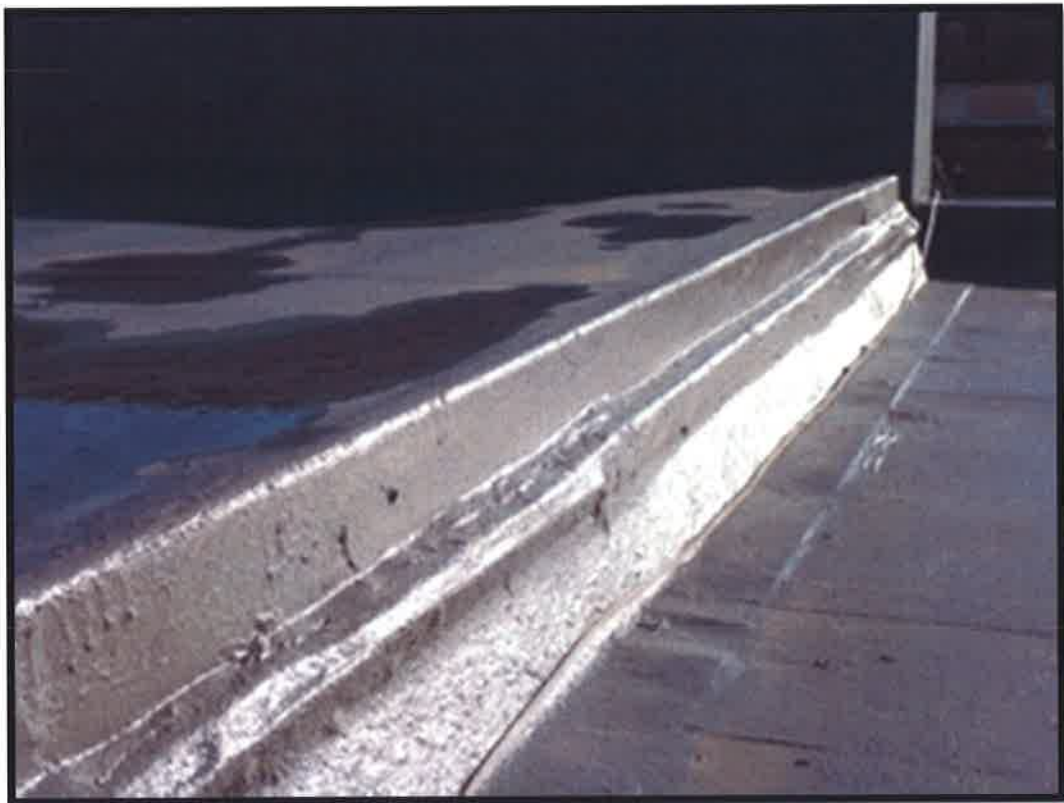


Figure 24 Rear section of flat roof at kitchen/utility room junction with ponding over kitchen.

Fiona Watt.



COPY



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27 January 2017

Dear Ms Daley

Property – 2 South West Street, Buckle, Banffshire, AB56 1BR

Thank you for inviting us to carry out an inspection at this property as detailed in our enclosed report.

You will be pleased to hear that we are not recommending any specialist remedial treatment at this time.

However our survey has been based on a visual inspection only together with any readings which could be taken of existing surfaces. Furthermore the property remains at risk in principle and we cannot give any assurance that such repairs would not be necessary in the future.

If you wish to discuss any aspects of my inspection, please note that I can be contacted through this office or on 07775 702 852 any time up to 8.30pm.

