



## Summary Technical Due Diligence Report

Severn Bridge Social Club, Bulwark Road, Chepstow,  
NP16 5JX

April 2021

## Preface

### Identification Photograph:



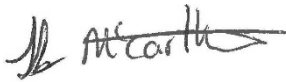
<b>Property Address:</b>	Severn Bridge Social Club, Bulwark Road, Chepstow, NP16 5JX	
<b>Approximate Area:</b>	Main Building - 1049m <sup>2</sup> Detached Unit - 38 m <sup>2</sup>	
<b>Date of Inspection:</b>	1 <sup>st</sup> April 2021	
<b>Inspection Conditions:</b>	Overcast with some sunny spells – Approximately 10 °c	
<b>Access Restrictions:</b>	No access to the main Bar area, skittles room and cellar due to potential disturbed asbestos and health and safety concerns. No access was obtained to the cloak room and plant room. No access to main hall roof due to lack of access equipment. Internal inspection undertaken with a torch due to lack of artificial and daylight. Internal areas full of refuse etc.	
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Authorised by: Jack Rowe MRICS

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# 1. Scope of Instruction and Brief

- 1.1 In accordance with your recent instructions, we have carried out an inspection of Severn Bridge Social Club, Bulwark Road, Chepstow, NP16 5JX in order to advise on the forms of construction and current state of repair. We have been instructed to prepare an executive short form report only which briefly describes the site and building(s) and explains the general standard and condition and any principal defects or shortcomings.
- 1.2 We have not commented on minor repairs or redecoration items unless collectively they are having or could have a material impact on properties if not addressed.
- 1.3 We have not commented on loose furniture or equipment or other tenant installations unless otherwise instructed.
- 1.4 We have not provided feasibility advice for future alterations or redevelopment unless otherwise instructed.
- 1.5 We are not instructed to appoint specialist consulting engineers to inspect the engineering services installations. Our building surveyors have undertaken a visual inspection to identify the services present and record the principle concerns.
- 1.6 We have not undertaken a Phase 1 Environmental Audit. However, where further investigation or testing is deemed necessary, this has been recommended.
- 1.7 We have been provided with the following documentation relating to the property which has been considered in the preparation of this report:
- Asbestos Demolition Survey Report by Leftfield Environmental Limited dated 09-12<sup>th</sup> November 2020.
  - Proposed Site Plans:
    - AD\_050 - July 2020
    - AD\_051 - July 2020
    - AD\_052 - July 2020
    - AD\_053 - July 2020
- 1.8 Please refer to our standard Terms of Appointment which are included at Appendix C.

## 2. Brief Property Description

- 2.1 The site is located on Bulwark Road a short distance from Chepstow town centre and a short drive from the M48.
- 2.2 The property was constructed in the early 1960s and is generally single storey with a double height space to the main hall area. The site consists of the main club house, first floor steward's accommodation and a separate detached single-story unit to the north west of the site.
- 2.3 External areas consist of concrete and tarmacadam hard standings as well as a lawned area to the south west elevation. There is a large carpark to the east of the site which wraps around the building from north to south.
- 2.4 The site boundary consists of metal hoop top fencing, low level chain-link fencing, stone rubble wall to the north west as well as low-level timber fencing surrounding the lawned area.
- 2.5 The building is unoccupied and appears to have been for a number of years. It is evident that the trespass, vandalism, and theft has been an issue during this period and all windows and doors have been boarded up in order to prevent any further damage being caused internally.
- 2.6 **Structure and Floors** – The building largely comprises a framed structure with a timber deck to roofs, suspended timber upper floors and a ground bearing concrete floor slab.
- 2.7 **Roofs and Rainwater Goods** –The roofs are predominantly of flat roof construction with a relatively modern bituminous felt covering. There are varying roof levels throughout which suggests the building has been altered and extended a number of times throughout its lifetime. Roof lights are located above WCs. We were unable to view the roof to the main hall although we anticipate it to also comprise of a bituminous felt covering. Externally fixed uPVC gutters and downpipes are installed throughout.
- 2.8 **Elevations/Windows/Doors** – Masonry external walls are finished with rough cast render, and uPVC shiplap cladding at first floor level to the main hall. Due to age of the building we presume the building to be cavity wall construction. Cavity insulation was exposed to the main hall and internally insulated drylining was noted to the office of the north, west elevation, which is believed to be a later addition. It was not possible to determine the extent of the insulation to the remainder of the building. The windows are a combination of single glazed casement windows and uPVC double glazing, most of which are boarded to prevent unauthorised access. Doors are predominantly uPVC with double glazed panels with an anodised aluminium door set with Georgian wire glazing panels to the main entrance.

