Property: §§ Chatham Road, London SW11 §§§

Parties: §§§§§§ (Buyer)
§§§§§§ (Seller)

Scott Schedule

No.	Description of Defect	Proposal for remedial works	Agreed Remedial Works	Agreed Action	TSA Comments
Technical Services Defects					Inspection Dates: 16th June 20 26th June 20
T1.a.	Excessive Noise from the New Hayden Sump Pumps which run at regular intervals for 2 mins causing severe disturbance in adjacent bedroom, you are woken up when sleeping.	Construct separate ventilated masonry enclosure surrounding sump pump access hatch from floor to slab: - Construct from dense concrete blockwork, ensure no gaps and include heavy weight acoustic door and lock. - Relocate 65mm PVC discharge pipe inside new enclosure and secure on wall - Add 600mm x 300mm sheet metal duct from high level sump pump room to outside c/w weather louvres & acoustic boxing. - Internally line new sump pump walls and ceiling with 25mm armasound and add internal light for servicing.	Existing blue waste pipe from sump pump chamber to be moved to exit from the top of the chamber, to have flexible connectors at each end and to have acoustic lagging particularly where the pipe goes though the concrete floor or the cover of the manhole. It appears that §§§§§§ have agreed to move the discharge pipe but have provided very little details and no mention of encasing and/or NRV change. No further design and/or method statement has been provided. The proposal is unclear and implies the blue waste pipe will be routed "through the concrete floor or the manhole cover" clearly routing through the manhole cover is not acceptable. We assume §§§§§§'s Acoustic Consultant agrees with the issue and we comment that should this proposal not resolve the issue then further measures will be required. At the meeting we agreed the following: Pump sizing is adequate and pump functioning is OK. Main issue and area of focus is to reduce the noise impact within the house. New Haden Pumps stated that reducing the pump size will not reduce the noise problem. It was generally agreed by all parties during the meeting to undertake the following methodology: STAGE 1: §§§§§§ propose to create a new pipe discharge route from the pump chamber to minimise noise vibration through the structure. This entails drilling through the concrete into the GVR chamber, next to the existing manhole. New pipework to be routed within the chamber via the new route with full and effective noise and smell isolation around all gaps. New flexible bellows connections to be installed within the pump chamber between pump and pipework and to the pump suction foul connection. The discharge piping within undercroft to be encased to reduce airborne noise. Details required. The current sump pump NRV's (Rubberised ball) to be replaced with new slow closing NRV's to reduce the very noticeable noise (thud) from NRV closure at end of each pump cycle. STAGE 2: To be determined should the above works not be fully effective §§§§§§ to provide full Noise Report incl. measurement results and recommendations together with full design proposals incl. detailed drawings and equipment selections.	Appendix 2 Item. §§§§§§ to provide specification and include into overall Programme.	Detailed proposals awaited
T1.b.	The current pumps are oversized and not well controlled. The 65 mm blue sump pump discharge pipe experiences severe vibration adding to low frequency noise disturbance and will limit life expectancy.	Check sizing of the pumps and add variable speed controller to sump pump to reduce pump speed and manage flow rates and duration.			Detailed proposals awaited