Yours sincerely

Mervyn J Paterson CSRT  
Area Surveyor



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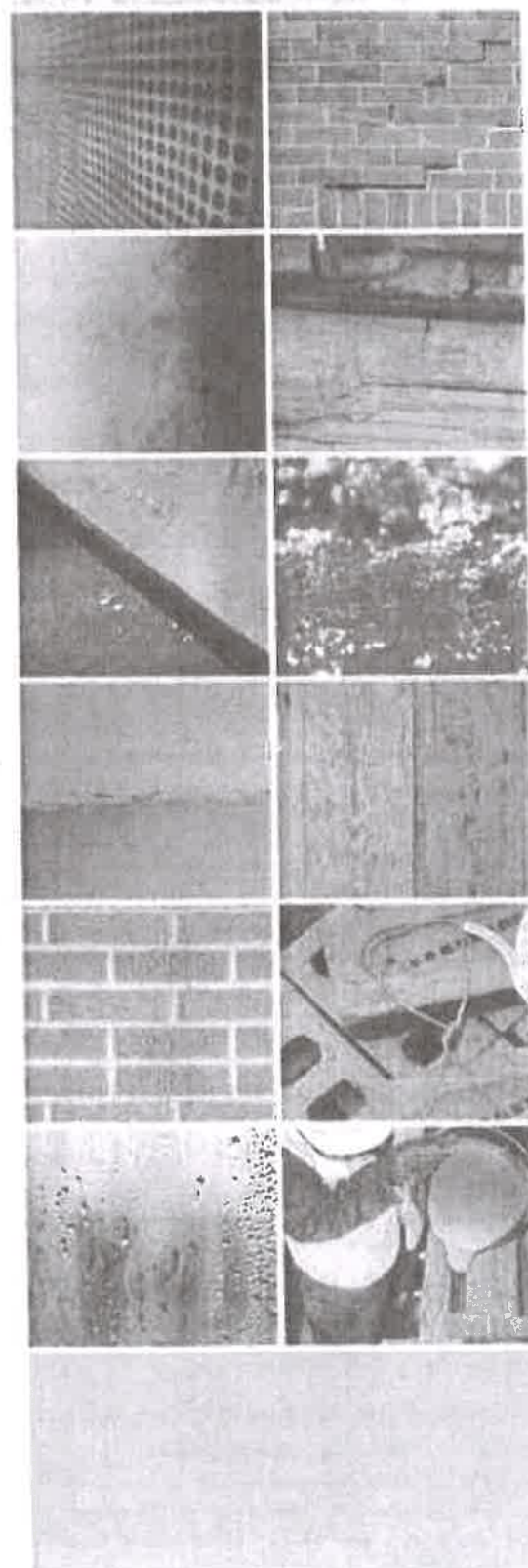
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# Survey Report & Proposal



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# Accreditations



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## A Long Tradition

Founded in 1951 Peter Cox has wide ranging experience in building maintenance and repair extending to property of all description from private housing to public and commercial buildings, many of them listed.

Over the period we have worked on numerous historic buildings of national and regional significance throughout the UK and issued well over 500,000 guarantees.



## Local Skills

We operate through a network of local service branches with trained and qualified staff familiar with local needs and building traditions.



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Peter Cox Ltd is a member of the Property Care Association (formerly the British Wood Preserving and Damp proofing Association), the British Wall Tie and Structural Repair Association and the British Structural Waterproofing Association.



## TrustMark and GPI

Peter Cox is an approved contractor under both the TrustMark and the Guarantee Notice for Housing Repairs.



## ISO 9001

We have been committed to Quality for many years and currently hold ISO 9001 accreditation.



## BS 6576:2005

The Peter Cox DryWall DFC system conforms to British Board of Agrement Certificate and complies with BS 6576:2005.



## A Safe Contractor

All Peter Cox surveyors and technicians are fully trained in safe working practices while our treatment teams are HSE approved and generally operate ladders and scaffolding.

Freephone 0800 789 500  
www.petercox.com

Verbal quotes are available where appropriate and a written quote is provided for all other work. All work is carried out in accordance with the relevant British Standards and the company's own quality standards. The company is not responsible for any damage to property or personal injury caused by the work of its employees or subcontractors. The company is not responsible for any damage to property or personal injury caused by the work of its employees or subcontractors.

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**Report Date:** 26/01/2017

**Ref:** ENQ285382

## SURVEY REPORT

**CLIENT** Ms Morag Daley  
Walter Gerrard & Company  
31 Duff Street  
Macduff  
Banffshire  
AB44 1QL

**PROPERTY ADDRESS**  
2 South West Street  
Buckle  
Banffshire  
AB56 1BR

**SURVEYED BY** Mervyn J Paterson

**DATE OF SURVEY** 26/01/2017

**Directions are as if facing front elevation unless otherwise stated**

**PLEASE READ CAREFULLY THE CONTENTS OF THIS REPORT AND ANY ENCLOSURES.**

In accordance with your verbal instructions received on 19/01/2017, we have reported on the following:

### **Dampness/Condensation**

We draw your attention to the matters set out in the 'Scope of Survey' section at the end of this Report and would ask you to read those notes carefully. If you have any concerns or queries as to the effect these matters may have upon the recommendations in this report or if you believe that we have misinterpreted your survey instructions, please let us know at once.

