

**BUILDING SURVEY EXAMINATION
AND
REPORT**

**60 GELLI ROAD
PENTRE
S.WALES
CF41 7ND**

**FOR
MR AMIT MOHAN
of
LIFESTYLE DIMENSIONS
14 – 18 CITY ROAD
CARDIFF
CF24 3BL**

**Carried out by
Mr Jeffrey R Tucker, M.R.I.C.S.
Chartered Building Surveyor**

INTRODUCTION

I was instructed to carry out a building survey of the former Gordon Hotel at 60 Gelli Road, Pentre for an intended acquisition.

The property is a vacant former licenced premises set over 4 floors and is located on the eastern side of the highway.

The property is traditionally constructed with both pitched and flat roofs and has rendered external walls.

The rear has been extended at some stage and internally various structural changes have taken place over time.

The building is located at the end of a residential terrace and there is both side access and rear access to the accommodation.

The approximate age of the original structure is circa 1900s

At the time of my inspection on Tuesday May 19th 2020 the interior of the building fabric was being stripped out for refurbishment / adaptation into potential residential use (subject to planning and building control approval)

GENERAL DESCRIPTION

The property has been altered and modified over time to include a rear extension and flat roofs along with escape platforms attached externally for fire escape provision.

Areas of the building fabric have deteriorated due to being vacant and a lack of ongoing maintenance has contributed to render defects and damage to the interior in part from water ingress.

There is also damage to the upper flat roof which has been blown off allowing significant water ingress at the rear through all floors.

Generally, the main fabric of the structure is stable but interior deterioration is ongoing due to the water penetration from the rear upper flat roof and walls in part where render defects are evident.

Typically, flashings at various locations are missing or damaged allowing further water penetration, mainly at the rear.

The main pitched roof is acceptable and requires an overhaul to maintain weather tightness.

Many of the windows are timber framed and are generally poor and will require replacement. This also goes for the escape doors located at various levels which are also poor.

Internally the upper loft area has been stripped out along with the lower floors where ceilings have been removed and timber floors are disturbed from builders works.

Typically for a building of this form and age a number of ceiling joists and floor joists are out of level but generally the timbers are satisfactory and require only minor repairs and re levelling works as part of the adaptation into residential use.

Water damage at the rear is evident throughout the rear walls and is mainly due to the damaged upper flat roof.

There is also water ingress through the northern gable wall where external rendering is defective.

Combined these issues have led to a deterioration of the internal finishes in a number of areas caused mainly by water penetration.

Initially it will be important to make the building fabric weathertight to prevent ongoing and further deterioration as part of the adaptation works.

My survey was restricted to those areas that were accessible and did not involve any opening up works to the building fabric.

SURVEY FINDINGS

EXTERNALLY

FRONT ELEVATION (WEST)

ROOF

Pitched roof covered with slates throughout with a feature gable at R.H.S..

Generally satisfactory with only some missing ridge tiles.

Aluminium rainwater gutters attached to PVC fascia boards.

Fascia boards missing from upper gable area.

Timber soffit boards rotten in part.

Rainwater downpipe attached to wall discharging onto footpath.

Upper downpipe brackets displaced and lower shoe broken.

WALL

Rendered with a wood float finish throughout with sandstone banding at two levels.

Vertical fractures in render at LHS and upper gable area.

Plant growth through banding / render junctions to be cleared.

Render defects at low level on LHS

Various fractures through render finish throughout.

Paint failure to wall surface and stone banding and entrance canopy area.

Low level painted dressed stone plinth.

Timber framed upper windows poor.

Timber framed first floor windows poor

Settlement of stone head at RHS mid and end window opening due to historic settlement.

Timber framed ground floor windows poor.

Sandstone entrance canopy with areas of stonework laminating.

This requires stabilizing to prevent ongoing deterioration of the feature canopy and should include a lead cloak over the top to prevent ongoing water penetration through the stonework.

I also recommend cloaking the tops of both sandstone bands to prevent water ingress.

The main entranceway is boarded over but will require a new doorway as part of the upgrade works.

Brick quoins to L & R front corners remain satisfactory.

SIDE ELEVATION (NORTH)

ROOF EDGE

PVC fascia boards and soffits.

WALL

Random rubble stonework with a render finish.

Render missing generally throughout.

Re render entire wall.

Former openings blocked up.

PVC soil vent pipes and rainwater pipe attached to face of wall. Integrity unknown.