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			Appendix 2: Appropriate measures will be taken to mitigate the transmission of noise from the Hayden Pumps. Proposal 2 in the noise experts report will be adopted unless the Seller is advised otherwise by the manufacturers of the Hayden Pumps or their specialist consultants.		
T2.a.	Smells from the sewage pump located in the undercroft dissipate through any air gap within the party wall and are pungent.	Construct separate ventilated sump pump room (see Technical Services Defect 1.a. above).	Not required. Covered by Item T3. Below.	No further action required.	
T2.b		Fill all gaps, cracks & holes within Party Wall with appropriate compound (Remove expanding foam use: sand/cement / plaster / fire sealant –Building Control should specify) and plaster/render the blockwork (see Building Defect no. 9).	Same as Item B9. See above.	No further action required.	
T3.	No Ventilation of Undercroft which is classified as Confined Space due to location of sewage pump system.	Make undercroft permanently ventilated space. Add 600mm x 300 mm louvres louvres at low level beneath gas meters to ventilate the front section of the general undercroft area c/w silencers.	§§§§§§ to install ventilation at low level beneath gas meters to front section of undercroft. Additional ventilation at the front of the undercroft (near pump chamber) to be added by installing adequately sized weather louvres at low level between the adjacent lightwells and undercroft space, beneath the gas meter on both sides (76 & 80). Already Agreed.	Appendix 2 Item. §§§§§§ to provide specification and include into overall Programme.	3 no 150mm diameter holes to be drilled each side beneath gas meters
T4.	The basement bathroom/WC and utility room extractor fan is clearly audible within the basement bedroom, circa 10 dBA above background noise. The fan is located within plasterboard boxing without access and generates case radiated and in-duct noise.	Install new bathroom fan and silencer and relocate to the undercroft area and connect into existing ductwork.	§§§§§§ to consider moving the bathroom fan as proposed by the owners' surveyor. The existing bathroom fan noise has NOT been addressed and we are NOT satisfied on completion of works. The noise measurements clearly demonstrate that the fan is still noticeable audible. At the meeting we agreed (not consider): a. Extractor Fan in Basement to be relocated from utility room into undercroft. Fan to be mounted using appropriate noise/anti-vibration mountings & include in- line silencers as appropriate. New ducting from interior to fan to be encased, and include appropriate noise/anti-vibration mountings with no contact between the ducting, fan or silencer and structure. A 2 hour fire damper to be installed within the wall. b. Extractor Fan on the 2nd floor to be replaced with new quieter model and to be mounted using appropriate noise/anti-vibration mountings with no contact between the ducting, fan or silencer and structure. §§§§§§ need to update the wording, provide the actual report of the noise expert including his measurements and recommendations, include the 2nd floor extractor fan and provide detailed proposals including location, description, drawing/sketch, installation method statements etc. for both fan installations.	Appendix 2 Item. §§§§§§ to provide specification and include into overall Programme.	See photo ref: 160620-4 300620-3 300620-4 300620-5

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			§§§§§§ agree to carry out works as necessary in respect of moving the existing fan in item 'a' above and to provide proposals to address the issue raised in item 'b' above. Appendix 2: The extractor fans in the basement and second floor will be relocated, replaced and/or appropriate mounting modifications will be made to mitigate noise as agreed by the parties technical experts.		
T5.	Boiler Flue is not accessible for inspection (Gas Safety Warning Notice issued)	Provide suitable access hatches at every joint for full length of the flue from boiler to exhaust.	Agreed, including the replacement of some existing 'vent' access hatch covers, as necessary. Need to provide more detail. Install access hatches. One in boiler room on 2nd floor above the boiler and 2 on the 3rd floor in box cover around flue piping. Hatches to be of appropriate size to actually see all flue joint s. The current 'Vent' hatch on the 3rd floor will be replaced with a normal access hatch. Already Agreed.	§§§§§§ to provide specification and include into overall Programme.	Access hatches added RESOLVED
T6.	Radiator in Second Floor Front Bedroom not working (Permanently cold)	Radiator inspected and obvious Faults checked but remains cold. Investigate and remediate source of blockage	Agreed.	§§§§§§ to include into overall Programme.	REF: 160620-4 REF: 300620-12
T7.	The house pipework layouts for gas, central heating (including feed piping, sensor positions and control systems), hot & cold water services and drainage layouts were not included in the handover documentation.	Provide all relevant drawings of the pipework layouts for gas, central heating, (including feed piping, sensor positions and control systems), hot & cold water services, drainage, vent systems and any other key services or systems in both electronic and paper format.	Full and comprehensive Record Information always forms part of the project handover documentation including drawings, operating and maintenance manuals, test certification and the Health and Safety File. The following was discussed and agreed during the meeting. Gas is absolute mandatory (legal requirement) and needs to be provided or created. Needs to include routing of the piping and location of the isolation valves & ventilation. For others (heating supply, drainage, Hot & Cold water etc.) we agreed to accept original drawings/documents with any known changes/deviations captured manually (separate notes and/or drawings). The agreed documents need to be provided. §§§§§§ agree to provide copies of the most up to date services drawings available but without any amendments. No new drawings are to be created.	§§§§§§ to provide specified documentation by 12 Mar 2020.	Drawings received: • No above ground drainage layouts • Drawings to be modified to reflect ongoing works
T8.	Central Heating Expansion vessel in boiler to small for the size of the heating system.	Install additional Expansion vessel in line with requirements for size of the system.	If required, §§§§§§ will install an additional expansion vessel for the underfloor heating. This is required and needs to be provided. We have demonstrated the need in our original report. §§§§§§ has not provided any information/assessment to the contrary that demonstrates that it would not be needed.	§§§§§§ to provide specification and include into overall Programme.	REF: 160620-5 REF: 300620-6
T9.	Boiler safety valve discharge line is routed into the condensate line instead of safe visible location.	Install and/or reroute discharge line of the boiler safety vale to safe visible location.	§§§§§§ to consider moving the boiler safety valve discharge line to be in a more visible position. This was reviewed during meeting and originally identified Safety Valve is actually a bypass valve. The actual Safety Valve outlet is however hidden behind hot water cylinder. It was agreed (not to consider) that the piping (BSV outlet and drain) would be relocated to provide a visible indication as required by legislation.	§§§§§§ to include into overall Programme.	Done but please clip the pipework

