

**RBS - Short Inspection Form V1**

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| 11 Mar 2025 / 24 Houndwood Drove Street BA169PP / Michael Culliford - RBS North | **Complete** |

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| **Score** | 0 / 0 (0%) | **Flagged items** | 6 | **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** | 11 Mar 2025 |

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| **Customer Contact Details** | Mrs Anne Conneely 07855758737 |

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| **Address** | 24 Houndwood Drove Street BA169PP |

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| **Flagged items** | 6 flagged |

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

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| **Page 1** | 5 flagged |

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| **Asbestos Survey Required:** | Yes |

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| Facia and the felt need investigation work, and the property build date was 1997, so an asbestos survey required | | | | | |
| Photo 1 |  |  |  |  |  |

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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** | 1 flagged |

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| **Reason for Inspection:** |
| Damp and Mould in the 2 bedrooms |

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| **Issue / Defect identified** |
| The mould has been cleaned prior to my visit . The outer edges of the front bedroom are containing hi moisture on the outer wall ceiling line edges reading up to 80/99 on the protimeter. The boxed closed eaves are very black with mould and the slit vents are blocked up blocking some ventilation . On inspection of the loft area the insulation is pushed right up to the eaves and the insulation on the outer edge is black and mouldy . The outer edge of the rear elevation is also having a similar effect but less water ingress than the front . Also on the front outer edge of the gable end the tile cloaking cement is missing also allowing water ingress .I advice scaffold the front and rear elevation and unblock and clear the the boxed facias and sofifts. Check the bottom row of felt and replace if required and move the loft insulation clear of the eaves ventilation to improve air circulation. |

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| **Schedules of works to complete repair (Include all measurements & applicable SOR’s)** |
| Scaffold the front and rear elevation and unblock and clear the the boxed facias and sofift. Check the bottom row of felt and replace if required and move the loft insulation clear of the eaves ventilation to improve air circulation. Also on the front outer edge of the gable end the tile cloaking cement is missing also allowing water ingress |

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| **Repairs to be raised for IMS (By RBS or Co-Ordinator)** |
| LW770602 Spec01 |

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| **Scaffolding required to complete works?** | Yes |

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| Front and rear scaffold required 2 storey semi detached house | | | | | |
| Photo 2 |  |  |  |  |  |

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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.** |
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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 3 | Photo 4 | Photo 5 | Photo 6 | Photo 7 | Photo 8 |
| Photo 9 | Photo 10 | Photo 11 | Photo 12 |  |  |

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| **2** |

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| Photo 19 | Photo 20 | Photo 21 | Photo 22 | Photo 23 | Photo 24 |

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| Signed |  |

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| **Surveyor Signature** | |
|  | Mike Culliford 13 Mar 2025 9:30 AM GMT |

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| **Media summary** |

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| Photo 19 | Photo 20 |

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| Photo 21 | Photo 22 |

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| Photo 23 | Photo 24 |

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| Photo 25 | Photo 26 |

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| Photo 27 | Photo 28 |