Brick quoins L & R to front and rear corners satisfactory.

Timber escape doors at ground floor, first floor and second floors generally poor.

Metal escape platforms attached to wall.

Generally rusty in part with paint failure throughout.

These require isolated repairs and re plating / welding and repainting if being retained.

Brickwork wall forms part of rear extension.

Render failure throughout.

SIDE ELEVATION (SOUTH)

ROOF

Pitched roof covered with slates. Generally satisfactory with only minor repairs required and ridge tile missing.

Check and overhaul entire roof.

3 roof lights installed – open

Aluminium rainwater gutters attached to PVC fascia boards.

Condition of soffits undetermined.

Rainwater downpipe discharges onto valley of adjoining roof.

WALL

Rendered with a wood float finish throughout

Render fractured at high level in part.

REAR EXTENSION

ROOF

GRP flat roof with missing soffit boards in part.

WALL

Rendered with a wood float finish.

Central fracture through render

Low level brickwork.

Adjoining dwelling roof abuts wall with lead valley arrangement.

REAR ELEVATION (EAST)

UPPER MAIN ROOF

Pitched roof covered with slates. Condition as front.

2 roof lights installed – open

Aluminium rainwater gutters attached to PVC fascia boards with timber soffits.

Rotten timber to part of soffit.

Flashings at junction with upper flat roof displaced.

LHS GABLE FEATURE

PVC fascia boards to roof edge.

Condition of soffit boards undetermined.

WALL

Rendered with a wood float finish.

Junction with upper flat roof undetermined. This should be inspected once scaffolding is erected to ensure weather tightness.

LHS EXTENSION

ROOF

Flat roof covered with a GRP membrane.

Flashing displaced at junction with pitched roof in part.

Area of flat roof missing along northern side allowing water ingress to building fabric.

Rainwater gutters attached to PVC fascia boards.

Rainwater downpipe discharges at low level.

WALL

Rendered with a wood float finish throughout.

Various areas of render defective

Upper PVC framed window

Lower windows metal framed Crittal type – dated

Metal double doors at ground floor from basement area. Locked.

RETURN SIDE (NORTH)

WALL

Rendered with a wood float finish throughout.

Crazing of render and low level render defects.

Former doorway blocked in.

Steel escape stairway remains. Generally poor.

REAR WALL

Rendered with a wood float finish throughout.

Isolated render failure in part.

Fractured and settled brickwork above RHS window head. This will require repointing or reforming to provide a satisfactory brick bond above the window head.

Re render entire rear wall completely.

Rainwater downpipe missing at mid height causing water damage to rear wall and staining.

This requires replacement to help prevent further internal water damage to the rear wall.

Rainwater gutter missing in part from edge of lower flat roof.

8 No. metal framed Crittal windows – dated.

Metal extract flue duct attached to corner of wall.

PVC soil vent pipes attached to wall with various waste water pipes attached. Integrity undetermined.

Metal stairs x 2 from flat roof and ground floor escape door.

General condition poor with repairs and welding required and repainting throughout if being retained.

RETURN SIDE (NORTH)

ROOF EDGE

GRP roof membrane displaced.

WALL

Rendered with a wood float finish throughout and lead flashings displaced and missing at junction with lower flat roof.

PVC soil vent pipe attached to face of wall and waste water pipework. Integrity undetermined.

PVC framed window and metal framed Crittal window to upper floor. All dated

Former window openings to first floor boarded over.

MAIN REAR ELEVATION

Aluminium rainwater gutters attached to timber fascia boards.

Woodworm and deterioration of timber members generally.

Rainwater downpipe missing from corner.

WALL

Rendered with a wood float finish throughout.

Fractured render to upper RHS rear corner above steel escape platform.

Re render wall complete.

2 timber framed windows to upper floor poor.

3 metal framed Crittal windows to first floor – 2 blocked in. All dated.

Lead flashing missing at base of wall at junction with flat roof.

LOWER FLAT ROOF

Concrete slab covered with asphalt / GRP membrane throughout with lead flashings missing around edges with both walls.

Metal fall arrest barriers built-in to roof slab.

Paint failure throughout but functional.

EXTERNAL GROUNDS

REAR

Debris from interior strip out of premises restricts access.

Drainage and manhole inspection chambers located at rear below debris.

I was not afforded access to inspect the drains around the building.