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			Now agreed.		
T10.	Heating System fill connection located (Ground Floor) away from boiler (2nd Floor) without pressure gauge and inadequate access.	Relocate filling loop to 2nd Floor boiler room OR Install Pressure Gauge and provide larger access at current Ground Floor filling loop location.	Agreed. We agreed the specific solution in the meeting: a. Install new additional (or relocate existing) filling loop in 2nd floor boiler room, next to boiler. b. Install larger access hatch in GF cupboard to provide access to piping, valves and services. Specific solution to be captured.	§§§§§§ to include into overall Programme.	Done
T11.	Inappropriate use of expanding foam around UFH piping voids between fire compartments.	Replace expanding foam with sand/cement or fire-rated mastic between fire compartments on Ground floor and First Floor.	To be replaced as necessary. This was discussed and agreed in meeting. Foam will be removed and replaced with appropriate material fire-rated where necessary (details tba). After the installation of a larger hatch within the main pipe riser cupboard, further inspections can be made of the penetration detailing. If found inappropriate, remedial works to be undertaken. §§§§§§ to update wording to confirm replacement and provide method statement including material specification. Already Agreed.	Appendix 2 Item. §§§§§§ to include initial investigation into overall Programme.	REF: 160620-6 If no fire requirement it's just a matter of professionalism Building Control/Surveyor to confirm
T12.	Kitchen extractor fan separate from recirculation hood and only manually operable	Remove current kitchen extractor fan and duct the existing recirculation hood fan exhaust to the outside using the old wall fan hole. Provide cover and make good of new duct above kitchen units.	§§§§§§ to consider carrying out the alterations proposed by the owners' surveyor. This was discussed and agreed (not considered) including more details in meeting: Remove existing wall mounted fan and install new ducting from existing kitchen extractor hood fan through existing fan conduit to outside. Need to provide appropriate noise/vibration reducing fixings and conduits to reduce noise. Install appropriate cover/boxing over/in front of ducting between cupboards and ceiling. Will require relocation of WIFI station and Ethernet supply point. Now agreed.	§§§§§§ to provide specification and include into overall Programme.	Written proposal received. Will check once installed REF: 300620-1
T13.a.	The main foul drains (2 separate lines from all 4 properties) in the undercroft does not meet minimum slope requirements.	Check available fall from sewer outlet to foul drain from 2 rear houses using laser level. If 1:80 then replace in Cast Iron timesaver, if not the drainage from the rear houses will need investigating and modification to ensure appropriate fall.	If following inspection it is not in line with requirements, modifications will be carried out as necessary. §§§§§§ to arrange for a specialist contractor to attend to carry out a laser level survey and to inspect manholes to front of property. If following inspection, it is not in line with requirements, modifications will be carried out as necessary. This is a defect and was discussed during the meeting with the following actions: a. §§§§§§ and Genever to conduct full inspection of existing manholes to ascertain if actual construction reflects design intent as per drawings. This will at least include all 3 gully manholes in parking area, and 2 manholes under pavement. They will provide report and pictures from these inspections. b. Undertake a detailed laser invert level survey of the foul and surface water high level drainage within the undercroft and publish results.	§§§§§§ to include initial inspection into overall Programme.	Detailed proposals awaited
T13.b.	Flexseal rubber connectors used on the main sewer outlet in the undercroft.	Replace rubber connectors with solvent welded fittings or Cast Iron timesaver piping (see 11.a. above).			Detailed proposals awaited
T13.c.	There is no interceptor on the foul drainage outlet to stop back flow and potential rodent infestation.	Check if interceptors within sewer outlet to street. If not present, install appropriate interceptors on both foul drainage outlets in the undercroft.			Detailed proposals awaited