- 2.9 **Internal Configuration** - Internal walls are a combination of solid load bearing masonry and lightweight partitioning. The ground floor layout comprises the main hall and bar, numerous toilets, office space, changing facilities backstage area, reading room and cellar. No access was available to the ground floor cloak room and plant room. The bar/lounge area and skittles room were also not accessed due to health and safety concerns. First floor level consists of steward's accommodation including kitchen, living room, bathroom and 2 bedrooms. The first-floor balcony within the main hall consists of a seating area, kitchen, and DJ booth. The separate detached single-story unit consists of two rooms and a WC.
- 2.10 **Internal Finishes and fit out** – There are a variety of floor coverings throughout including ceramic tiles, carpet, and vinyl. These have been laid over asbestos containing floor tiles in numerous locations, as detailed within the asbestos report provided. The wall finishes are a combination of timber and laminated wall panelling, drylining to external walls and ceramic wall tiles within the WCs. The ceilings within the building are a combination of timber panelling, plasterboard, and mineral fibre ceiling tiles. We note there are asbestos containing insulation boards to the ceilings and steelwork encasement, as detailed within the asbestos report provided.
- 2.11 **Welfare Accommodation** – There are male/female WCs and a baby changing facility located to the north east of the building. There are also male/female WCs and a disabled WC to the north west of the building as well as a single WC to the backstage area of the main hall and a bathroom within steward's accommodation. Kitchens are located to the first floor of the steward's accommodation and to the first-floor balcony of the main hall. Sanitaryware and finishes are partially stripped out and / or extensively damaged and none could be utilised.
- 2.12 **MEP Services** - Prohibited access to the plant room and cellar prevented us inspecting the incoming mains. We understand the incoming power has been damaged and there is no power to the building. All wiring within the building has been stripped by vandals and / or stolen. Despite isolated radiators being noted on site, it was evident that the system is no longer operational as the boiler and associated pipework has been removed/stripped. Remaining flues suggest that boilers were gas fired and that there is a gas supply to the building. Although fire alarm and emergency lighting installations were noted in the building, these are not operational.
- 2.13 **External Area** – External areas generally comprise tarmacadam surfaces with thermoplastic line markings to demarcate car parking spaces. The site is bounded by a series of fences and walls. Hoop top metal fencing is provided to the north east. A chain-link fence and concrete posts is located to the south, east. Low level timber fencing and brickwork walls are provided to the south, west with a stonework wall noted to the north, west of the site. Access to the car park which appears to be utilised

by residents and shoppers is accessed via the east of the site. There is also a yard to the west side of the building which is laid with paving slabs and enclosed with a timber fence and gate which is currently locked and could not be accessed.

### 3. Key Findings

3.1 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:

- ① High Risk - critical compliance issues and significant or structural defects requiring urgent resolution or consideration prior to acquisition
- ② Medium Risk – non-critical compliance issues and significant defects to be considered within the proposed transaction and/or addressed within an appropriate timescale
- ③ Low Risk - for information/routine maintenance and repair items to be addressed within a 10-year timeframe.

Structure and Fabric	Risk Rating
<p>3.2 The roof coverings inspected appeared to be in a fair condition with only localised water ingress noted internally. Cracking, rippling, blistering and debonding of lap joints were noted, predominately at the change of level between the bar area and skittles room. We were unable to inspect the roof to the main hall, but we anticipate the condition to be commensurate with other roof areas. These defects would need to be addressed in the short term to ensure the building is watertight and to re-let the building.</p> <p>The upstand detail to the perimeter of building has failed and the cover flashing, most likely to have been lead, appears to have been removed. This is allowing water to enter the property and is causing damage to the internal fabric of the building. The upstand should be redressed, and the flashing refitted in the short term to prevent any further damage to the building.</p>	<p>①</p>
<p>3.3 Extensive quantities of debris and waste material have been left on the roof. These should be removed in the short term.</p>	<p>①</p>