SIDE

Debris restricts clear access at the side of the building.

FRONT

The property abuts the public footpath / highway and there are 2 metal covers located in the footpath for access to the basement areas. These were both secure.

INTERNALLY

LOFT AREA

Cut timber roof with 2 principle timber trusses providing support to the timber purlins and common rafters throughout.

Diagonal timber struts have been removed from the front of both principle trusses weakening the integrity of the strut.

These must be replaced and secured using bolted metal straps / stirrups at each joint.

Rotten timber ends to various common rafters along the western front area of the roof frame. These have been strengthened using replacement timber members secured to each defective rafter.

Former ceiling boards removed from soffit of roof frame

Mineral insulation provided between each common rafter.

Roof lights fitted to rear pitch – these remain open and must be closed to prevent water ingress to the interior.

Former bathroom area remains in place.

Former floor boards removed from roof framework.

REAR LOFT ROOM

Boarded ceiling throughout with exposed timber purlins.

Floor boards remain in place throughout

STAIRWAY

CEILING

Boarded with a textured finish throughout with water damage around roof light frame.

Roof light installed with rotten timber framework. This requires replacing or slating over if not required to the roof void area.

WALLS

Timber framed throughout

FLOOR

Timber framed stairway to lower floor with loose treads / risers in part to be repaired.

SECOND FLOOR

FRONT ROOM

CEILING

Ceiling boards removed exposing timber framework throughout. Timbers generally out of level.

Exposed ends of 2 principle timber trusses built-in to front wall.

WALLS

Water ingress through North gable wall.

4 timber framed windows to front generally poor

Inner dividing wall to passage – timber framed stud wall.

FLOOR

Timber suspended floor throughout with disturbed / missing flooring boards in part.

SMALL FRONT ROOM

CEILING

Ceiling boards removed exposing timber framework throughout.

WALLS

Plaster skim finish with inner dividing walls of brickwork.

3 timber framed windows generally poor.

Former chimney stack removed below roof line.

FLOOR

Timber suspended floor throughout.

PVC soil vent pipework remains in place.

STORE

CEILING

Ceiling boards removed exposing timber framework

WALLS

Timber stud partitions throughout.

FLOOR

Timber suspended floor throughout. Satisfactory.

MIDDLE PASSAGEWAY

CEILING

Ceiling boards removed exposing timber framework.

WALLS

Timber stud partition and brick supporting wall at rear.

Escape door at end of passageway missing

FLOOR

Timber suspended floor throughout.

REAR ROOM

CEILING

Ceiling boards removed exposing timber framework.

Frame out of level throughout.

Water ingress at rear around former flue pipe.

Exposed end of timber principle truss built-in to rear wall.

Junction with rear flat roof open with water ingress identified.

WALLS

Plaster skim finish throughout with water damage to North gable wall area.

2 timber framed windows generally poor.

FLOOR

Timber suspended floor with floor boards missing / disturbed in part.

Former pipework remains in place.

MID ROOM REAR WING

FORMER BATHROOM

CEILING

Ceiling boards removed exposing timber framework.

Roof light installed but very dated.

WALLS

Plaster skim finish throughout.

Former chimney hearth remains in place but unused.

FLOOR

Timber suspended floor with wash basin and pipework in place.

PASSAGE TO REAR ROOMS

CEILING

Boarded with a skim finish throughout.

WALLS

Plaster skim finish throughout.

FLOOR

Timber suspended floor with steps

"L" SHAPED REAR ROOM

CEILING

Ceiling boards removed exposing timber framework

Area on North side exposed to weather due to missing roof membrane with water ingress.

WALLS

Plaster skim finish with water damage to North and eastern rear walls.

PVC and metal framed windows all dated.

Partition walls partially removed.

FLOOR

Timber suspended floor throughout.

SMALL BATHROOM

CEILING

Ceiling boards removed. Water ingress from above

WALLS

Partly stripped out with water damage to all areas.

FLOOR

Debris restricts clear access to floor but water damaged throughout.

STAIRWELL

CEILING

Boarded with a textured finish with roof light installed.

WALLS

Plaster skim finish – water damaged surfaces to rear area.

Damaged fire door

FLOOR

Timber framed stairs partly unsupported due to damaged string and balustrade removed.

This requires supporting and repairs carried out.

Timber treads and risers generally satisfactory.

FIRST FLOOR

LARGE FRONT ROOM

CEILING

Ceiling boards removed and timber frame exposed.