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			c. Replace the 2 no. 90° bends with 45° elbows at entry point complete with rodding arrangement for both lines. d. If minimum falls (1:80) are not met, consider combining FW (only parking area gullies) with SW at entry connection. The FW section from middle of undercroft needs to be retained as this collects above ground stacks from 76 and 80 Chatham Road. e. If there is no interceptor between the house and street connection install an Interceptor on FW drain within the undercroft just before the exit point (like the SW piping). Needs to be modified in any case to fit the Hayden Pump discharge line. f. Replace Rubber connectors on SW line and replace with solvent welded fittings. The inspection has not yet taken place. §§§§§§ to conduct inspection and provide report/results and provide detailed Method Statement (drawings/sketches, description, equipment selection/specification, installation guidance etc.) for all the required modifications.		
T14.	Cold Water Booster Pump tank is too small and runs dry	Install header tank above the water pump set to increase storage volume.	Cold water supply to booster pump to be investigated and capacity of tank to be enhanced as recommended by manufacturers. During the inspection by both parties it was observed that the water tank soon runs dry and that the natural supply flow into the tank is very low and severely restricted, resulting in virtually no water supply to the property. The following was discussed and agreed during the meeting. a. §§§§§§ to contact Thames water to check supply flow rate into 80 Chatham Road. Current flowrate significantly below expectation at 4-5 bar supply and 28 mm piping. b. §§§§§§ to replace existing Cold Water Pump unit or modify current unit (with a larger storage tank) and creation of dual and/or larger supply inlets. §§§§§§ to arrange for supply flow check and provide detailed design and Method Statement for the tank capacity modification. Already agreed. Appendix 2: Further details of the proposed modifications to the water pump/tank system are required.	Appendix 2 Item. §§§§§§ to provide specification for item b. and include both item a. and b. into overall Programme.	Detailed proposals awaited
T15.	Drainage issues in master bedroom ensuite – air locks occur when flushing toilet and very slow running bath waste.	Provide as built drawings to confirm sizes and locations of ventilation provisions. Installation of air admittance valve / anti-syphon traps may be required. Adjustment to pipe boxing anticipated.	§§§§§§ to consider intrusive investigation behind bath and WC, accessed from walk in wardrobe behind. This was discussed and agreed (not consider) in meeting. Concern on routing of toilet and bath drain above the floor slab into SVP. Agreed to open up wall (plasterboard stud wall) from dressing room side to inspect piping layout and routing. If not correct, piping to be modified to meet building regulation requirements. §§§§§§ to update the wording and provide detailed Method Statement. Now agreed.	§§§§§§ to include initial investigation into overall Programme.	Detailed proposals awaited REF: 300620-8
T16.	The sewage pump vent is routed through Nr 80 house and appears to combine with the foul stack vent through the roof.	Provide as built drawings to confirm sizes and locations of the vents. If not in line with requirements, modifications to venting system will	As item T13.a above. Final as built drawings are not available. This was discussed and agreed in meeting.	§§§§§§ to include initial (mansard roof level) investigation into	Detailed proposals awaited REF: 300620-8