Structure and Fabric	Risk Rating
3.4 Rainwater goods have suffered from a lack of maintenance and are blocked allowing water to run down the face of the building. Damage to gutters to the north west of the hall and disconnected downpipe to first floor accommodation was noted. Rainwater goods should be unblocked and repaired in the short term to prevent further damage to the building fabric.	1
3.5 Paving slabs and decking boards have been laid directly onto the flat roof felt covering surrounding the steward's accommodation. This has resulted in some vegetation growth and the risk of damage being caused to the roof covering. Paving slabs, decking and any vegetation growth should be removed to help preserve the life of the roof. Alternatively, a specialist support system should be installed to support these additions.	1
3.6 The external uPVC wall cladding and soffit to the main hall has been damaged and roughly stripped along the south and south east elevation of the flat roof. The cladding is cracked and worn and overall, in a poor condition It is recommended that a wholesale replacement of all wall cladding should be undertaken.	1
3.7 Cracking was noted to the external front and side wall of the skittles room with a previous repair noted. Further investigations into the cause of these cracks should be undertaken by a structural engineer. A provisional sum has been allowed for within appendix A.	1
3.8 Horizontal, tapered cracking was noted to either side of the cantilevered section of the steward's accommodation which forms the canopy directly above the front entrance. This would suggest that the structural steelwork has deflected, and the first floor has settled at a lower level. Vertical cracking was also noted to the internal wall of the small corner room to the right of the stage which is mirrored externally. Further investigations into the cause of these cracks should be undertaken by a structural engineer. A provisional sum has been allowed for within appendix A.	1



	<b>Structure and Fabric</b>	<b>Risk Rating</b>
3.9	The asbestos refurbishment and demolition report details numerous asbestos containing materials within the building. Before refurbishment/ reinstatement works are undertaken it is recommended that all asbestos containing materials within the building are removed. Asbestos insulating board ceilings are present in the bar and hall area which appear to have been disturbed / collapsed. Access should be prohibited until this has been remove and environmental cleaned under licensed conditions. We did not access these areas as a result.	<b>1</b>
3.10	Glazing is smashed to several windows to the south west elevation at ground floor and first floor level. There are also a number of dome roof lights which are either smashed or damaged allowing water to enter the building. The windows are currently boarded or covered and as such are not causing any further damage to the building fabric. However, glazing should be replaced in the short term if the building is to be re-let.	<b>1</b>
3.11	Timber windows to the south east elevation are suffering from wet rot decay. These windows should be replaced with modern uPVC alternatives to match the existing.	<b>1</b>
3.12	The suspended ceilings within the Bar/ lounge have completely failed, exposing the roof deck. If the building is to be re-let full reinstatement will be needed.	<b>1</b>
3.13	The internal elements to the building are tired, dated, failed, vandalised and in an overall poor condition. If the building is to be re-let in the future a full refurbishment will be needed. This would include the replacement of all finishes including internal doors, ceilings, decorations, and floor coverings together with WC's and kitchen refurbishment.	<b>1</b>
3.14	Rough cast render to the external face of the building is damaged/blown and paint is flaking to numerous locations. Works should be undertaken remove blown sections of render and reinstate before undertaking full redecoration.	<b>2</b>
3.15	The stone rubble wall to the north, west elevation has large scale vegetation growth and the mortar joints have failed. Many of the stones have become dislodged leaving the wall in a poor condition. Works should be undertaken in the short term to remove the vegetation and ensure the integrity of the wall.	<b>2</b>

Structure and Fabric		Risk Rating
3.16	The yard/ outside area to the south east elevation is in poor state of repair with vegetation growth uneven and poorly set paving slabs. The pergola roof covering is also damaged. Refurbishment of this area would be needed should the building be re-let.	2
3.17	The double-glazed uPVC windows within the separate detached single storey unit are old and in a poor condition. Ironmongery is generally poor, seals are defective / missing and double-glazed units are 'blown' and 'misted'. Consideration should be given to their wholesale replacement.	2
3.18	The tarmacadam to the carpark is pitted and worn to isolated locations. Patch repairs should be undertaken in the medium term to ensure term to avoid further damage to the surface and damage to vehicles.	2
3.19	Boundary and yard walls/fences will require isolated repair and redecoration in the medium term.	2

