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Date: 12 May 2025

FAO: Sam Secker

By email only: [sam@crownpropertymanagement.co.uk](mailto:sam@crownpropertymanagement.co.uk)

Dear Sam

**FLAT 16 GREAT CLIFF, MARINE PARADE, DAWLISH, DEVON EX7 9EX**

Further to your recent instructions, we inspected Flat 16 Great Cliff, Marine Parade, Dawlish on 9 May 2025 in order to advise on the potential causes of water ingress entering above the patio doors on the front of the living room.

The weather on the day of inspection was dry and sunny following a period of generally similar weather.

Great Cliff is a modern purpose-built block of flats built over five levels and located adjacent the seafront in Dawlish.



It is built in a traditional construction, having rendered masonry cavity walls under a pitched slate covered main roof.

We were met by the owners of the flat during our inspection who indicated the problem area to us.

The issue relates to the centre of the patio door head within the living room, on the sea-facing elevation of the property.



On inspection, there is a small area of paint that has peeled and I was shown copies of photos indicating damp staining.

On discussion with the owners, water ingress does occur rarely, with the last incident being December 2024, and it appears to only occur during times of specific directional wind-driven rainfall.

On testing the area during our inspection with an electronic damp meter, no high damp meter readings were noted.

We did inspect after a period of dry weather, and the front wall is dry-lined with plasterboard, leaving a small void between the masonry and the wall lining itself which will of course mask any evidence of water ingress.

On viewing the area directly above the door in the flat above, immediately above the patio doors, there is a box gutter lined in what would appear to be EPDM membrane, and this dresses up and over a front parapet wall. This parapet has a concrete coping on.



We are aware of previous leaks occurring in similar locations on this property, and water ingress could be entering either from a failed EPDM membrane lining the box gutter, or down from the slated roof mansard, weeping in behind the EPDM membrane as it laps up the roof slope.

Unfortunately, due to height restrictions, and the fact that our inspection was limited from viewing outside of the windows of the flat 25 only, scaffold is required to closely inspect.

EPDM membranes can suffer from minor penetrations which are not visible to the eye, and these breaches can only be confirmed with electrolysis testing, therefore, testing is likely to be required, together with some exploratory works at roof level.

At this stage therefore, we cannot confirm the precise cause of the water ingress as access is problematic. Scaffold is therefore required with some exploratory works being undertaken in the box gutters, and to the roof pitch adjacent the roof level dormer windows.

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

A handwritten signature in black ink, appearing to be 'TG' with a stylized flourish.

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