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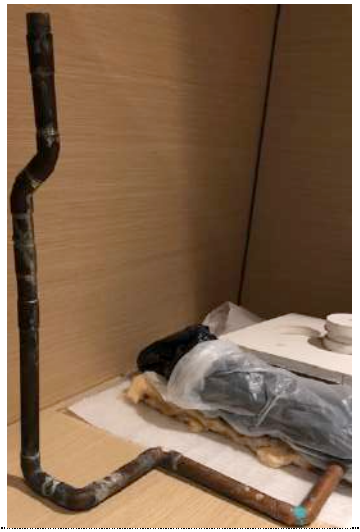
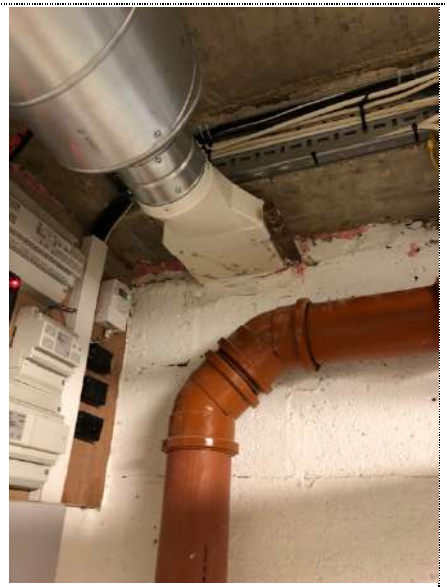
		be required to provide independent venting systems.	All drawings show separate Sump Pump Vent and SVP through to roof level. In reality only one vent terminates at roof level. It is unclear at what level the 2 stacks combine. During roof reconstruction we will inspect from top if we can locate joining point. If the joining point is above last SVP entry point (2"d floor bathrooms), we can leave as single vent. If joining point cannot be established, we need to investigate further and if required make piping modifications. §§§§§§ to update the wording and capture detailed approach.	overall Programme.	
T17.	Vent Locations alongside Fireplace in Lounge.		This new additional defect was raised and agreed during the meeting. The 2 vents on the righthand side of the 'enclosed Fireplace box' are actually access hatches and NOT vents. The top one is for inspection of the flue ducting joints (similar to boiler) and the bottom one is for access to the gas stop cock. This was never advised or included in any handover documentation or instructions (see item T7). We have suffered from severe draught and associated heat loss through both 'vents'. The size of the current 'vents' is not adequate to provide proper access. Both vents will be replaced with appropriately sized access hatches. §§§§§§ to update the defect list to include this defect and the agreed actions. Agreed.	§§§§§§ to include into overall Programme.	REF: 160620-7 And REF: 160620-8
T18.	Light Fittings in basement Bathroom		This is further defect which was previously reported but omitted from the original Scott Schedule. This was not discussed and inspected at the site meeting but should be added. The light fittings in the basement bathroom are not suitable for the moisture levels of a wet room environment. These should be replaced with appropriate light fittings as provided in the other bathrooms. §§§§§§ to update the defect list to include this defect and the proposed actions. §§§§§§ to investigate and replace light fittings as necessary.	§§§§§§ to include into overall Programme.	Detailed proposals awaited
T19. Additional	Fan not connected & doesn't fit				See ref 160620-1
T20. Pipework quality	Sub-standard				See ref 160620-3
T21 Duct jointing	PVC Duct jointing not sealed		Duct joints should be sealed with Plastic Duct Sealant + PK screws		See ref: 240620-1
T22 Various					See Refs: 300620-1 to 12

PHOTOS

	REF: 160620-1 2nd Floor bathroom fan – squashed ductwork, discharge not connected, how is access attained? Comment: The fan doesn't fit. Squashed ductwork is unacceptable. Why not install a VES Microbox (167 high, 240 wide, 436 long) sorry don't know joist spacing See also REF: 300620-7		REF: 160620-2 1st Bedroom – air venting problem This leg caused an air-lock as pipework drops to radiator without a connection above which would have aided air venting. It "should" be possible to use mains pressure to flush out any air lock now that the mains fill point is more accessible but knowing there is an issue here suggest take a small bleed pipe from the top of the dropper (where a vent should have been fitted) into the boiler room with a needle valve and label "air vent" See also REF: 300620-12
	REF: 160620-3 Pipework quality – sub-standard & leaked To find pipework installed like this is very concerning as most of the pipework cannot be observed now. Suggest extended warranty is given above the latent defect period for all copper pipework		REF: 160620-4 Basement WC Fan – to be relocated How will the circular to plastic rectangular connection be made professionally? Suggest circular duct taken through the utility room into the Equipment Store as TSA Report c/w fire damper and silencers. See also REF: 300620-5

	REF: 160620-5 Heating Expansion Vessel Is this where it will be located? See also REF: 300620-6		REF: 160620-6 Fire stopping: There is no vertical fire stopping within the main stairwell and as a consequence the whole house is sprinklered. Building Control to confirm that no additional fire stopping is required within the risers
	REF: 160620-7 Flue access Vertical grille in chimney should be an access panel		REF: 160620-8 Gas fire natural ventilation How is the duct connected to the external air brick? Does it penetrate the cavity & physically connect by a plenum box? See also REF: 300620-9

