



ENVIRON
PROPERTY SERVICES

PROPERTY INSPECTION REPORT

020 7384 4501

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Fulham
London

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WHY CHOOSE ENVIRON?

"We Are Property Problem Solvers!"



About Us

Environ Property Services have been operating within the building industry for 15 years and work across many different sectors, all whilst building a reputation for excellence and dependability. Our team of trusted surveyors and skilled trades professionals are second to none, and our exceptionally trained in-house coordinators will manage a job from start to finish, we endeavour to both meet and exceed our customers' expectations. Environ have had the pleasure of working on a range of properties, from terraced residential homes, managed apartments to Grade I listed buildings, we take great pride in all projects undertaken and our company ethos continues to attract landlords, freeholders, managing agents and property investors alike.

Environ is uniquely positioned to manage and restore any property defects you may have!

By utilizing our five well established departments that work cohesively together we can solve your property issues from start to finish. Each of these departments tackle the most common problems that individuals notice in their homes and properties, and many of these issues are often connected to each other. By offering these range of services under one company name, we give our clients peace of mind in knowing that no matter what the problem is, we are well equipped to solve it. These departments include:

Damp

Our damp professionals are experts in identifying the cause of moisture ingress to eradicate damp and mould at the source. We resolve rising damp, lateral damp, penetrative damp, condensation as well as expert mould cleaning services.

Maintenance & Restoration

Our restoration services provide comprehensive solutions for your property needs, including specialist sash window repairs, expert painting, section 20's to restoration of period and listed properties.

Drainage

Our drainage services cover everything from professional CCTV drainage surveys to drain repairs and unblocking. No matter the issue, we will complete an in-depth diagnosis and provide the best possible solution.

Roofing

Environ's team of roofing experts can identify and resolve any issues affecting your roof, including the repair and replacement of defective roof finishings. We also offer the latest drone technology for detailed and in-depth roof surveys.

Pest Control

Environ's expert pest control technicians specialise in rapid pest eradications as well as long term pest prevention for both residential and commercial properties.

What next?

If you are happy with the report within this document, please confirm via email or post. If you have any questions relating to any of the work specified in this report, please feel free to contact the office at 020 7384 4501. If you would like to speak to your surveyor, please request a call back by contacting one of our coordinators who will be happy to assist you.



Page 1

Client and property information

Date of Survey

Job Number

Customer

Address

Instructions

Additional works after original scope of works.

Property Image



Property Type

House

Occupied / Unoccupied

☒ Occupied

Surveyors Notes

Dear.....,

Following completion of the previously recommended works at the property, including the installation of the new Kemper waterproofing system to the rear balcony, we have now reviewed several additional measures that will further protect the completed works and improve the associated internal areas. The original works included the replacement Kemper system with the appropriate falls, upstands and terminations to provide a robust waterproof barrier to the balcony area.

As a further protective measure, we highly recommend installing GRC promenade tiles over the newly completed Kemper system. These will be installed on suitable pedestal supports, creating a raised and supported walking surface while maintaining a clear void beneath. This will help protect the new waterproofing from direct foot traffic and general wear while allowing rainwater to continue flowing freely beneath the tiles and towards the drainage outlet.

Internally, the client has requested that the existing extractor fan within the upper bathroom is replaced. The replacement fan has already been purchased by the client; therefore, our quotation is for installation only. The upgraded fan will provide improved ventilation and, subject to the specification of the client-supplied unit, will assist with controlling humidity, condensation and moisture generated through normal bathroom use.

We will also provide a quotation for the preparation and complete redecoration of both bathrooms. This will include localised repairs to defective surfaces where required, appropriate preparation and undercoating, followed by the application of suitable white bathroom paint to provide a clean, durable and moisture-resistant finish.

The following sections of this building inspection report provide an individual breakdown and quotation for each of these additional works.

David Crane Damp Surveyor Environ Property Services

Sections

Section 1

Yes

Section 1

Promenade Tile Installation

As an additional protective measure to the newly completed Kemper waterproofing system, we recommend the installation of GRC promenade tiles over the rear balcony area.

