

## RBS - Short Inspection Form V1

10 Apr 2025 / 13 Pomfrett Gardens,  
Stockwood, Bristol, BS14 8SU / Julian  
Mallia - RBS North

Complete

Score	0 / 0 (0%)	Flagged items	7	Actions	0
Surveyor Name	Julian Mallia - RBS North, IMS North - Martin Daymond, Surveying & Compliance - Matthew Messenger, North RBS - Laura Miller				
Date of Inspection	10 Apr 2025				
Customer Contact Details	Mrs Christine Rew 07727 216 862				
Address	13 Pomfrett Gardens, Stockwood, Bristol, BS14 8SU				

**Flagged items**

7 flagged

Page 1

**Asbestos Survey Required:**

No

Page 1

**Is there a Reg 8 Risk:**

No

Page 1

**Party Wall Notice required:**

No

Page 1

**Listed Building or conservation area:**

No

Page 1

**Leasehold (S20):**

No

Page 1

**Potential Statutory or H&S Breach:**

No

Page 2

**Work to be post inspected once complete? (e.g. due to complexity, value, complaint etc)**

No

Asbestos Survey Required:	No
Is there a Reg 8 Risk:	No
Party Wall Notice required:	No
Listed Building or conservation area:	No
Leasehold (S20):	No
Potential Statutory or H&S Breach:	No

**Reason for Inspection:**

RD Team Referral- Customer has reported mould issues on the outside of the property at the gable ends and also within multiple rooms on the walls, around windows and ceilings. Customer may have a non functional PIV fitted in loft space, working extraction fans in bathroom and WC and no fan fitted in the kitchen. Customer gets no condensation on windows and uses installed trickle vents throughout. Please attend to investigate issues on internal and external of property and raise any follow on works

**Issue / Defect identified**

The tenant is concerned about dampness and mould that continues to return that affects most rooms to external walls, around window and door reveals and about algal staining on the external brickwork.

They also advised that some time ago the flank wall was tanked to try to overcome dampness issues.

During the inspection areas were tested with a Protimeter MMS2 electronic meter. The resistance readings indicated that there was unlikely to be penetrating dampness as all the readings showed dry at the time of inspection. This would also suggest that there were no issues with leaking services or failed or bridged damp proofing systems.

Although humidity and air temperature readings were in an acceptable range the tenant said that they had put on the heating that morning and it may be that conditions at the time may not have reflected conditions generally.

It was noted that the rear wall in the kitchen was some 5oC cooler than the external flank wall despite that wall facing the sun. There were Noticeable cool areas on the ceilings in both front and rear bedrooms in the corner between the flank wall and the front and rear walls.

There was also seen to be a ventilation system fitted in the loft above the landing and the tenant advised that this has never been serviced and does not work.

Inspection of the loft showed that there appeared to be adequate insulation but the low pitch of the roof and the presence of large concrete cross beams meant that a closer inspection was not possible and any inspection or upgrade of insulation towards the eaves would need to be carried out through the roof.

The evidence would appear to suggest that the issues in the property are likely to be as a result of condensation and the installation of tanking in the kitchen and lounge on the flank wall is likely to make matters worse.

However, the cold patches in the two bedrooms point towards a possible problem with the flank wall at the front and rear. Inspection from the ground was not able to confirm the issue but there are concerns around the flashings an coping as there have been issues with these on other properties of a similar design on the scheme. A scaffolding would need to be erected to the front and rear corners to allow the flashings to be taken off and re-fitted and for the coping stones to be re-bedded including and damp proof course as necessary.

It was noted that there are solar panels fitted to the front pitch of the roof and these should not be disturbed if possible.

The ventilation unit fitted in the loft will need to be serviced or replaced should it be found necessary or that it is not fit for purpose.

It is recommended that the property is considered for upgrading of the insulation potentially by cavity wall insulation to the flank wall and upgrading the front and back walls which are finished with a render style panels and vertical hanging tiles.

**Schedules of works to complete repair (Include all measurements & applicable SOR's)**

Service, repair or replace as necessary the ventilation unit fitted in the loft.  
- item

Provide scaffolding to the flank wall to allow works to be carried out to the front and rear corners.  
- item

Remove and refit coping stones to brick wall including necessary damp course. Approx 3m run front and rear.  
- 6m

Re-dress flashings to abutment between roof and flank wall to ensure no water penetration possible at that point.  
- 6m

Remove and re-fit lead soakers to tiles front and rear.  
- 6m

Treat stained areas of brickwork with brick acid to remove algal bloom to allow future monitoring of dampness issues.  
- 4 sqm

### Repairs to be raised for IMS (By RBS or Co-Ordinator)

Service/repair to ventilation unit - IMS  
External works SPEC01

#### Scaffolding required to complete works?

Yes

scaffold needed to flank wall and around corners at front and rear.