	REF: 240620-1 PVC Ductwork not sealed. The life expectancy of ductwork is c50 years+ The adhesive on the tape will dry out and the tape will fall off in time. Break the joint, add sealant then re-assemble and use PK Screws & washers to ensure the joint can never come apart		REF: 240620-2 Duct termination unclear. The bathroom extract serves 2 bathrooms so regulations state >15 l/s each. The duct needs to terminate in a weather louvre not the cavity See REF: 300620-11
	REF: 300620-1 Kitchen duct needs support clamps		REF: 300620-2 All holes in any wall must be filled to stop insect ingress



REF: 300620-3

Fire damper missing

REF: 300620-4

Re-use of existing fan: Airflow rates will need to be measured to ensure Part F Building Regs flow rates are achieved

REF: 300620-5

Ductwork jointing. All PVC duct joints to be sealed, secured with 10mm screws then taped to ensure longevity.

Ductwork quality: Although PVC is a cheaper solution sheet metal ductwork has a longer life expectancy. The industry standard would have the 2 flexible ducts connecting into a galvanised header duct which would pass through the wall to the under croft c/w a fire damper

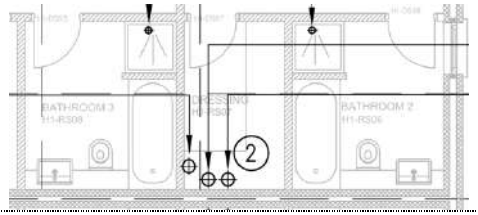
REF: 300620-6

Cut tails from jubilee clip

REF: 300620-7

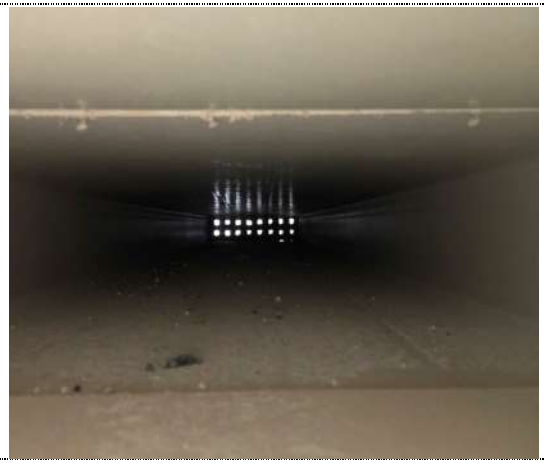
The fan doesn't really fit as is too high protruding into the space.

Re-use of existing fan: Airflow rates will need to be measured to ensure Part F Building Regs flow rates are achieved



REF: 300620-8

Report of gurgling WC flush from 2nd floor bathroom. Need more access into corner to investigate



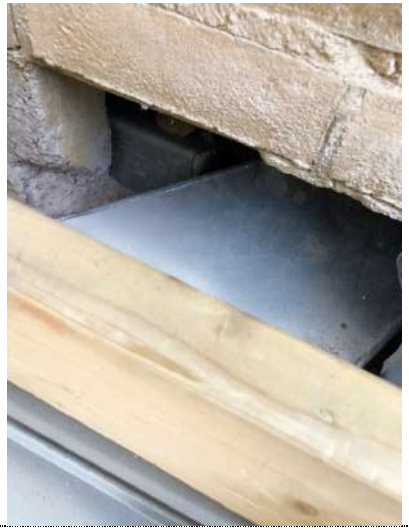
REF: 300620-9

1st Reception fireplace vent duct does terminate through wall.

RESOLVED

REF: 300620-10

Ductwork jointing. All PVC duct joints to be sealed, secured with 10mm screws then taped to ensure longevity.

	REF: 300620-11 2nd floor bathroom vent duct to terminate via weather louvre not into the cavity See also REF: 240620-2		REF: 300620-12 2nd floor air venting. The pipework needs small vent line plus needle valve in accessible location, possibly in fan hatch, to facilitate air venting at top of pipe run Ditto 2nd floor drop to radiator