

RBS - Short Inspection Form

26 Dec 2024 / Block 1-11, 53, Staplegrove Road, Taunton, Somerset, TA1 1DG, England / David King - RBS North

Complete

Score	0 / 0 (0%)	Flagged items	5	Actions	0
Surveyor Name	David King - RBS North, IMS North - Martin Daymond, Surveying & Compliance - Matthew Messenger, North RBS - Laura Miller				
Date of Inspection	26 Dec 2024				
Customer Contact Details	n/a Scheme - Office No. - 01823 283188				
Address	Block 1-11, 53, Staplegrove Road, Taunton, Somerset, TA1 1DG, England				

Flagged items

5 flagged

Page 1

Is there a Reg 8 Risk:

No

Page 1

Party Wall Notice required:

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:

Yes

Asbestos R&D Surveys required for any intrusive works.



Photo 1

Is there a Reg 8 Risk:

No

Party Wall Notice required:

No

Listed Building or conservation area:

Yes

Conservation Area



Photo 2

Leasehold (S20):

No

Potential Statutory or H&S Breach:

No

Reason for Inspection:

Request for an RBS inspection - "RBS help to identify cause of leak coming through ceiling of Bedspace 4 in the Bathroom and also in the Communal Hallway dripping down onto floor near Communal Lounge and in the corner.

Issue / Defect identified

There is a large amount of water damage to the ceiling in the Bathroom of Bedspace 4. It would appear that this has been going on for some time.

The Bathroom ceiling is by far the worse affected area, but water is also tracking down into the floor below causing damp patches on the ceiling in the Communal Hallway and the Communal Lounge.

The likely cause of the water ingress and subsequent damage is the very poor condition of the windows, stone window surrounds, the sills and just the general condition of the brickwork and pointing.

The walls are solid with no cavities to allow water to drain away to the ground, meaning that any water is either soaking through the porous brickwork, large amount of gaps in the pointing, and/or around the cracks in the sills and window frames and then finding it's way inside the building, running down the internal face of the wall and more than likely across any floor joists in some areas, where it's evident on the ceilings of the ground floor communal areas.

The guttering directly above this section of the building is almost certainly one of the major causes of the damp. There is vegetation visible from ground level and the roof is covered with a large amount of moss.

The windows on this block are all being replaced and have already been surveyed and measured. I'm told they are to be replaced with UPVC, but as the building is situated in a conservation area a proposal for works has had to be submitted to the local authority and is currently being reviewed. Estimates are for works to begin in Spring 2025.

There is Large amount of copper pipework above the damaged Bathroom ceiling. After sheeting out Bathroom, the temporary patch to the Bathroom ceiling will need to be removed and all pipework above will need to be fully inspected to ensure there are no leaks either causing or contributing the damage.

The guttering will need clearing as matter of urgency and any mitigatory repairs to the windows and the surrounding area will need to be carried to try and limit the damage until the new windows can be installed. This will require a scaffold.

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

SOR - FS0803. Joint visit with IMS required to, sheet out the Bathroom of Bedspace No. 4. Remove temporary timber panel currently boarding up the ceiling to inspect all pipework above to make sure there are no leaks and then replace. 2ops, 2hrs.

SOR - FS1301. Fill gap between edge of temporary timber boarding and the wall above the window in the Bathroom of Bedspace 4 and paint white to match existing ceiling whilst works to replace windows and stop water ingress are ongoing. 1op, 2hrs.mitigate the current water ingress until full window replacement is carried out in 2025 (UR0682147).

SOR - FS1203. Clean small amount of mould to ceiling and coving in Communal Hallway whilst repairs are being arranged to stop water ingress. 1op, 1hr.

SOR - SPEC01. Scaffold required to front of property, will require spanning across front entrance to inspect both Bathroom windows and surrounding areas, including the sills and any brickwork to try and

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

UR0682212 - Joint visit with IMS required to, sheet out the Bathroom of Bedspace No. 4. Remove temporary timber panel currently boarding up the ceiling to inspect all pipework above to make sure there are no leaks and then replace. 2ops, 2hrs.

UR0682146 - Fill gap between edge of temporary timber boarding and the wall above the window in the Bathroom of Bedspace 4 and paint white to match existing ceiling whilst works to replace windows and stop

water ingress are ongoing. 1op, 2hrs.
UR0682161 - Clean small amount of mould to ceiling and coving in Communal Hallway whilst repairs are being arranged to stop water ingress. 1op, 1hr.

Scaffolding required to complete works?

Yes

Scaffold required for any high level works



Photo 3

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

n/a

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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Signed

Surveyor Signature



Dave King
2 Dec 2024 11:49 AM GMT



Photo 4



Photo 5



Photo 6



Photo 7

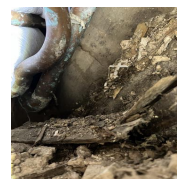


Photo 8

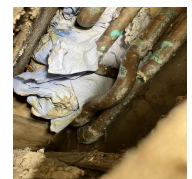


Photo 9



Photo 10

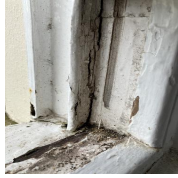


Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

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