

**RBS - Short Inspection Form V1**

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| 1 Apr 2025 / 23 Houndwood Drove Street BA16 9PP / Michael Culliford - RBS North | **Complete** |

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| **Score** | 0 / 0 (0%) | **Flagged items** | 8 | **Actions** | 0 |

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| **Surveyor Name** | Michael Culliford - RBS North, IMS North - Martin Daymond, Surveying & Compliance - Matthew Messenger, North RBS - Laura Miller |

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| **Date of Inspection** | 1 Apr 2025 |

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| **Customer Contact Details** | Nikki Anderson 07595474381 |

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| **Address** | 23 Houndwood Drove Street BA16 9PP |

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| **Flagged items** | 8 flagged |

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| Page 1 | |
| **Asbestos Survey Required:** | No |

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| Page 1 | |
| **Is there a Reg 8 Risk:** | No |

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| Page 1 | |
| **Party Wall Notice required:** | No |

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| Page 1 | |
| **Listed Building or conservation area:** | No |

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| Page 1 | |
| **Leasehold (S20):** | No |

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| Page 1 | |
| **Potential Statutory or H&S Breach:** | No |

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| Page 2 | |
| **Scaffolding required to complete works?** | No |

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| Page 2 | |
| **Work to be post inspected once complete? (e.g. due to complexity, value, complaint etc)** | No |

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| **Page 1** | 6 flagged |

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| **Asbestos Survey Required:** | No |

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| **Is there a Reg 8 Risk:** | No |

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| **Party Wall Notice required:** | No |

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| **Listed Building or conservation area:** | No |

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| **Leasehold (S20):** | No |

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| **Potential Statutory or H&S Breach:** | No |

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| **Page 2** | 2 flagged |

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| **Reason for Inspection:** |
| Check if water ingress from the garden is affecting flooring Check the condition of the staircase |

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| **Issue / Defect identified** |
| The kitchen is recently fitted along with new laminate floor and new floating sub floor . The flooring is slightly out of level and the joints on the laminate flooring are moving slightly . I checked the rear plastered kitchen wall with the pronged protimeter and the moisture recordings were 10 to 16% which is an acceptable dry level of moisture . In my opinion the flooring is not affected by water ingress from the rear .On inspection of the staircase it was noted that 5 of the stair treads are cracked and broken . These require replacement but are rebated into the stair treads . These will need cutting out and replacing with the same thickness timber treads with a bullnose front edge . They will require timber supports each end  to support the ends . Although the water had not breached the back wall at this time the rear garden slopes inwards and has large pebbles to the rear wall edge that are just below the DPC . I would reccommend digging out a trench along the rear wall 450mm deep and fit a French drain with pea gravel along the rear kitchen wall 5m long. |

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| **Schedules of works to complete repair (Include all measurements & applicable SOR’s)** |
| Supply and fit 5 number stair treads are cracked and broken . These require replacement but are rebated into the stair treads . These will need cutting out and replacing with the same thickness timber 22mm treads with a bullnose front edge .The measure 820mm long x 240mm wide They will require timber supports each end and glued and screwed in place . Supply and fit a French drain along the rear kitchen wall 5m long . Dig out a trench 150mm wide x 450mm deep adding perforated pipe with a fall on gravel and top fill with gravel. |

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| **Repairs to be raised for IMS (By RBS or Co-Ordinator)** |
| LW785710 - Stairs Spec01 LW785717- French Drain Spec01 |

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| **Scaffolding required to complete works?** | No |

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

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| **Work to be post inspected once complete? (e.g. due to complexity, value, complaint etc)** | No |

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| **Pictures** |  |

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| Please add pictures of the issue/ defect identified. |  |

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| Photo 7 |  |  |  |  |  |

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| 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 |  |  |  |  |

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| Photo 33 | Photo 34 | Photo 35 | Photo 36 | Photo 37 |  |

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| **Surveyor Signature** | |
|  | Mike Culliford 7 Apr 2025 4:03 PM BST |

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| **Media summary** |

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| Photo 11 | Photo 12 |

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| Photo 13 | Photo 14 |

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| Photo 17 | Photo 18 |

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| Photo 21 | Photo 22 |

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| Photo 35 | Photo 36 |

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