

Defects reported at Kingsway Gardens

(from March 2019)

Address in Kingsway Gardens	Defects reported <i>(Please note: all issues raised are initially inspected by Aster's Clerk of Works, to decide whether they should be passed back to Stepnells)</i>	Defects attended to <i>(Please note: all issues raised, and updates provided are logged on a defect reporting spreadsheet. Each defect reported to Stepnells will be given a timescale for completion)</i>
Tudor Court	<ul style="list-style-type: none"> -2x Water pooling on the floor of balconies (1 closed as not a defect). -Small crack appearing in dividing wall on balcony. -2x Bubbling/ blistering on balcony (private). -Small area of asphalt flaking off upstand, revealing mesh behind. -Paint less cork left behind trim near wingwalls. -Report of rust showing through bin store doors and stairwell railings. -Leaking downpipe joint. -Inner locking mechanism for the water cupboard defective. -Numbers above some garages not repainted on. 	<ul style="list-style-type: none"> -Pooling being inspected by Aster and Welling's before forwarding to Stepnells. -Crack will be picked up at end of defects inspection. -Bubbling/blistering reported to Stepnells. -Asphalt repaired by Stepnells. -Paint less cork logged and due to be inspected by Aster. -Clerk of Works inspected bin store doors and stairwell railings, found no rust and are within specification. -Leaking downpipe joint passed to Stepnells for rectification. -Inner locking mechanism for water cupboard passed to Stepnells for rectification. Stepnells repainted garage numbers on.
Stuart Court	<ul style="list-style-type: none"> -Areas of snagging around front door/ patio not complete. -Gulley area needs work on private balcony. -Areas of brickwork need cleaning (that are not efflorescence- the temporary natural white staining on brickwork) -Gutter joint leaking in communal area -Water pooling on the floor of balcony and flexing on balcony. -Delaminating fairing coat on communal walkway/ balcony and garage forecourt. 	<ul style="list-style-type: none"> -Snagging inspected by Clerk of Works, then passed to Stepnells for repair. -Gulley area reported to Stepnells. -Brickwork cleaning reported to Stepnells, they confirmed this was not efflorescence. -Gutter joint reported to Stepnells. -Pooling and flexing inspected by Aster, Stepnells and sub-contractors and reports being compared for a solution. -Delaminating fairing coat passed to Stepnells within 15 minutes of it being reported. Stepnells and Aster made area safe the same day and removed the loose fairing coat for investigation with sub-contractor.
Saxon Court	<ul style="list-style-type: none"> -2x Efflorescence showing on wingwall. -Drafts coming in from the top of patio doors and some rain getting in at the top. The patio doors also rattle in the frame when its windy. 	<ul style="list-style-type: none"> -Efflorescence is not a defect and is a natural process, therefore was not reported to Stepnells. -Patio doors reported to Stepnells to repair.
Atholl Court	No defects reported yet	

<p>York Court</p>	<ul style="list-style-type: none"> -2x Bubbling/blistering and 1x minor crack on balconies (private and communal). - Very small pin head of rust from a nail in stairwell. -Wingwall seems continually wet on private balcony. -Draining off private balcony not working as it should. 	<ul style="list-style-type: none"> -Bubbling/blistering and minor cracks inspected by Clerk of Works and passed to Stepnells to repair. -Rust stop inspected by Clerk of Works and passed to Stepnells to repair. -Passed to Clerk of Works for inspection. -Passed to Clerk of Works for inspection.
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****If you believe you have noticed a defect issue in your property or communal area, please contact Louise Clements via the kingswaygardens@aster.co.uk email address or the Kingsway Gardens telephone line on 01380 735411.**

Thank you