

RBS Inspection

Work Order Number 00000770

Status Completed



References

Case Number	00017997	CX Repair Request Id	1209324
Work Order Number	00000770	CX Work Order Reference	LW848410
Property Address	17 Knightstone Heights, Locks Hill, Frome, Somerset, BA11 1NR	Last Modified By	Julian Mallia, 21/07/2025, 13:42

Customer Information

Account Name Mr Nathan Wheeler

Overview

Reason for Inspection Have been asked to review works and inspect loft following earlier inspection.

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Issues & Works Required

Issue(s) or Defect(s) Identified	<p>There is evidence of water damage around the eaves and along the gable wall. There was seen to be a lifted tile on the rear corner of the back bedroom. This was in line with an area of water damage and mould behind the painted wall paper in that room. There was also evidence of mould staining along the ceiling by the eaves and gable wall in the back bedrooms and front bedroom. Inspection of the loft showed that there was a certain amount of belongings being stored. We have advised the tenant that this should be removed in accordance with the terms of the tenancy which states that lofts should not be used for storage. It was also noted that additional insulation had been installed but that this was done in such a manner as to restrict loft ventilation. We will raise a job to treat the areas of mould in the bedrooms and the tenant will remove the damaged wall paper to allow this to be done. We will also raise a job to fit lap vents in the loft and the tenant will need to clear the loft to allow this to be done. A job will also need to be raised to repair and re-site lifted tiles on the rear corner to ensure there is no water penetration at that point.</p>
Works to be raised	<p>Mould clean to 3 bedrooms Lift and re-lay up to 5 tiles at verge including repairing any verge mortar. Supply and fit lap vents to roof.</p>
RBS Inspection General Notes	

Asbestos

Asbestos Removal Required	No	Asbestos R&D Required	No
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Further Information

Scaffolding Required to complete works?	Yes	Scaffolding Notes	Scaffolding may be required to rear corner to allow tiles to be removed and re-fitted.
ACR Required?	No		

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Minor Works No
Required?

Notices

Post No
Inspection
Required?

Regulation 8
Risk

Party Wall
Notice
Required

Listed
Building or
Conservation
Area

Leasehold
(S20)

Potential
Statutory or
H&S Breach

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Photographs



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