Isolated water damage to front

WALLS

Plaster skim finish and framed.

3 timber framed windows generally poor

FLOOR

Timber suspended floor with missing floor boards and disturbed planking in part.

END ROOM NORTH

CEILING

Ceiling boards removed exposing timber framework.

Framed box-out around pipework at high level.

WALLS

Plaster skim finish with water damage to North gable wall and front wall.

Timber framed window poor.

FLOOR

Timber suspended floor with missing boards in part.

LARGE FUNCTION ROOM (SOUTH)

CEILING

Boarded with a textured finish and partly removed ceiling.

Steel supporting members spanning N/S and W/E rusty in part

WALLS

Plaster skim finish throughout.

Settlement fracture through LHS rear chimney hearth

3 timber framed windows to front generally poor.

FLOOR

Timber suspended floor disturbed at front with missing boards in part.

SMALL REAR ROOM

CEILING

Ceiling boards removed with exposed timber framework.

WALLS

Plaster skim finish throughout.

Former window blocked up

Former lift shaft void to lower floors.

FLOOR

Solid floor slab throughout. Satisfactory.

MIDDLE PASSAGEWAY

CEILING

Ceiling boards removed with exposed timber framework.

WALLS

Framed stud wall to front with brick load bearing rear wall.

Water ingress around fire escape doorway in northern gable wall

Defective timber lintel over doorway opening in brick load bearing wall

FLOOR

Timber suspended floor throughout.

REAR ROOM

CEILING

Boarded with a textured finish and partly disturbed.

Water damage and ingress around rear area.

WALLS

Plaster skim finish with water damage to northern gable wall and rear walls in part.

3 metal framed Crittal windows all dated.

FLOOR

Timber suspended floor throughout with disturbed and missing floor boards in part.

STAIRWELL

CEILING

Boarded with a skim finish.

WALLS

Plaster skim finish throughout with isolated damage to stairway frame.

Fire door damaged

FLOOR

Timber suspended flooring and stairway. Some minor defects.

REAR TOILET AREA

CEILINGS

Ceiling boards removed with exposed timber framework with water damage.

WALLS

Plaster skim finish with water damage throughout. Tiling removed.

Former cubicles remain in part.

FLOOR

Solid floor slab covered with debris restricting clear access.

GROUND FLOOR

ENTRANCE LOBBY

CEILING

Plaster finish throughout with metal extract ducting at high level.

WALLS

Plaster skim on a stud framework.

Various inner door sets remain.

Front doorway with fanlight boarded over in part.

FLOOR

Solid floor slab with stepped approach in part.

SOUTHERN FUNCTION ROOM

No access due to debris from above.

MAIN BAR AREA

CEILING

Ceiling boards removed in part / disturbed from partial demolition in progress.

Steel supporting members and timber frame to upper floor with central support column.

Steel supporting members rusty in part.

Water damage at rear area.

Steel members provide support to concrete beams at rear.

Box-out over steel members at and around northern gable wall area water damaged.

Suspended ceiling and framework partly removed.

WALLS

Dry-lined in part with water damage along void on northern wall.

Water ingress and damage along rear eastern wall

Timber framed windows to front and timber rear doorway onto escape stairway.

FLOOR

Solid floor slab throughout with debris restricting clear access.

SMALL OFFICE

CEILING

Plaster finish with steel member.

WALLS

Plaster finish throughout with water damaged surfaces.

FLOOR

Solid floor slab with timber steps and platform.

Condition of timber in void not established.

GENTS TOILET AREA

CEILING

Concrete beam ceiling with steel supporting members.

Water damage to steel with surface rust visible.

WALLS

Tiled surfaces throughout with partial strip out underway.

Metal framed Crittal window dated.

FLOOR

Solid floor slab throughout with debris throughout.

KITCHEN PREP AREA

CEILING

Suspended ceiling throughout below concrete beams above.

WALLS

Tiled surfaces throughout generally poor.

Stainless steel extract ducting remain in place in part.

Metal framed Crittal window to rear. Dated.

FLOOR

Solid floor covered with ceramic tiles and debris throughout.

LADIES TOILET

CEILING

Concrete beam ceiling with steel supporting members. Surface rust on steel.

WALLS

Tiled surfaces throughout with strip out underway.

Metal framed Crittal window. Dated

FLOOR

Solid floor slab with debris throughout from partial strip out.