**Property Description** Detached House.

**Occupied Status** The property was occupied at the time of our inspection.

**Weather Conditions** At the time of our inspection it was dry and cold.

The inspection of the property was generally restricted by furniture and floor coverings.

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.



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## **DAMPNESS/CONDENSATION**

### **Ground Floor**

#### **Observations**

At the time of our inspection the presence of 'Black Spot Fungi' indicated a condensation problem throughout the property. Moisture profile readings obtained with an electronic moisture meter supported these observations.

High moisture readings were evident however to right elevation of utility room/and right corner of kitchen.

No extractor was present in kitchen or bathroom.

We suspect that property has been heated intermittently and windows not being open.

Due to floor coverings our survey was restricted to the turning back of carpets and inspection of top surfaces, so our examination and findings were necessarily curtailed.

We will be pleased to carry out another inspection when notified by you that the floor coverings have been raised. A supplementary report could then be submitted, together with a covering specification and quotation if applicable.

We suspect little or no insulation to be present in property.

Externally property was rendered and recently flat roof had been redone.

#### **Recommendations**

As discussed with owner the majority of the problems are condensation related and as discussed the property is to be renovated internally with insulation placed to perimeter walls and extractor ventilation included as part of upgrade.

Our inspection has not revealed any visual evidence of infestation or fungal decay apart from what may have been specified in our report and so we are not recommending any treatment. We have, however, only inspected those exposed surfaces that were accessible at the time of our survey and it would not therefore be prudent for you to regard such an inspection as totally reliable. We are not commenting in any general sense on the risk of fungal decay or any other defect not evident at this time or that may develop in the future. If you need to be more fully assured that there is no evidence of infestation or fungal infection, please inform us and we will submit a quotation detailing the exposure work that would be required for a more detailed examination.

Should you wish to discuss this report in any greater detail, please contact me through this office or on 07775 702 852 any time up to 8:30pm.

Yours sincerely  
For and on behalf of Peter Cox



Mervyn J Paterson CSRT  
Area Surveyor



## **SCOPE OF SURVEY**

### **General**

We have reported upon problems evident to us at the time of our visit. We are not commenting in any general sense on the risk of rising dampness, water penetration, timber decay or wall tie failure, or any other defect not evident at this time or that may develop in the future.

With the exception of wall tie inspections, all surveys carried out by Peter Cox Limited are of a non-destructive nature unless specifically stated otherwise. This means that we will base our report on a visual inspection of the property only, together with any readings which can be taken from the existing surfaces of the property. Our recommendations in such a report are therefore limited by the inspection we are able to carry out.

If you require a 'Comprehensive Report', which includes investigations of a destructive nature, then please confirm this in writing. A fee will be required for this report and scales of fees are available upon request. We will not, however, be responsible for any damage or disturbance caused by any investigations of a destructive nature. In any event, if you proceed on the present basis, we shall inform you if, during execution of the works, we discover any further areas which require treating and submit additional quotation(s) accordingly.

Where treatment has been recommended, unless otherwise stated, this is on the understanding that the specified area has not previously been treated or guaranteed. It is not always possible to determine if previous works have been carried out if we are not informed of that prior to our inspection. Therefore, if a guarantee is produced after our inspection has been carried out, we will not be responsible for any statements made within this report. In those circumstances, it is likely that a further, destructive survey will be necessary and the findings of this subsequent survey will supersede our initial visual report.

Unless otherwise stated, no inspection of any solid floor areas was undertaken so we can provide no warranty as to their condition.

This survey must not be regarded as a substitute for a structural survey.

### **Dampness**

To assist with the identification of rising dampness and the need for basement waterproofing, it is often necessary to consider the effects of other moisture sources which may be present in the property. Where other potential moisture sources are apparent to us, we will identify those for you so that you may arrange for these to be attended to by others however our observations are intended as helpful suggestions only.