Engineering Services		Risk Rating
3.20	The building has suffered from break ins, theft and severe vandalism which has resulted in the extensive strip out of electrical wiring. Should the building be re-let a full rewire will be needed. We also understand the incoming mains has also been damaged.	1
3.21	The fire alarm and emergency lighting installations to the building varies in coverage. If the buildings are re-let, we would expect a wholesale upgrade of the installations to comply with modern British Standards.	1
3.22	The boilers serving the building appear to have been removed along with radiators and heating pipework which has resulted in a lack of heating to any part of the building. In order to re-let the premises, we recommend a new wet heating system is installed to serve both the social club and steward's accommodation as a minimum.	1

**Engineering Services****Risk  
Rating**

- 3.23 The mains water inlet pipe within the baby changing rooms had blown and was visibly leaking which had resulted in substantial damage to the room and corridor alongside the front entrance. During our inspection, an emergency plumber isolated the incoming supply at the external stopcock however repairs will be needed before the water is switched back on. Copper hot and cold-water pipework has been removed throughout the building.

**1****Health & Safety and Property Compliance Matters****Risk  
Rating****Fire Precautions**

- 3.24 The social club will fall under the requirement of the Regulatory Reform (Fire Safety) Order 2005 which would require a responsible person to take responsibility for the fire precautions within the building if it becomes re-let. A fire risk assessment has not been seen and as such a fire risk assessment should be undertaken as part of any refurbishment works and prior to occupation.

**1****Asbestos Management**

- 3.25 As the property is a commercial property the Control of Asbestos Regulations 2012 are applicable. A recent Refurbishment & Demolition Survey has been provided identifying numerous asbestos containing materials. This survey should be considered when undertaking any future works.

**1****Gas & Electrical Safety**

- 3.26 We have not been provided with statutory compliance testing of the services such as gas safety, fixed wire, fire alarm and emergency lighting testing. These would be required prior to occupation of the building and should be provided as part of the new system installations.

**1**

### Deleterious Materials

Risk  
Rating

- 3.27 Aside from the asbestos issues identified previously, no deleterious materials have been identified.

3

### EPC and Sustainability

Risk  
Rating

- 3.28 We have been unable to locate an Energy Performance Certificate (EPC) from the public database and note that it is unlikely that the building has one. If the property was to be renovated and leased, under the Energy Act 2011, appropriate energy efficiency improvements would need to be made to achieve a rating to a minimum of "E". We recommend that the EPC Recommendation Report is obtained and reviewed with consideration given to energy improvements.

1

### Legal Matters for Consideration

- 3.29 **Title** - We have not been provided with a red line title plan and so are unable to confirm that the physical boundary on site matches. We recommend that a copy of the Title Plan and Register is obtained and reviewed to confirm the extent of the interest.
- 3.30 **Planning and Building Control** - We have reviewed the local authority's planning portal and there are no pending planning or building control applications. Any refurbishment or conversion of the building may require planning and building control approval.
- 3.31 **Neighbourly Matters and Party Wall** - It is likely that the stone wall noted to the north west elevation is a Party wall fence under the Party wall etc act 1996 and is shared with the neighbouring residential properties. This would need to be considered if any works are to be carried out to or around this wall.
- 3.32 **Contracts and Warranty Documentation** - We have not been provided with any Contracts and Warranty Documentation.

### Recommendations for Further Technical Investigations

- 3.33 We would suggest that a structural engineer is appointed to undertake further investigations into cracking noted within the building.
- 3.34 Due to the site being unoccupied and disused for a period, we would recommend that a CCTV drainage survey is undertaken to establish its condition before any refurbishment works take place.

### Estimated Repair Costs

3.35 We provide below a cost summary of estimated remedial works over the next 10 years. A breakdown including explanatory notes is provided in Appendix A.

3.36 In its current condition most defects noted within the report would be deemed as high risk as without undertaking these works the building is unsafe and cannot be occupied.

