

10 Old Mill Road
TORQUAY
Devon
TQ2 6AU

Great Cliff (Dawlish) Ltd
c/o Crown Property Management Ltd
135 Reddenhill Road
Babbacombe
Torquay
Devon TQ1 3NT

Telephone : 01803 214418
Your Ref:
Our Ref: TG/II/80/11048
E-Mail : tg@croftsurveyors.co.uk
Date: 12 April 2024

By email only: amber@crowpropertymanagement.co.uk

Dear Amber

FLAT 10 GREAT CLIFF, MARINE PARADE, DAWLISH, DEVON EX7 9EX

In accordance with your recent instructions, we inspected Flat 10 and Flat 15 Great Cliff, Marine Parade, Dawlish in order to provide advice on the potential causes of damp ingress that is entering on the head of the two splayed windows in the living room of Flat 10.

Our inspection was undertaken on 11th April 2024, at which time the weather was overcast but dry.

At the time of our inspection, the owner of Flat 10 was present, who identified the problems in relation to the water ingress.

On inspection within Flat 10, to the head of the living room window, where the plasterboard window head meets the window unit itself on both splayed reveals, there is evidence of peeling of ceiling paper and discolouration due to damp ingress.



To the left-hand splayed reveal when looking out, paint blistering also extends down the left-hand reveal of the window which, again, is lined in plasterboard.

We tested the window areas using an electronic damp meter and damp readings of up to 99% were noted to the two window heads, reducing to circa 60% on the window reveal. The plasterboard sheet to the areas which were tested is also relatively soft, suggesting it is starting to break down slightly as a result of water ingress.

On speaking with the owner of Flat 10, she did mention that there was a problem with water ingress through these windows shortly after construction of the building, although the developers removed the coping stones from the partition wall above before re-laying them over a lead weathering.

We were able to inspect the front balcony over this bay window within Flat 15 and the balcony is overlaid with a composite decking board which is sat in a proprietary matting system. We could lift a small area of this deck to the side corner of the wall, and it appears that this bay window is formed with a lead sheet roof covering.



Whilst we could not lift all the decking to fully inspect the lead sheet roof, in the areas exposed it was not defective, plus the dampness noted in the ceiling of the wall below is positioned further out within the thickness of the wall itself, as opposed to directly beneath this bay roof.

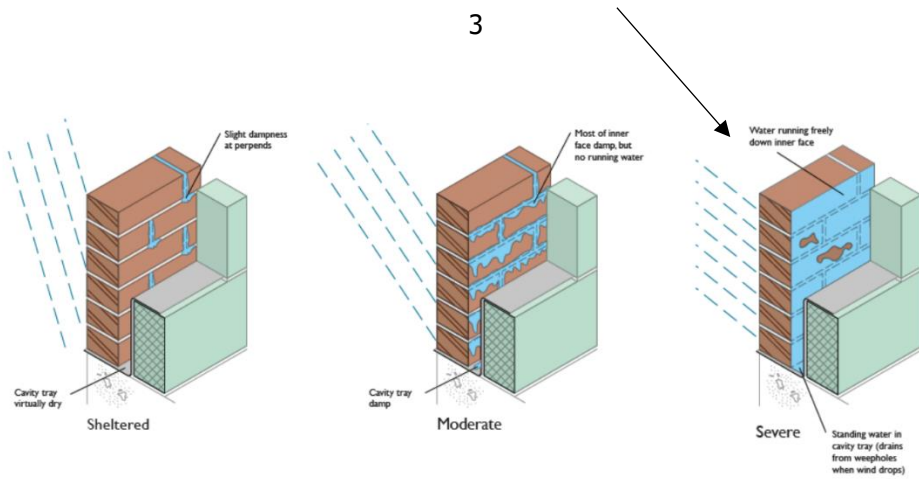
There is evidence of scarring on the outside of the wall through the K-rend finish which run horizontally just above window level, and this would typically be where a lintel or cavity is provided, and there are also some areas where the walls appear to have been filled in, possibly where weep holes have been fitted.



With most weep holes now no longer being present, there is a possibility that the cavity trays are filling up and overflowing, especially if they are not proprietary trays with corner upstands, as buildings of this age typically had sheets of polymer DPC used to act as the tray.

With water entering just inside the positioning of the window, it does appear that there may be a problem associated with the cavity trays, although the only method to confirm this would be to cut into the wall and expose the tray. This will obviously require scaffolding or a MEWP.

The property is located in an extremely severe location and water will enter the cavities, as shown on the image beneath.



As there will be a cost of scaffold for investigatory works in any case, we would recommend that provision be made for cutting out and replacement of the cavity trays on all faces of the bay window so that new proprietary cavity trays with fixed stop-ends and interlocking corners can be installed, together with sufficient weep vents to let the water weep out.

The use of a Beak weep vent would be preferable in this location due to the high winds experienced.

We trust that this brief letter report provides the information and advice you require. If we can be of any further assistance, please do not hesitate to contact us.

We mention that our report has been prepared for you as our client, and we cannot accept responsibility for it to any third party who may become acquainted with its contents without our prior knowledge and consent in writing.

Yours sincerely

**TONY GERMAN BSc Hons MRICS
FOR AND ON BEHALF OF CROFT SURVEYORS**