### **Timber**

In the case of timber surveys, our inspection is based upon a close but not intimate examination of the areas specified. Inevitably there will be timbers which could not be inspected fully or at all without opening up. Our recommendations are therefore subject to the qualification that further works may be required once the fabric of the building or a particular element is exposed. This applies particularly to Dry Rot.

Since our inspection has been limited to the accessible exposed surfaces, we are unable to comment as to the condition of all timbers that may be present. As a general rule, all timbers adjacent to damp walls or subject to any other moisture ingress must be considered to be at risk from fungal decay.

### **Wall-ties**

In the case of wall ties, our inspection is confined to determining the presence and condition of existing wall ties and associated defects, and does not extend to a structural survey. The inspection is based upon random sampling using the method(s) of inspection described in the report.

### **Pre-Purchase**

Where a survey is being carried out prior to purchasing a property, we advise that the report should not be relied upon for negotiating the value of the property. We strongly recommend that a 'Comprehensive Report', which includes investigations of a destructive nature, is undertaken for such purposes, although this will require you to obtain indemnities from the vendor in writing for any damage thereby caused.

### **Other Defects**

Where we have drawn your attention to other defects or to items that are outside the scope of the survey as defined earlier, these should be regarded as helpful suggestions and not a full and complete assessment of any problems that might exist.

# Important Notes



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## General

We reserve the right to make amendments to our specifications as we deem necessary without prior notice. All measurements are approximate.

No allowance has been made in our quotation for any works other than those specifically specified for Peter Cox personnel. All other repairs and/or ancillary works are to be the responsibility of others under separate contract. In the case of structural repairs included in our specification, additional work or variations to our work required by supervising officers will be charged extra, together with any fee charged to us.

At the time of our inspection, we were unable to determine the condition of the plasterwork or render or its key to any brickwork designated for repair. We are unable to accept any responsibility for this item, although every care will be taken by our technicians during the course of our works.

In some areas it is a requirement of the Local Authority that the District Building Inspector be informed of our proposed works. It is the client's responsibility to gain any necessary approvals from the local authority, any costs incurred will also be the client's responsibility.

At the time of our assessment, we could only calculate our quotation based upon the two tiers of the structure / construction that were visually accessible as no exploratory works were undertaken. When works commence structural/constructional variations may be uncovered (i.e. a reinforced concrete slab when drilling commences, porous/damaged brick/stonework behind plaster or concealed timbers etc). The client must be aware that these variations could not have been ascertained from our initial assessment. We therefore reserve the right to amend the specification accordingly and charge for additional works required at the standard rate.

Specified repairs and replacement timbers will be replaced to similar (standard size) dimensions as existing unless otherwise requested and/or stated. Replacement timbers will be to standard stock item sections and mouldings, unless otherwise specified.

Where re-plastering is carried out, hairline cracking of the setting coat may occur. This will not present a problem regarding the efficiency of the new plaster and should be made good when decorating.

## Damp Proof Course

Where fixed skirting boards are present, it is not possible to ascertain at the time of our inspection, unless otherwise stated, whether internal existing plaster is continued to floor level and will therefore form a bridge over any damp proof course.

Any plaster which bridges our damp proof course MUST be removed by the client. Additional information is included on our Plastering Sheet.

Initial decoration must be regarded as temporary for the first year after treatment and replastering. Paints and wall papers containing Vinyl must NOT be used in this period otherwise our guarantee may be invalidated.

We are unable to guarantee chimney breasts due to their construction and the possible presence of gaps associated with fossil fuels.

## Timber Treatment

As a dry rot attack involves the party wall, any guarantee would become void should any re-infection occur on both adjoining properties.

## Wall Stabilisation

If any walls are bowed or cracked, our treatments are intended to prevent further movement and will NOT control the wall movement that has already occurred.

Our works involve drilling and chiselling the external brickwork. This does cause dust which in windy conditions can cause a nuisance to other properties. Whilst we will endeavour to keep this to a minimum, we regret we cannot take any responsibility for cleaning or for any damage caused by the dust to this property or any other properties.

## Structural & Basement Waterproofing

Cavity Drainage Membrane installations, with no provision for water drainage, i.e. vented or lined systems, may provide the membrane to protect decorative finishes against dampness / contamination only and do not constitute a full waterproofing system. Installations with no drainage will not be guaranteed against water ingress.

