BUILDING CONDITION SURVEY AND SUMMARY REPORT

On

Nationwide Bank

Devizes, Maryport St, Wiltshire, SN10 1AH



C&D Restoration Limited
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Details:

Client:	*T&D*
Site Address:	*Devizes, Maryport St, Wiltshire, SN10 1AH*
Date of Survey:	*18/06/23*
Surveyor:	*Chris Wait*
Prepared by:	*Mason Brownlow*
Weather:	*Clear, partly clouded morning*

Overview of the survey:

We will report on the general condition and state of the masonry to the front façade. A visual inspection was undertaken to the front façade. Some loose masonry was removed by hand as it was deemed unsafe to leave. The findings of the survey will be described in greater detail later in the report.

Environmental testing:

No testing for the presence of pollutants or products likely to be hazardous to health was undertaken as part of this survey inspection. We are unable to confirm that the property is free from asbestos-containing materials which could only be done using a specialist company carrying out a disruptive survey.

Legal and other matters:

Your Legal Advisers are responsible for checking relevant documents relating to the Property (these might include servicing records and any guarantees, reports, Local Authority approvals, and specifications for previous repair works) as well as carrying out all the standard searches and inquiries. However, if any specific matters are identified within this report where specific Legal Advice should be sought then we have identified these items specifically.

Confidentiality

The report will be for the private and confidential use of T&D Group for whom it is undertaken. It should not be reproduced in whole or in part or relied upon by third parties for any purpose without the express written agreement of C & D Restoration Limited. The report may be shown to other professional advisers who are retained by the T&D Group.

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SUMMARY REPORT -

General Repairs, Defects & Observations (building looked at left to right)

Building Overview –

The Nationwide Bank front façade is made up of bath stone masonry elements which are showing signs of major erosion/weathering. The assumption is that this is due to poor weathering detail, allowing the rain to run across the surface eroding the stonework. The ground floor stones are noticeably eroded.

Surveyor comments –

- Noticeable major erosion to the ground floor bath stones. Assumption is that there is a poor weather/drip detail, allowing to much water to get to the stone.
- Other areas of bath stonework are also eroded / showing signs of erosion due to weather / water damage, mainly above the main entrance door and arch windows. Same assumption as before.
- Most of the bath stone columns are in a much better condition, apart from a couple which have eroded.
- Some areas of loose/friable masonry which needs to be removed with a wire brush or similar.
- In the effort of conservation, it is recommended to use ‘nano lime’ to solidify all eroded stonework. This will stop any further deterioration of the bath stone without replacing it.
- Deeper areas of repairs will need to be mortar capped to preserve as much as the bath stone as possible.

Pictures with descriptions below:

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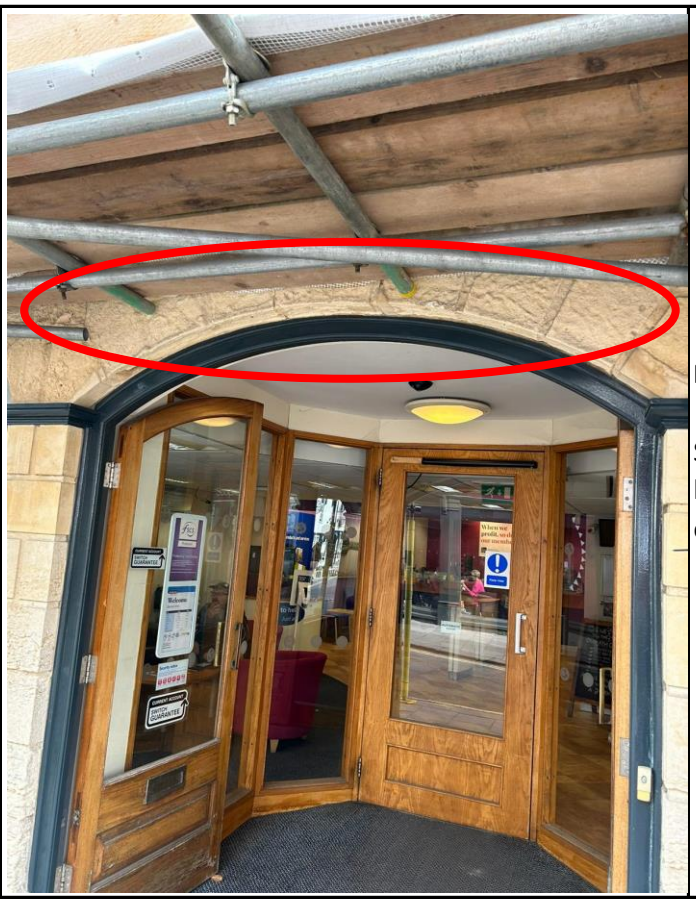
Photo Reference	Photo's	Comments
Photo 1		**N/A**
Photo 2		**Main entrance -** Shows erosion to the bath stone above the entrance doors.

