Gary Page
Cluttons LLP

53 WARMINSTER RD - PROGRESS

Monday, 21 November 2022

Prepared For Brymore No 1 Ltd

55 Observation Identified



OBSERVATION 1



OBSERVATION 2

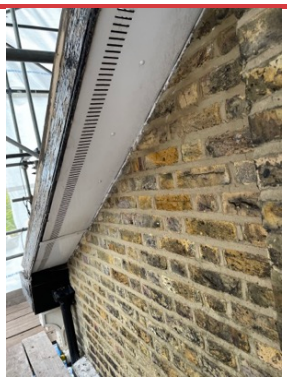
Right flank wall

Ladder beam support over buried tank



OBSERVATION 3

Black Upvc soffit and fascia proposed to reduce maintenance



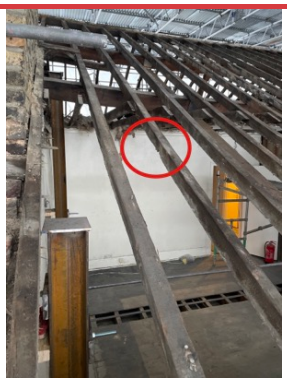
OBSERVATION 4

Existing upvc soffit to right hand flank wall



OBSERVATION 5

External temporary works to right hand flank wall

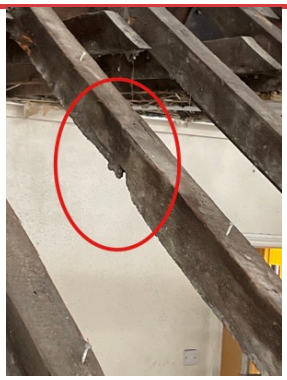


OBSERVATION 6

Rear right hand pitch

Rafter. Part of underside of section poor

Collins to complete timber survey



OBSERVATION 7

As Observation 6



OBSERVATION 8

Rear elevation

Timber lintel

Malcolm okay?



OBSERVATION 9

As Observation 8



OBSERVATION 10

Partition between second floor, flat B and A.

Partition supported off of rafter.



OBSERVATION 11

Historic additional support to valley



OBSERVATION 12

Roof light Velux in poor condition. Likely to need replacement like for like.



OBSERVATION 13

Timber split



OBSERVATION 14

Historic additional support to rear rafters



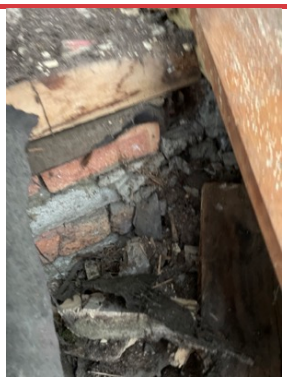
OBSERVATION 15

Rear elevation, concrete lintel



OBSERVATION 16

Record off rear right hand gable



OBSERVATION 17

Material in eaves to be cleared



OBSERVATION 18

Looking up at rafters from left-hand flank wall, where is Sam after support at eaves level noted



OBSERVATION 19

From same location as observation, 18.

Further survey of joinery to inspect potential splits in timber near ridge



OBSERVATION 20

Rotten timber to the left-hand flank wall eaves.



OBSERVATION 21

Left flank chimney stack s have been removed



OBSERVATION 22

Flat roof over left-hand extension looks to be reasonable condition



OBSERVATION 23

As observation, 22 from opposite side



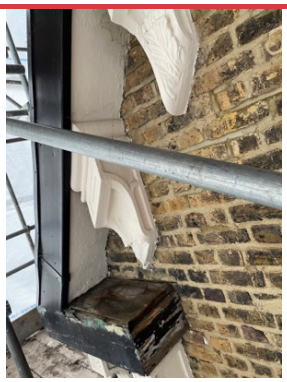
OBSERVATION 24

Defects to rafters



OBSERVATION 25

Front left Gable wall



OBSERVATION 26

Original lath and plaster soffit to be replaced with upvc



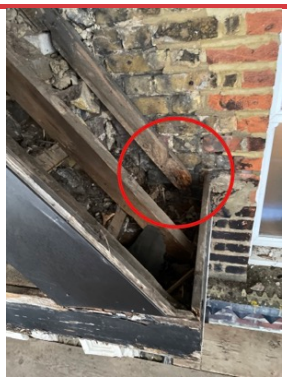
OBSERVATION 27

As observation, 26 on other side of Gable



OBSERVATION 28

Joinery defects to the ridge junction at the top of the Gable. Gable to front left-hand side.