Where mechanical pumping is being incorporated in the system, the installation is liable to be on the discharge of the pump discharge. You should therefore consider the implications of pump discharge supply before. A range of take up systems are available at your written request.

Any waterproofing system is only designed to prevent water penetration where it has been applied. No assurance can be given that the retained water will not be at ground level and in the structure, unless the pre-existing structure has been ground to water table level.

The system described is not designed to cope with both flood water and water tables rise, therefore, in periods of severe weather conditions, flood water may reach a level of 300mm above the ground level. For more information, please visit our website.

The maintenance of the system must be carried out in a way that will ensure it is kept in good working order. It is the client's responsibility to ensure the system is maintained in good working order.

## Special Notes

Please read these important notes carefully in conjunction with the Survey Report / Schedule of Works and the Quotation, together with all enclosures which all form part of the contract offer.



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**Peter Cox Portfolio of Products and Services**

	<b>Osmotic Dampproofing</b>	
	<b>Rising Damp Control</b>	
	<b>Dry Air - Whole House Ventilation System</b>	
	<b>Heat Recovery System</b>	
	<b>Mould Control</b>	
	<b>Basement and Structural Waterproofing</b>	
	<b>Masonry Protection Cream</b>	
	<b>Woodworm Control</b>	
	<b>Dry &amp; Wet Rot Control</b>	
	<b>Epoxy Resin Repair</b>	
	<b>Cavity Wall Tie Repair</b>	
	<b>Crack Stitching &amp; Lintel Reinforcement</b>	
	<b>Bird Deterrence &amp; Control</b>	

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# Condensation Control

## DryAir

PETER  
COX

Building and construction solutions

### ► Problem

Condensation is probably the most common form of dampness in buildings although it is frequently not immediately visible to the occupant or surveyor.

In housing, condensation is largely the consequence of today's improved standards of draught proofing, particularly when older properties have been upgraded.

Lack of adequate ventilation allied to modern occupancy lifestyles - cooking, washing and bathing - can lead to a build-up of excessive humidity and moisture, especially in areas with little air circulation.

The result can be peeling decorations, damp living conditions and unsightly mould growth (some of which may be unhealthy) especially for those with respiratory problems.

Condensation is a problem that not only afflicts privately owned property but also presents serious issues for those responsible for social housing.

### ► Solution

#### Dry Air 'Whole House' Ventilation and Heat Recovery Systems

At Peter Cox, we are passionate about providing good indoor air to everyone, which is why we offer a wide and varied range of eco-friendly and innovative ventilation systems, designed to deliver homes with fresh, filtered air.

This will help both homeowners and public sector housing managers mitigate the problems caused by condensation. ALL our units are UK manufactured and feature low energy fans to provide sustainable ventilation solutions while minimising environmental impact by using components designed to be recycled.



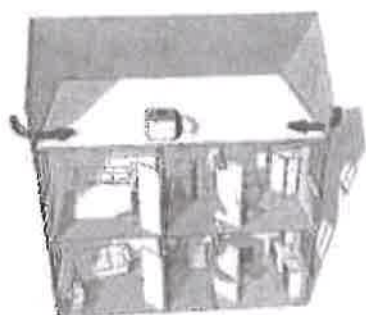


# Dry Air Whole House Ventilation



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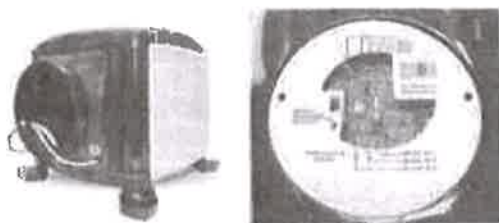
## Our range of Condensation Control Units



### Whole House Ventilation Loft Mounted Unit

Taking advantage of the benefits of lofting air in the loft space this unit draws fresh air from the loft and delivers it into the property resulting in a relative saving of 150 watts per day.

The unit forcing an average of 60 litres per second in periods of low outdoor air demand.

