

SITE INSPECTION REPORT



PROJECT:	Streets Phase 2			REFERENCE:	5449
SITE ADDRESS:	21 Villa Road			CLIENT:	LB Lambeth
MAIN CONTRACTOR:	Mears Group			REPORT NO:	50
INSPECTOR:	[REDACTED]			INSPECTION DATE:	27 February 2019
WEATHER CONDITIONS				Fine	
Enter Temp (if <5 or >30degC):				17	
RESOURCES				Labour (approx. quantity):	0
Trades on site:	No:	Trades on site:	No:	Trades on site:	No:
Comments:	Combination of resident issues and site manager illness has contributed to a temporary stop to works.				
Plant on site:	No:	Plant on site:	No:	Plant on site:	No:
Comments:	Scaffolding onsite, no other plant at time of inspection.				

EXECUTIVE SUMMARY:	
Note:	
<p>21 Villa works include external decs, concrete repairs, roof works, rainwater goods, window, door overhauls and FRA works. As of time of report there is also replacement to the rear stairs and demolition of unsafe balcony structure.</p> <p>Some issues with not viewing works before they are sealed up, e.g. helibars.</p>	
PERFORMANCE INDICATORS:	
Key Performance Indicator:	Score (1-10)
Workmanship	8
Quality	8
Health & Safety	7
<p><i>Assessment Bands:</i></p> <p>1- 3 Consistently poor standards of quality/ workmanship recorded requiring immediate remedial actions and improvement measures.</p> <p>4 - 6 Demonstrating inconsistency in achieving/meeting the required quality standards. Inconsistencies in performance evident. Responsive rather than pro-active approach to quality issues evident.</p> <p>7 - 9 Satisfactory/above satisfactory performance being consistently attained, evidence of a reducing number of quality issues/concerns identified. Pro-active approach to the identification and resolution of defects/quality issues.</p> <p>10 No defects/quality issues identified by Clerk of Works.</p>	
WORKS COMPLETED:	
Note:	
<p>1) Concrete repairs 75%</p> <p>2) External decs 75%</p> <p>3) Render repairs 75%</p> <p>4) Windows ease adjust repairs 75%</p> <p>5) Brick repairs 75%</p> <p>6) Window decs 50%</p> <p>7) Helibar repairs 75%</p> <p>8) Repoin ing 75%</p> <p>9) Soffit, barge board, fascia 50%</p> <p>Refer to Mears issued programme</p>	
WORKS IN PROGRESS:	
Note:	
<p>As remaining from above.</p> <p>Order for demolition of rear balcony extension.</p> <p>Order for new metal fire escape stair to rear.</p> <p>Refer to Mears issued programme.</p>	

DEFECTS TRACKER:	
Note:	
None to report.	
PROGRAMME IMPLICATIONS:	
Note:	
Demolition of balcony and lead in time of metal stair likely to extend works. See Mears issued programme.	
REVIEW SITE INSPECTION LOG: BUILDING CONTROL	
Note:	
N/A	
RISK ITEMS (E.G. HEALTH & SAFETY, ETC.):	
Note:	
None	
QUERIES / INFORMATION REQUIRED (DATE):	
Note:	
N/A	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 45%; background-color: #e0f2f7; padding: 10px; text-align: center;">SIGNATURE OF INSPECTOR:</div> <div style="width: 50%; background-color: black; height: 50px;"></div> </div>	

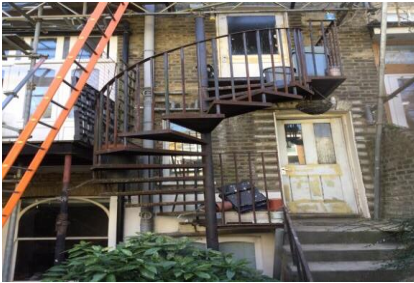
IMAGES



Front of 21 Villa Road, scaffolding in place, satellites moved to exterior.



Rear of 21 Villa Road including unsafe balcony structure to rear.



Metal fire escape staircase to rear.



Example concrete repair and external decs, helibar below.



Example window prepared for decoration.



Window showing resin repair to cross piece. Repointing and helibar repair above.