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
<b>Structure and Fabric</b>	£835,963	£22,534	£130,440	£988,936
<b>General Items</b>	£4,850	£11,281	0	£16,131
<b>Total (£)</b>	£840,813	£33,815	£130,440	£1,005,067

Note:

- Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors
- Overheads, profit, and preliminaries included
- Temporary access included
- Professional fees excluded
- Statutory fees excluded
- Inflation and/or extraordinary expenses excluded
- VAT excluded
- Figures quoted at 1Q2021
- Day to day cyclical maintenance excluded unless other stated

### Conclusion and Suitability for Purchase/Sale

3.37 The building was previously utilised as a social club however it would appear the building has been unoccupied for a number of years and has suffered from lack of maintenance, vandalism, and theft, leaving the property in a very poor condition.

- 3.38 Generally, the external fabric of the building is in a fair condition however roof repairs, cladding replacement and structural repairs are required in the short term. The internal fabric of the building is dilapidated, and all elements and finishes require removal and replacement. This appears due to age, vandalism and theft.
- 3.39 The Dilapidated condition, fire safety breaches and disturbed asbestos to significant areas of the building make the building a significant H&S risk to occupants and access should be prohibited.
- 3.40 We do not consider the building to be in a suitable condition or standard. In its current condition the majority of works noted within the report would be deemed as high risk as without undertaking these works the building cannot be occupied. To secure a re-let, significant refurbishment works would need to be undertaken at considerable expense.
- 3.41 We have been unable to locate an Energy Performance Certificate (EPC) from the public database and note that it is unlikely that the building has one. If the property was to be renovated and leased, under the Energy Act 2011, appropriate energy efficiency improvements would need to be made to achieve a rating to a minimum of "E". We recommend that the EPC Recommendation Report is obtained and reviewed with consideration given to energy improvements.
- 3.42 If this is the case, the buildings will be affected by the recent implementation of The Energy Act 2011, which prohibits the leasing of properties with a rating of below an "E" from 1 April 2018, until appropriate energy efficiency improvements have been made. We recommend that EPCs are undertaken as soon as possible to confirm the position. If our assumptions are correct consideration should be given to implementing an Energy Audit or reviewing the EPC Recommendation Report with a view to adopting an Energy Strategy for the building and thereby managing the potential risk of holding a low energy rated building which will restrict your ability to re-let.

# Appendix A

## Schedule of Works and Budget Costs

**Severn Bridge Social Club, Bulwark Road, Chepstow, NP16 5JX**
**Schedule of Estimated Costs**

Item	Work Description	Total £	Short Term 0-1 yr.	Medium Term 2-5 yrs.	Long Term 6-10yrs
Structure & Fabric					
1	Allowance for 186sqm (20%) to undertake patch repairs to roof and reseal lifting felt.	7,594	7,594		
2	Long term allowance for re-covering roof	130,440			130,440
3	Refit flashing upstand using a proprietary flashing system.	2,124	2,124		
4	Unblocked rainwater goods and undertake isolated repairs.	651	651		
5	Replaced smashed glazing with new.	290	290		
6	Remove and replace 4no timber casement windows with new PVCu double glazed windows.	1,200	1,200		
7	Allowance for 116sqm (40%) of external render repair works	11,634		11,634	
8	Wholesale external redecoration of building.	8,289	8,289		
9	Replace 3no. windows to detached single store unit.	900		900	
10	Remove debris from roof and external site in general.	660	660		
11	Remove paving slabs, decking and vegetation growth from the roof. Provisional allowance for repairs.	2,000	2,000		
12	Wholesale replacement of all wall cladding and soffit.	17,255	17,255		



13	Strip out yard area (slabs, pergola, fencing, planters) and allow to refit to match	10,000		10,000		
14	Full strip out of all internal finished to all areas. Full reinstatement of new finishes including internal doors, ceilings, decorations and floor coverings together with WC's and kitchen refurbishment. Reinstatement of all electrical fixed wiring and heating	760,900		760,900		
15	E/O for removal of disturbed asbestos and environmental clean under licensed conditions ( <b>budget allowance</b> )	25,000		25,000		
16	Undertake repairs to incoming power and water services ( <b>budget allowance</b> )	10,000		10,000		
<b>General Items</b>						
17	Allowance for repairs to boundary and yard walls/fences.	5,067		5,067		
18	Undertake patch repairs to tarmacadam carpark.	6,214		6,214		
19	Cut back/remove all external vegetation to site.	350		350		
20	CCTV survey of below ground drains. No allowance for repairs	1,000		1,000		
21	Commission EPC assessment	1,000		1,000		
22	Appoint structural engineer to inspect the cracks noted and advise on condition. No allowance for repairs	2,500		2,500		
<b>Total £</b>	<b>Structure &amp; Fabric</b>	<b>988,936</b>		<b>835,963</b>	<b>22,534</b>	<b>130,440</b>
<b>Total £</b>	<b>General Items</b>	<b>16,131</b>		<b>4,850</b>	<b>11,281</b>	<b>-</b>
<b>Total £</b>		<b>1,005,067</b>		<b>840,813</b>	<b>33,815</b>	<b>130,440</b>