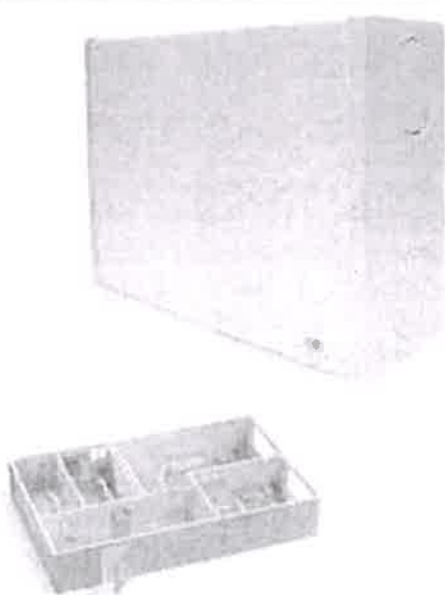


### Whole House Ventilation Wall Mounted Unit

Designed as flat plate unit using the same low water flow technology, drawing fresh air into the home and moving it with the warm air that accumulates at ceiling level, which is then heated around the property and forced moisture laden air out of the property.

#### Features & Benefits

- Quiet operation, noise reduction
- Clean air flow, no condensation
- Low energy consumption
- Durable, long life span
- Available in a range of sizes
- 2 year guarantee



## Ventilate your Property

The Peter Cox Dry Air Whole House Ventilation units are designed to ventilate the property quietly from a position on the landing in a house or the central hallway in a bungalow or apartment.

By drawing fresh air into the building and circulating it gently round the property, stagnant stale atmospheres are transformed into healthy and condensation free environments.

The units are designed to run continuously, replacing moisture laden air with clean tempered and filtered air, forcing contaminants out of the building through natural cracks and leakages and also by working in conjunction with our unique Thermo Save 'Heat Recovery Units'.



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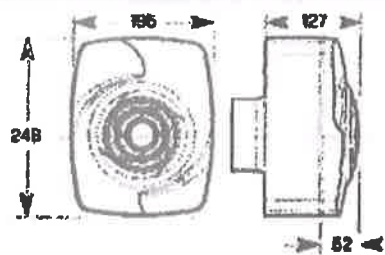
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Chesham, Bucks HP8 9XA  
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## Filterless Extract Fans



General Dimensions (mm) - Assembled Fan Unit

### Permanent rear carcass

Easy to fit - just replace the carcass.

Never needs to be removed from the wall.

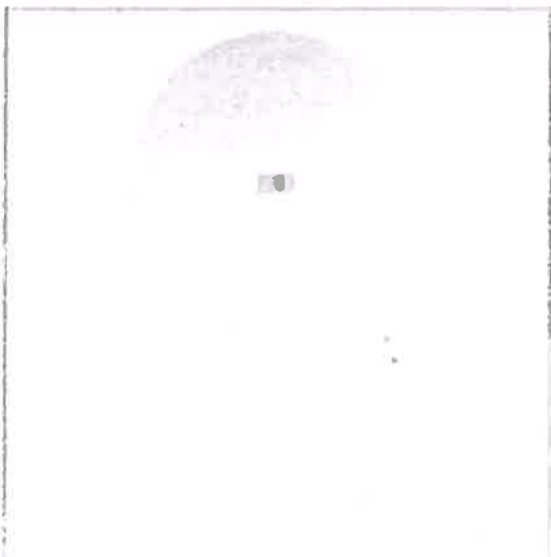
### Versatile

For bathroom or kitchen installations this ceiling concept is fully lockable; can be surface mounted or recessed, with an air lock, or with a fully gasketed door. Majority power consumption is achieved through the operation of a soft rejecting whisper quiet PC motor.

### Filterless

The air management process must first and foremost involve the drawing away from the source of the odor, dust, grease, etc., passing past the motor, and into the atmosphere - without the need for a filter.

## Thermo Save Heat Recovery System



Heat Recovery Units provide a balanced and the most effective condensation solution available in the UK. Working intelligently, these units offer an holistic approach and will eliminate or reduce surface condensation which causes mould growth. These units recover up to 75% of the heat normally lost by venting warm air to the outside.

## Perfect for Kitchens & Bathrooms

Small enough for bathroom installations but with more than enough power for kitchens, our filterless extract fan has been designed to deliver the lowest possible maintenance, the lowest long term life cycle costing and lowest performance/energy costs.