BASEMENT AREA

Accessed from under the main timber stairway internally via a timber framed stairs.

The basement covers the entire area under the main structure and has a concrete beamed upper area that is the main support over the ground floor. This concrete beamed floor is supported by both steel supporting members in the basement which are supported by the main loadbearing walls.

The area of the basement is sub-divided into a number of rooms which once formed part of the storage area for the public house.

Ceilings throughout are mainly concrete beamed with various service media routed under the slabs.

Walls are of brick and stonework with a plaster skim finish throughout.

There is water damage to the rear walls from the water ingress from above and rainwater damage caused by a missing rainwater downpipe at the rear which all contribute to the damaged plaster finished internally.

There is also a water leak at the front via the incoming water pipe which is leaking and ponding over the concrete floor causing water damage to the floor slab which requires substantial drying out.

The existing windows are located at the rear and once replaced will offer natural light to areas of the basement.

Water ingress at the rear is evident in the rear floor slab which also requires drying out.

There is significant debris and rubbish remaining in the basement which needs to be cleared before remedial works can proceed.

A number of rear openings provide former access to the basement from the rear yard.

All drains located in the basement area would require jetting through and testing prior to re use.

SERVICES

GAS

It appears that any gas supply to the building has been disconnected and enquiries would need to be made for a reconnection depending on the supply capacity required.

ELECTRIC

The electric supply was off at the time of my inspection and much of the wiring circuits have been removed or are in the process of being stripped out.

Any electric supply requirements would be dependent on the loadings needed for adaption of the building into residential use and would need to be assessed accordingly.

WATER

The main potable water supply was switched off but is leaking at the front basement area which needs to be sealed to prevent ongoing water ingress through the basement floor area.

TELECOMS

This would need to be confirmed by your nominated provider depending on the number of flats being provided.

DRAINAGE

The property is connected to mains drainage and manhole inspection chambers are located at the rear but could not be accessed due to debris over the area.

I recommend all manhole inspection chambers are inspected and the pipework examined for potential blockages following demolition works.

SUMMARY

Externally the main roof requires an overhaul including any roof lights as some are damaged.

Various timber members located below the PVC clad areas of the roof edge are poor and my advice is to strip off all PVC and repair / replace any defective timbers to the roof edge before re cladding with PVC,

All rainwater goods will require replacing.

The flat roof at the rear requires immediate repair to prevent ongoing water damage internally along with all flashings being replaced around the roof junctions.

The external rendering is generally considered to be poor with various defects identified and my recommendation is to have the external walls re rendered since water penetration is evident in a number of locations.

All windows are dated and I recommend replacement PVC grade "A" double glazed units to be fitted and must include trickle vents in each window frame.

The front wall of the building has a sandstone banding feature at two locations and this should be cloaked on top with leadwork to prevent ongoing issues with water penetration which is a common problem with older stonework.

This could be done with the re rendering works when scaffolding is in place.

The existing metal escape stairs and platforms at the side / rear require repairs in part and welding of additional metal plate and repainting if they are to be maintained.

Internally, there are mainly defects associated with water damage from both the north gable wall area and the rear walls where there are both rainwater downpipe defects and water penetration from the missing upper flat roof area.

Many of these defects are likely to be resolved once the building is made weathertight which is urgently needed.

With the solid external walls being saturated in part on the rear and north areas with damp these walls will require some time to completely dry out before any internal finishes are installed and care must be taken to completely dry out these areas of walls before any internal boards or plaster finishes are applied to prevent potential dry rot outbreak.

I recommend hacking off all damaged plasterwork internally where affected by damp to assist in drying out these walls.

A number of timber supporting members are typically built-in to the solid external walls and visually they appear to be generally satisfactory but where damp is evident there may be historic damage to the timber ends which need to be checked before being covered over.

The main roof frame is satisfactory but both principle trusses have been modified and require the struts to be reinstated at the front to maintain the integrity of the support frame.

Some of the common rafter ends on the front roof have deteriorated and have been strengthened using new timbers which appear satisfactory.

Adequate soundproofing and thermal resistance will be required as part of the proposed conversion works and you are advised to seek professional advice on these and other matters under Building Regulations requirements which will form an integral part of this scheme for compliance.

Additional insulation will be required throughout the roof void and must include adequate cross ventilation throughout.