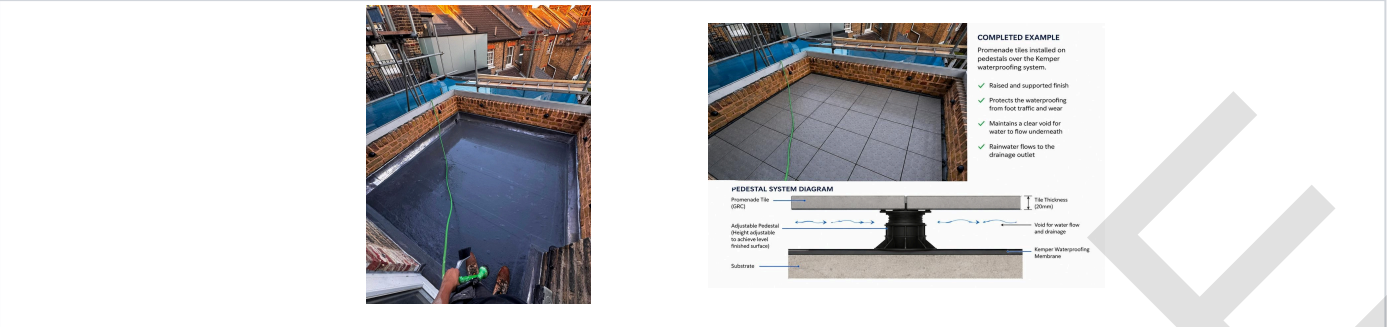
The tiles are to be installed on suitable pedestal supports rather than being laid directly onto the Kemper system. This will create a raised and supported finished surface, helping to distribute foot traffic and general loads across the balcony while reducing direct wear to the waterproofing membrane below.

The pedestal system will also maintain a clear void beneath the tiles, allowing rainwater to continue flowing freely across the Kemper surface and towards the drainage outlet without affecting the designed falls or restricting water discharge.

The client has indicated a preference for a tile colour similar to the previous finish so that the overall

appearance of the balcony remains in keeping with what was there before. We can allow for a suitable comparable colour within the quotation, with the final tile colour and finish to be confirmed by the client before installation.

Section 1 Images



Section 1 Estimate

Section 2

Yes

Section 2

Upper Bathroom Extractor Fan Installation

The existing extractor fan will be removed and the client-supplied replacement unit installed in its place, subject to the new fan being suitable for the existing location and electrical supply.

The existing electrical connection and ducting arrangement will be checked during installation and the new fan will be connected and tested to ensure it is operating correctly and extracting effectively.

This quotation does not include the supply cost of the extractor fan, as this has already been purchased by the client.

Section 2 Images



Section 2 Estimate

Section 3

Yes

Section 3

Internal Decoration – Both Bathrooms Walls and Ceiling.

Following completion of the remedial works, we recommend full preparation and redecoration to both bathroom areas.

The walls and ceilings will be inspected and any minor cracks, surface defects or damaged areas will be repaired and prepared as required before decoration. Suitable preparation will then be carried out, including undercoating where necessary, followed by the application of finishing coats of white bathroom paint.

A suitable moisture-resistant bathroom paint will be used due to the regular changes in humidity within these areas, providing a clean, durable finish appropriate for both bathrooms.

The quotation will include the necessary preparation, localised repairs, undercoat where required and final topcoats to both bathroom areas.

Section 3 Images



Section 3 Estimate

Parking

Parking Agreement

No parking charge has been incorporated into the above estimated quote of works. Clients are responsible for providing parking, this can be done by either a visitors parking permit or the client can pay for the tradesman's parking on the day. Failure to do so Environ will pay for the parking cost up front, we will then invoice the client for all parking receipts when the project has come to an end.

Total Cost

Total Cost+VAT

Total Cost Inc. VAT

Signatures and T&C's

Surveyors Name

David Crane

Surveyors Signature



Quote Expiry Date

Building Inspection Terms & Conditions

https://drive.google.com/file/d/1lwXHYRIONs53xHtwUnzM1mRYLfE7t2Fb/view?usp=drive_link

EXAMPLE