

**RBS - Short Inspection Form V1**

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| 29 Jan 2025 / 603, Hop Store, East Tucker Street, Bristol, BS1 6LH / Kevin Underhill - RBS North | **Complete** |

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

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| **Surveryor Name** | Kevin Underhill - RBS North, IMS North - Martin Daymond, Surveying & Compliance - Matthew Messenger, North RBS - Laura Miller |

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| **Date of Inspection**  | 29 Jan 2025 |

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| **Customer Contact Details**  | Miss Melanie Osborne |

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| **Address** | 603, Hop Store, East Tucker Street, Bristol, BS1 6LH |

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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:** |
| Water penetration into flat... RBS requested to investigate further. |

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| **Issue / Defect identified** |
| This 6th floor balcony that stretches the length of the flat is clad in timber decking that appears to be sat on top of 20mm gravel. I was not able to lift any deck or get a good look underneath. At the patio door end there is a dividing "box" I assume is for ventilation. next to this there is a downpipe where you can clearly hear water trickling either within it or under the decking. Until the decking has been removed it is not possible to evaluate further. Internal damage is now happening, the skirting along the balcony line has been taken off -there is clear evidence of water/damp penetration. Our customer is having to place a towel on the floor to soak up the wet. |

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| **Schedules of works to complete repair (Include all measurements & applicable SOR’s)** |
| To lift the decking and the stone beneath back to the basic balcony in an attempt to identify where this water is coming from. I would request I am told when this has happened to allow me to revisit again. |

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| **Repairs to be raised for IMS (By RBS or Co-Ordinator)** |
| RBS - MW001. |

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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.** |
| None. |

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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 1 | Photo 2 | Photo 3 | Photo 4 |  |  |
| [**IMG\_4120.mov**](https://api.safetyculture.com/exports/attachments/v1/47df4783-b9a9-4f4a-a287-38021e2e4642/18e30d5d-f848-450f-97a8-7858b6e9bbc6?media_type=2&mediaToken=afc4162e009ec167568470a4b7be5870af7cd30f4a4e55cd361744f2e36abd26&region=eu) |

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| **Surveyor Signature** |
|  | 19 Feb 2025 2:52 PM GMT |

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| **Media summary** |

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| Photo 1 | Photo 2 |

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| Photo 3 | Photo 4 |

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| File summary |

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| [**IMG\_4120.mov**](https://api.safetyculture.com/exports/attachments/v1/47df4783-b9a9-4f4a-a287-38021e2e4642/18e30d5d-f848-450f-97a8-7858b6e9bbc6?media_type=2&mediaToken=afc4162e009ec167568470a4b7be5870af7cd30f4a4e55cd361744f2e36abd26&region=eu) |