Gary Page
Cluttons LLP

53 WARMINSTER RD

Monday, 19 June 2023

Prepared For

44 Observation Identified



OBSERVATION 1



OBSERVATION 2



OBSERVATION 3

Client instructed Helifix



OBSERVATION 4

Flat B

Insulation and fireline boards



OBSERVATION 5

Flat B

Insulation and Compartmentation fireline boards



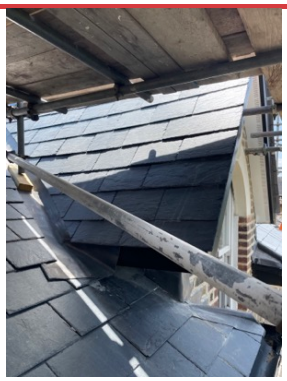
OBSERVATION 6

Flat B



OBSERVATION 7

Front top floor



OBSERVATION 8

Front top floor



OBSERVATION 9

Front top floor



OBSERVATION 10

Front left gable



OBSERVATION 11

Front left

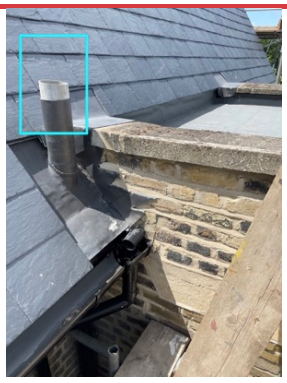


OBSERVATION 12



OBSERVATION 13

Left flat roof



OBSERVATION 14

Vented cap to be fitted



OBSERVATION 15

Front



OBSERVATION 16

Front left side infill around and pointing



OBSERVATION 17

Front



OBSERVATION 18

Felt roof detailing split and doesn’t drip into gutter. Cost to liquid or felt.



Front two levels plus rear lower level.



OBSERVATION 20

Left elevation



OBSERVATION 21

Left elevation



OBSERVATION 22

Left elevation



OBSERVATION 23

Rear left elevation. Pin and Helifix above window opening



OBSERVATION 24

Right side



OBSERVATION 25

Front



OBSERVATION 26

Front

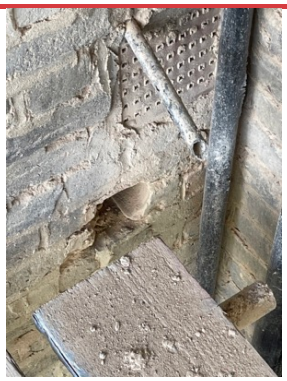


OBSERVATION 27



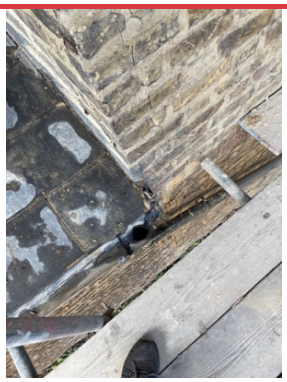
OBSERVATION 28

Left side



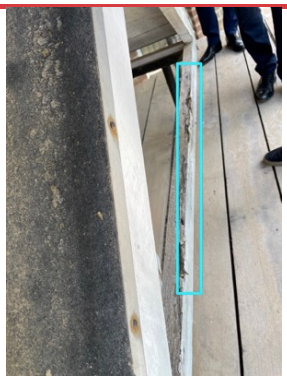
OBSERVATION 29

Black vent grill upvc



OBSERVATION 30

Gutter stop end



OBSERVATION 31

Sokol works by client



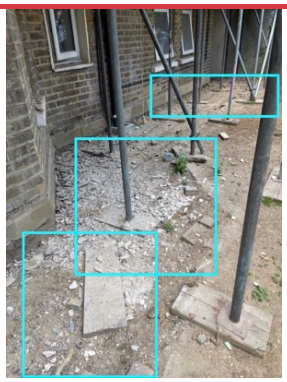
OBSERVATION 32

Reinstate soldier and handrail. Sokol decorate



OBSERVATION 33

Retaining upstand. Edge and pea shingle



OBSERVATION 34

Brick on edge and 10mm pea shingle



OBSERVATION 35



OBSERVATION 36

Renew plinth



OBSERVATION 37

Renew plinth



OBSERVATION 38

Renew plinth



OBSERVATION 39

Renew plinth



OBSERVATION 40



OBSERVATION 41

Helifix and point



OBSERVATION 42

Helifix and point



OBSERVATION 43

Helifix preparation



OBSERVATION 44

Cost to reflect or liquid waterproof with self terminating upstand