## Features & Benefits

- Surface mounted or recessed
- Permanent rear carcass
- Patented interchangeable cartridge
- Easy maintenance
- Designed for the life of the building



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# Thermo Save Heat Recovery System



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## ▶ Whisper quiet and easy to maintain



## ▶ Features & Benefits of Thermo Save

- ▶ Recovers up to 75% of the heat from the air being replaced
- ▶ 'Humidistat' controlled to work in a balanced mode
- ▶ Can be installed as 'new installations' or 'upgrades'
- ▶ 2 sizes to suit every situation 100mm or 150mm diameter units
- ▶ Units for wall thicknesses up to 800mm
- ▶ Easy Maintenance - central 'Heat Recovery Unit' can be cleaned with a vacuum cleaner or simply wiped with a damp cloth
- ▶ "Whisper quiet" operation less than 22 decibels
- ▶ Totally recyclable - no waste

## ▶ Recover up to 75% of heat

Designed to be placed in areas of high humidity where they can work at their most efficient, the Thermo Save unit from Peter Cox can recover up to 75% of the heat that would normally be lost to the outside with conventional 'fans'.

In our attempt to reduce carbon emissions, these units reduce heating costs through their unique Heat Exchange Unit. Warm air from the room is drawn into the fan housing and passes over a series of heat exchange tubes. At the same time, clean dry air is drawn into the fan cartridge and passes through the core of the same tubes where heat is transferred to the incoming air. Our design is innovative yet so simple and incredibly efficient.

Bathrooms and Kitchens are where these units would ideally be placed. They can be used either as a replacement for an older fan which would just remove warm moist air without the ability to recover that precious heat, or as a new unit. The fan housing can also be rotated to any position providing flexible options for installing the units.



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# Condensation Control



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## Homeowner Information

### What is Condensation?

Condensation in your home is caused by warm, vapour-laden air meeting a cold surface such as windows, mirrors, walls and tiling etc. When the air cools, it can't retain the moisture, and some of it condenses into small droplets of water on these cold surfaces. You can see this happening on the bathroom mirror when the room is steamed up with hot water from a running bath or shower.

Modern features such as double glazing and loft insulation are important to keep our homes warm, but they can also cause problems associated with poor air circulation. Where there is inadequate ventilation, condensation and stale air can result.

With the relatively high cost of heating, we don't want to keep our windows open particularly when it's cold outside. So we need to minimise the problem as much as possible.

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### Steps to minimise Condensation

Modern features such as double glazing and loft insulation are important to keep our homes warm, but they can also cause problems associated with poor air circulation. Where there is inadequate ventilation, condensation and stale air can result.

With the relatively high cost of heating, we don't want to keep our windows open particularly when it's cold outside. So we need to minimise the problem as much as possible.

1. When cooking, cover pans and avoid leaving kettles on the boil.
2. When washing clothes, wherever possible, it is better to dry your clothes outside. If this is not possible, put them in the bathroom, with the door closed and the bathroom fan on (if fitted), and

leave the window open. If you have a tumble dryer, run the vent pipe outside (unless it is a self-condensing type). You can adjust the vent pipe to run outside, with a simple DIY kit.

3. It is important to make sure your home is properly ventilated. There will always be some moisture present in the home and you should have some form of ventilation available - often by air bricks (which must never be covered over).
4. When using the bathroom or kitchen, keep the door closed whenever possible. This will help to contain the moist or stale air in that room.
5. Where furniture such as cupboards are against the wall, try to keep a small distance between the back of the cupboard and the wall, particularly if the wall is generally cold, and some form of ventilation in any cupboards is a good idea, to keep the air circulating.
6. Whilst it is a good idea to draught-proof your home, it is important to remember not to block airways that will prevent air circulating.
  - Don't block fixed ventilators such as air bricks or chimneys completely.
  - Don't draught proof rooms where there is a problem with condensation or mould.
  - Don't draught proof the kitchen or bathroom.
7. As we have already mentioned, it is cold air that causes the problems associated with condensation. Wherever possible, particularly in cold weather, you should try to keep your home warm with some form of background heating, even if you are not in the home. This applies in particular to bedrooms and especially in flats and bungalows.



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