

RBS - Short Inspection Form V1

11 Feb 2025 / 43 York Road, Montpelier,
Bristol, BS6 5QB / Richard Phillips - RBS
North

Complete

Score	0 / 0 (0%)	Flagged items	8	Actions	0
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Surveyor Name

Richard Phillips - RBS North, IMS
North - Martin Daymond,
Surveying & Compliance -
Matthew Messenger, North RBS -
Laura Miller

Date of Inspection

11 Feb 2025

Weather
Tue, 11 Feb
4 / 2 °C
Sprinkles. Overcast.
Feels Like: 2 °C
Humidity: 91%
Precipitation: Rain: 1.6mm Snow: 0mm
Precipitation Chance: 42%
No access for internal inspection - RBS attended property on time.

Customer Contact Details

Holly Fowden

Address

43 York Road, Montpelier, Bristol,
BS6 5QB

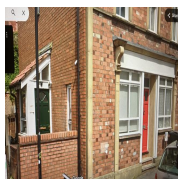


Photo 1

Flagged items

8 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

Scaffolding required to complete works?

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:

An RBS inspection was requested to inspect the side elevation porch which is used as the main entrance as the customer is concerned that the porch is unstable and in need of repairs



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

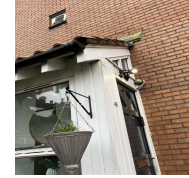


Photo 7

Issue / Defect identified**General Observations**

Visually the timberwork on the porch had delaminated paintwork and further moisture level readings were taken of various timbers which were in the at risk category and absorbing moisture.

Brick work - Initial inspection of the brickwork found that it is probably structurally strong enough to cope with a new UPVC porch and a new porch design will generally be lighter and weather proof.

Internally

The customer was concerned over some defective minor sections of cement/concrete which has come away.

Conclusion

Repairs including a new door and frame and any other repairs required once the timbers are exposed would be a considerable cost and a new component replacement which will last 15 years may be cheaper and a better investment.



Photo 8



Photo 9



Photo 10

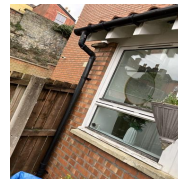


Photo 11

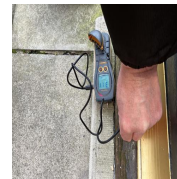


Photo 12



Photo 13

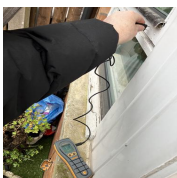


Photo 14



Photo 15

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

SOR - New Porch - Spec01

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

RBS or Asset Delivery

Scaffolding required to complete works?

No

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

Parking in car park for residents

Work to be post inspected once complete? (e.g. due to

No



Pictures

Please add pictures of the issue/ defect identified.

1



Photo 16



Photo 17



Photo 18



Photo 19

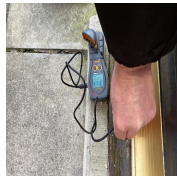


Photo 20



Photo 21

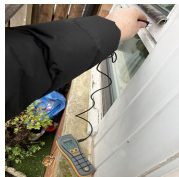


Photo 22



Photo 23

2

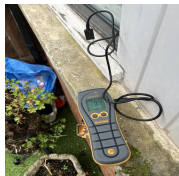


Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

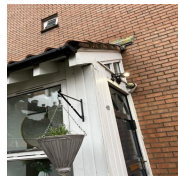


Photo 29

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11

12

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14

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Signed

Surveyor Signature



Richard Phillips
11 Feb 2025 4:42 PM GMT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

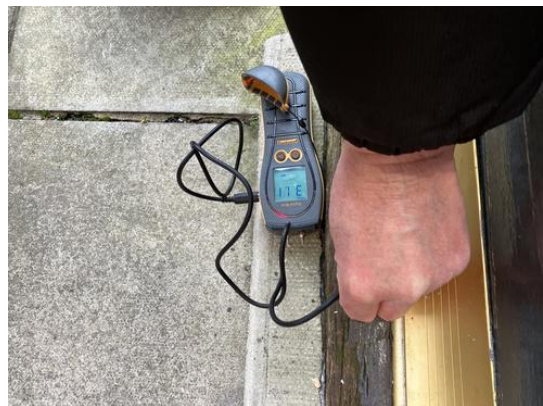


Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

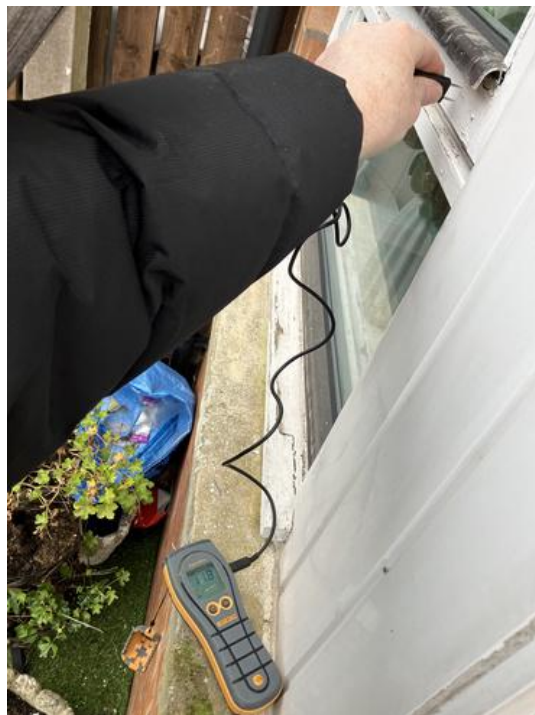


Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29