**Notes**

Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive

Overheads, profit and preliminaries included

Temporary access included

Professional fees excluded.

Statutory fees excluded.

Inflation and/or extraordinary expenses excluded.

VAT excluded.

Figures quoted at 1Q2021

Day to day cyclical maintenance excluded unless otherwise stated

# Appendix B

## Photographic Schedule





Photo No	Photograph Description	Photograph
<b>External Photos</b>		
1.	Main entrance, south west elevation.	
2.	South east elevation.	
3.	South east elevation and timber fencing to yard.	
4.	North west elevation.	





Photo No	Photograph Description	Photograph
5.	North west elevation.	 A photograph showing the north west elevation of a building. The lower portion of the wall is painted green, while the upper portion is white. Several windows are boarded up with plywood. A black bin is visible in the foreground on the gravel area.
6.	North west elevation.	 A photograph showing the north west elevation of a building. The wall is primarily green, with a section of white corrugated metal siding. A green bin and some debris are in the foreground.
7.	North east elevation.	 A photograph showing the north east elevation of a building. The wall is painted green and features several small, rectangular windows. A dark roofline is visible above the building.
8.	Detached single-story unit.	 A photograph showing a detached single-story unit. The wall is white and textured. A window with a white frame is visible, and a small white sign is posted on the wall to the right.





Photo No	Photograph Description	Photograph
9.	Entrance to separate detached single-story unit.	
10.	Rear elevation of separate detached single-story unit.	
11.	Timber fence to rear yard.	
12.	Yard to south east elevation.	




Photo No	Photograph Description	Photograph
13.	Crack to wall, mirrored internally.	
14.	Rot to timber casement windows to south east elevation.	
15.	Horizontal cracking to entrance canopy.	





Photo No	Photograph Description	Photograph
16.	Missing paving slabs and blown plaster to low level wall to front entrance.	 <p>A photograph showing a low, dark-colored wall or planter box. The top surface is uneven, with missing paving slabs and areas where the plaster has been blown away. To the right, a paved area leads to a building entrance with boarded-up windows. In the background, there is a grassy area and a fence.</p>
17.	Damage to timber fencing surrounding lawned area.	 <p>A photograph of a weathered timber fence. The fence is made of vertical wooden posts and horizontal rails. There is significant damage, with several posts missing or leaning. A wooden bench is visible to the right of the fence. The area is surrounded by grass and some weeds.</p>
18.	Stone rubble wall to boundary.	 <p>A close-up photograph of a stone rubble wall. The wall is constructed from irregular, rough-hewn stones of various sizes and colors, including grey, brown, and tan. The wall appears to be in poor condition, with some stones missing or loose. There is some green vegetation growing at the base of the wall.</p>
19.	Vegetation growth to stone wall.	 <p>A photograph showing a stone wall partially obscured by dense, overgrown vegetation. The vegetation includes various green plants and shrubs, some of which are climbing over the wall. In the background, a white building with windows is visible.</p>






Photo No	Photograph Description	Photograph
20.	Damage to render.	
21.	Rainwater goods overflowing and damaging render.	
22.	Car park to north east elevation.	





Photo No	Photograph Description	Photograph
23.	Damage to macadam hard standing.	
24.	Crazing to macadam hard standing.	
25.	Roof covering above bar and skittles room.	
26.	First floor of south west elevation.	







Photo No	Photograph Description	Photograph
27.	Damaged cladding.	
28.	Yard to north east elevation.	
29.	Damage to timber fencing on fire exit rout.	
30.	Damage to sky light.	

Photo No	Photograph Description	Photograph
31.	Debris to roof.	
32.	Debris to roof.	
33.	Upstand detail allowing water to enter the property.	