Additional thermal insulation requirements will be required as part of the adaptation works in converting the structure into individual flats for compliance with Building Regulations.

Generally the main fabric of the building is satisfactory and most of the defects relate to water ingress which should be resolved by re rendering works externally, replacement windows, repairs to defective flashings and rainwater goods and a replacement flat roof as listed in my findings.

The structural integrity of the loadbearing walls and main roof is considered to be satisfactory and following remedial works identified with time allowed for drying out there is potential with the building to be successfully modified for a change of use into residential apartments.

I trust that my findings assist you with your decision to proceed with the project and if you have any queries please contact me.

Mr Jeffrey R Tucker, M.R.I.C.S.

Date : 20th May, 2020

APPENDIX 1
PHOTOGRAPHS

FRONT ELEVATION



LAMINATING SANDSTONE AT FRONT ENTRANCE CANOPY & PLANT GROWTH TO BE REMOVED



RENDER DEFECTS TO FRONT WALL AT L.H.S.



SIDE GABLE WALL SHOWING DEFECTIVE RENDER



LOWER REAR ELEVATION (EAST)



UPPER REAR ELEVATION WITH RENDER DEFECTS TO WALL



COLLAPSE OF BRICKWORK & LOSS OF BRICK BOND ABOVE R.H.S. REAR WIDE WINDOW ON GROUND FLOOR



REAR NORTH EAST CORNER WITH RENDER DEFECTS TO BOTH WALLS



GENERAL VIEW OF REAR FROM THE NORTH EAST



SIDE ELEVATION OF REAR EXTENSION (SOUTH)



DAMAGED UPPER FLAT ROOF AT REAR



TIMBER FASCIA AT REAR UPPER MAIN ROOF EDGE WITH WOODWORM & ROT



MISSING LEAD FLASHING AT LOWER FLAT ROOF JUNCTION WITH WALL



RENDER FAILURE AT REAR UPPER NORTH EAST CORNER



TYPICAL DEFECT ON METAL ESCAPE STAIRWAY & PLATFORMS



PRINCIPLE TIMBER TRUSS WITH MISSING DIAGONAL SUPPORT STRUT IN ROOF VOID



UPPER TIMBER SUSPENDED FLOOR WITH MISSING / DAMAGED FLOOR BOARDS

TYPICAL OF MOST UPPER ROOMS INTERNALLY



WATER DAMAGED UPPER REAR WALL INTERNALLY



PLASTER DAMAGED GABLE WALL ON NORTH SIDE FROM WATER PENETRATION



WATER DAMAGE INTERNALLY ON TOP FLOOR REAR ROOM UNDER MISSING ROOF AREA



VIEW THROUGH VOID AT MISSING ROOF MEMBRANE & WATER DAMAGED WALLS



DAMAGED & UNSUPPORTED UPPER AREA OF TIMBER STAIRS



STEEL SUPPORTING MEMBERS ON UPPER FLOOR WITH SURFACE RUST



WATER DAMAGE INTERNALLY AT FIRE ESCAPE DOORWAY ON NORTH SIDE



WATER STAINED TIMBER FLOOR JOISTS WHERE BUILT-IN TO REAR WALL ON UPPER FLOOR



WATER DAMAGED REAR WALL & FLOOR JOISTS IN REAR



WATER DAMAGED STEEL SUPPORTING MEMBERS INTERNALLY ON GROUND FLOOR
FORMER BAR AREA



WATER DAMAGED INTERNAL WALL IN FORMER BAR AREA



BOXED-IN STEEL SUPPORTING MEMBER IN FORMER BAR AREA ALONGSIDE NORTH GABLE WALL WITH WATER DAMAGE



FRONT INTERNAL ROOM IN BASEMENT WITH WATER INGRESS FROM LEAKING WATER PIPE



DISPLACED FOUL PIPE IN CEILING VOID OF BASEMENT



SURFACE RUST ON STEEL SUPPORTING MEMBER IN REAR BASEMENT AREA



FRUITING BODY AROUND SUPPORTING MEMBER ON REAR BASEMENT WALL / BOX-OUT
DUE TO EXCESSIVE DAMP



GENERAL VIEW THROUGH REAR BASEMENT ROOM SHOWING DETERIORATION INTERNALLY
FROM WATER PENETRATION FROM ABOVE



WATER PENETRATION & DAMAGED INTERNAL FINISHES ON REAR WALL OF BASEMENT