Photo 3		**Window 1 -** Small areas of erosion above the window arch to the bath stone.

Photo 4		**Window 2 -** Ground floor bath stone showing signs of heavy erosion. Assumption is that its caused by poor weathing details.

Photo 5		**Window 3 -** Areas of erosion to the bath stone above the columns and arch window.

Photo 6		**Window 3 -** Erosion to the ground floor bath stone.

Photo 7		**Window 4 -** Areas of erosion to the bath stone above the columns and arch window.
Photo 8		**Column 1 -** Bath stone is heavily eroded along the ground floor and certain column blocks.

Photo 9		**Column 3 -** Bath stone is heavily eroded along the column.

Photo 10		**Column 3 -** Bath stone is heavily eroded along the column.

Photo 11	**N/A**	

Photo 12		**Column 3 - Close up** Bath stone is heavily eroded along the column.

Photo 13		Shows the extent of the erosion to the stones above the arch windows.
Photo 14		Close-up of stone above arch window. Shows the extent of the erosion to the bath stone. Surface of the stone is friable, needs to be removed with a wire brush prior to repairs.

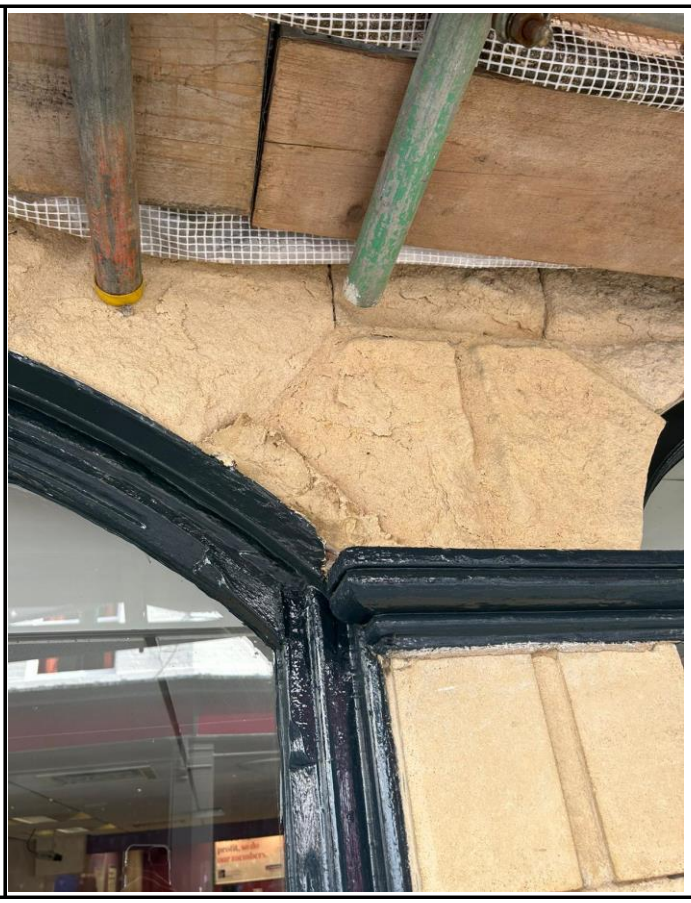
Photo 15		Shows the extent of the erosion to the stones above the arch windows and columns.

Photo 16		Erosion to the underside of the bath stone. An example of poor weathering detail.