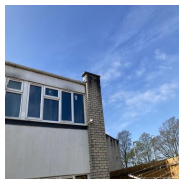


Photo 1



Photo 2



Photo 3



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Photo 5

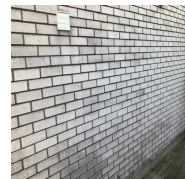


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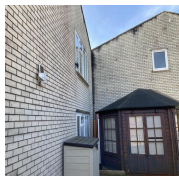


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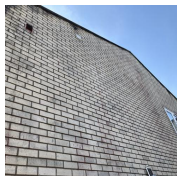


Photo 8



Photo 9

#### Any other relevant supporting information? e.g. access, hazards, location of services, system type, waste removal, pre-lims/site set up.

Consideration to be given to means of improving thermal properties to house such as upgrading the cladding on the front and rear and cavity wall insulation on the flank wall. Referred to Cby28

#### Work to be post inspected once complete? (e.g. due to complexity, value, complaint etc)

No

## Pictures

Please add pictures of the issue/ defect identified.

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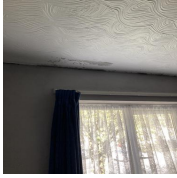


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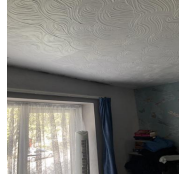


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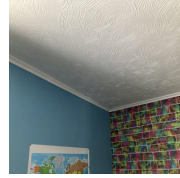


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Photo 13



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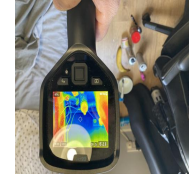


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Photo 16



Photo 17

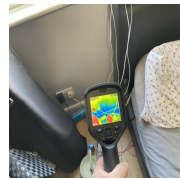


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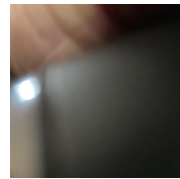


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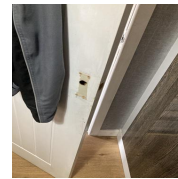


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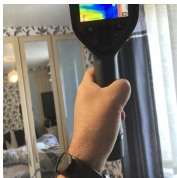


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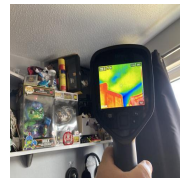


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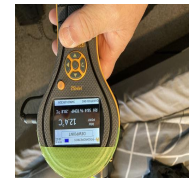


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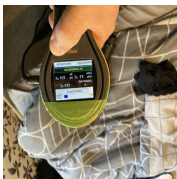


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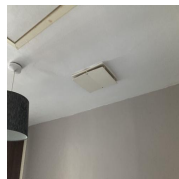


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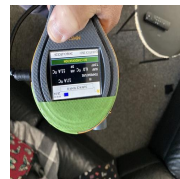


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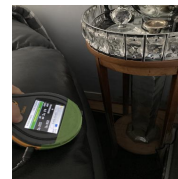


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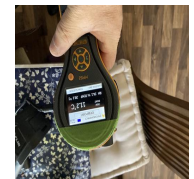


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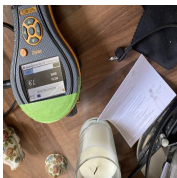


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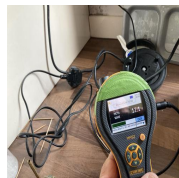


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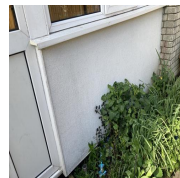


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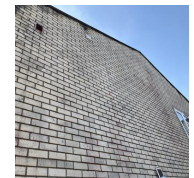


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Photo 40



Photo 41

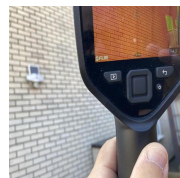


Photo 42



Photo 43



Photo 44



Photo 45



Photo 46

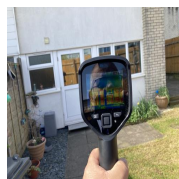


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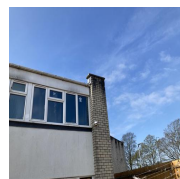


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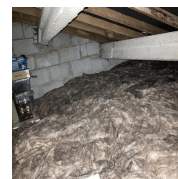


Photo 50



Photo 51





Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57

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Signed

**Surveyor Signature**

Julian Mallia  
10 Apr 2025 2:24 PM BST

## Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





Photo 7

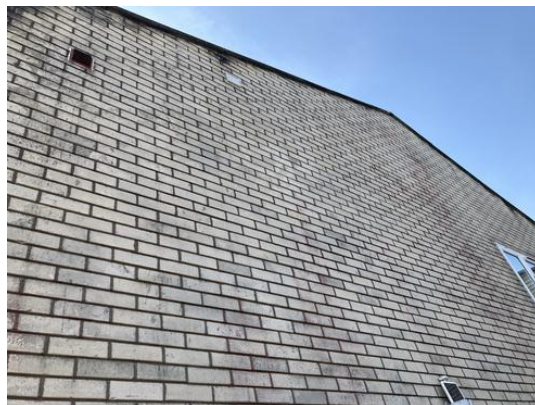


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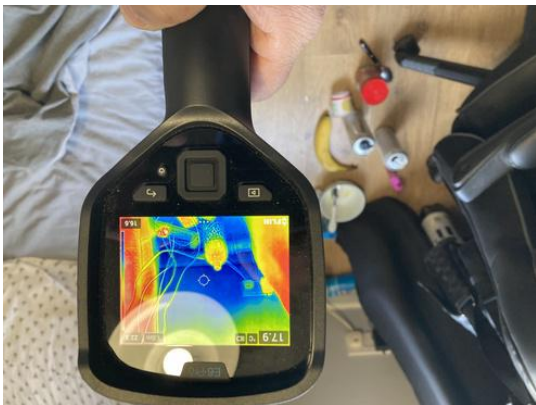