OBSERVATION 29

Front left hand gable with rotten rafter at eaves level return



OBSERVATION 30

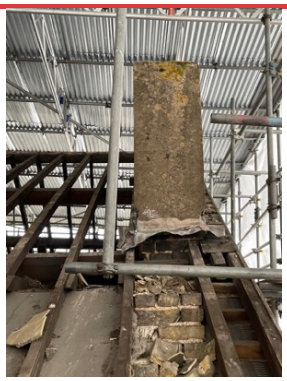
Front purlin

Poor end to purlin



OBSERVATION 31

Family to the front between gable wall and pitched roof with sections of rotten timber



OBSERVATION 32

Stack possibly leaning. Malcolm to comment



OBSERVATION 33

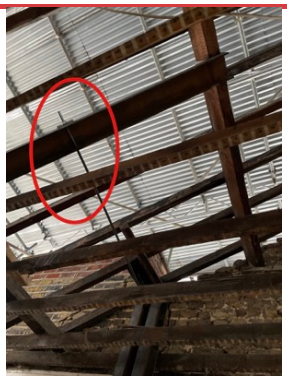
Front left Gable wall.

Ridge detail with Gable has evidence of rotten timber to the ridge.



OBSERVATION 34

Valley between front left Gable and pitched roof with evidence of rotten timber boarding



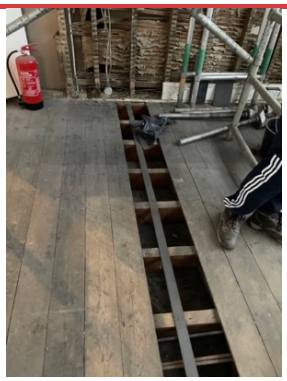
OBSERVATION 35

Temporary works to flat B.



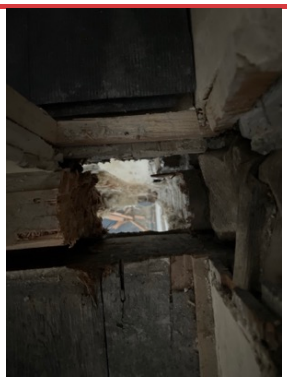
OBSERVATION 36

Temporary works to Flat B right hand gable wall.



OBSERVATION 37

Temporary works within flat be showing strap pins to floor joists



OBSERVATION 38

Flat B

Vertical post opened out down to upper ground floor



OBSERVATION 39

Flat B

Partition to rear separating Flat A



OBSERVATION 40

Flat B

There is separation between the Rafter and the Rich Beem 45 number rafters.



OBSERVATION 41

Flat B

Temporary works connection details with existing Purlin.



OBSERVATION 42

Flat pain

Notches and cracking to ceiling joists in rear room



OBSERVATION 43

Flat B

Separation between timber sections



OBSERVATION 44

Flat B right hand flank wall.

Malcolm, this is where the new steel section is to sit on a pad stone. We may need to rebuild sections of the wall other than the chimney breast.



OBSERVATION 45

As observation, 44



OBSERVATION 46

Limited timber fixing

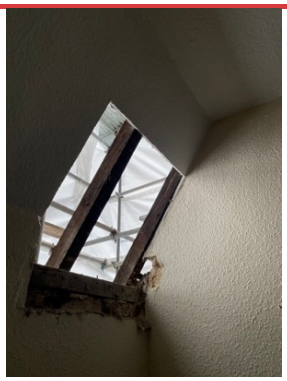


OBSERVATION 47

Flat A

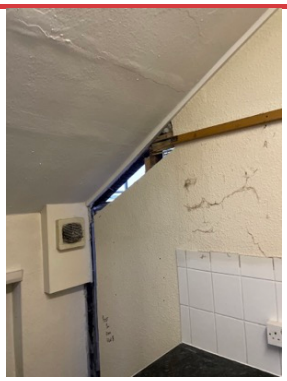
Rear room.

Carpet will be cut out to facilitate the stud work strengthening



OBSERVATION 48

Flat A rear room line, exposed for original inspection of tie location



OBSERVATION 49

Flat A looking at petition separating Flat B

Exposed to investigate where steel will sit within petition to support the pearlings from ridge to rear wall.



OBSERVATION 50

Flat a front room where petitioned open and for strengthening Collins, to investigate whether a rear panel of strengthening can be fed in without removing cupboard



OBSERVATION 51

Flat a front bedroom

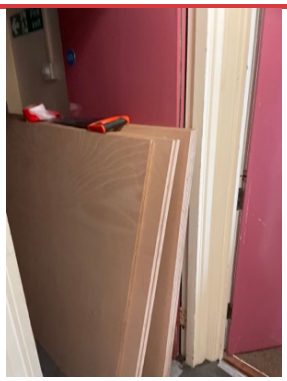
Location of original tie fitted to masonry within room



OBSERVATION 52

Flat G

Material stored on site in readiness for partition strengthening



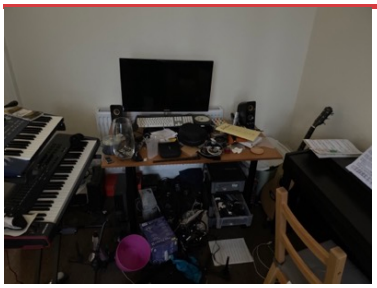
OBSERVATION 53

As observation, 52



OBSERVATION 54

Flat E where column will extend through the room into the lower ground



OBSERVATION 55

Flat E

Expensive belongings to be moved by tenant