



**JM PARTNERSHIP**  
(SURVEYORS) LTD

Alvaro Quesada Perez

Phone: 07900784175

# **FLAT 1, 15 GREENAWAY GARDENS, NW3 7DH**

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LON/18/023391

Wednesday, 9 January 2019

14 Issues Identified



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## **BUILDING FRONT ELEVATION**

Site visit arranged with contractor Mike( 07771771467) to inspect foundation at garage level.

Site manger stated that asbestos has been found within the flat and they are waiting for asbestos to be removed.



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## **GARAGE**

A 3.65 x 1.20 x 1.45 meters strip foundation is almost dug in sandy clay at the time of the inspection.

There is no presence of relevant roots within the trench.

There is a drainage clay pipe within trench foundation which is not in use and has been removed.

Site manager has stated that strip foundation will be poured up to 1 meter and then box frame bottom beams will be installed on top.

\* Agreed with site manager that bottom beams will be wrapped in mesh D49



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## **GARAGE**

Following previous item



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## **TRENCH FOUNDATION**

Following previous item



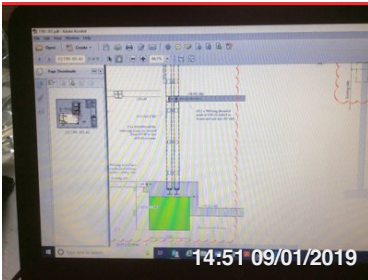
### **TRENCH FOUNDATION**

Following previous item



### **TRENCH FOUNDATION**

Following previous item



### **DESIGNED FOOTING AND BOX FRAME**

Following previous item.



### **FLAT 1**

Site manger stated that asbestos has been found within the flat so they are waiting to be removed. Bedroom where asbestos are located remains locked.

\*I have informed site manager for future references that presence of asbestos must be notified to JMP in advance before an inspection is booked . JMP surveyors should not be carrying out an inspection if asbestos has not been removed and all subsequent tests have been undertaken.



**FLAT 1**

Following previous item



**FLAT 1**

Following previous item



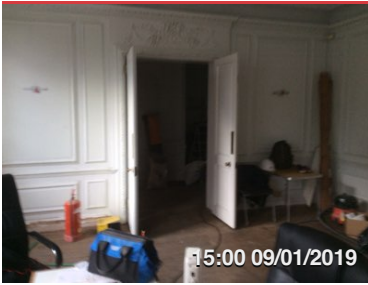
**FLAT 1**

Following previous item



**FLAT 1**

Kitchen will be separated from hall with double fire door



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### **SITTING ROOM DOORS**

\*Drawings show that living room will be opened to hall which is not the current situation.Hall is part of mean of escape and should be enclosed.Please clarify if existing doors will remain or not.

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### **REPORT COMMENTS**

This report is restricted to the requirements covered by the building regulations current at this time.It does not constitute evidence that the regulations have been satisfied until a final certificate has been issued and it remains the responsibility of the person carrying out the work to ensure it complies.

Items marked \* need attention/actioned

\* JMP to be informed whether asbestos has been removed and next inspection should not be booked until this has been addressed on site.