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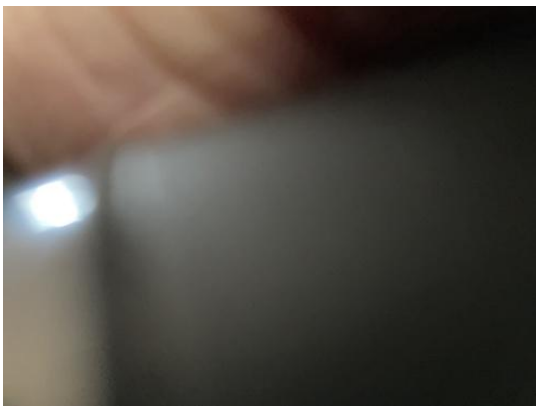


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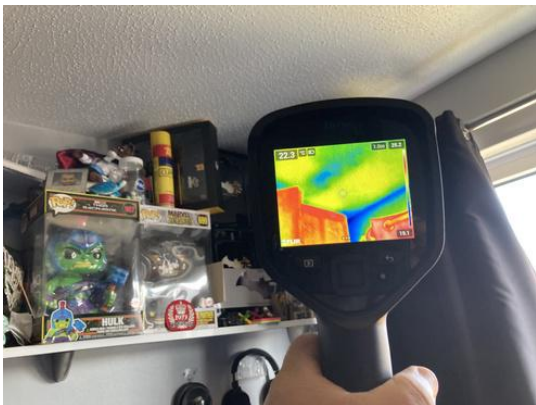


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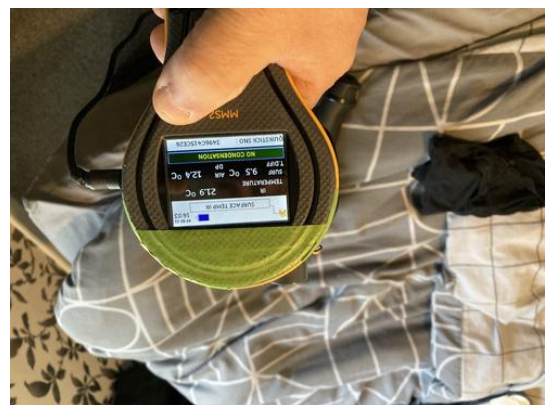


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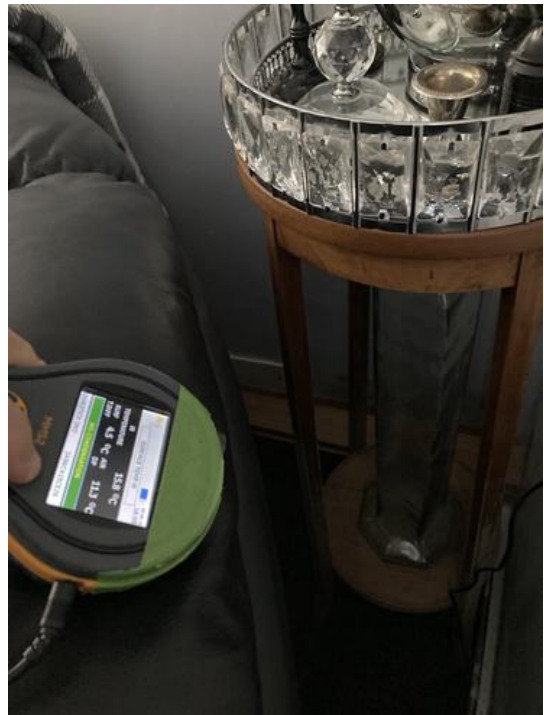


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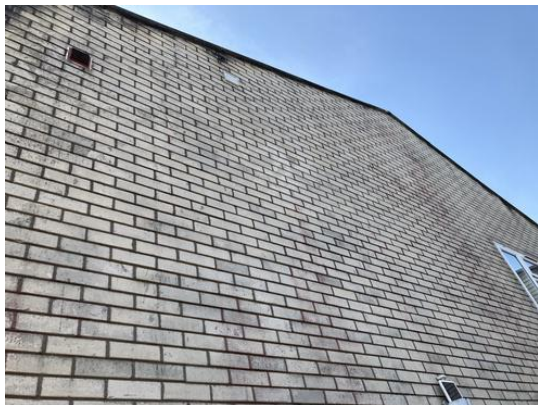


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