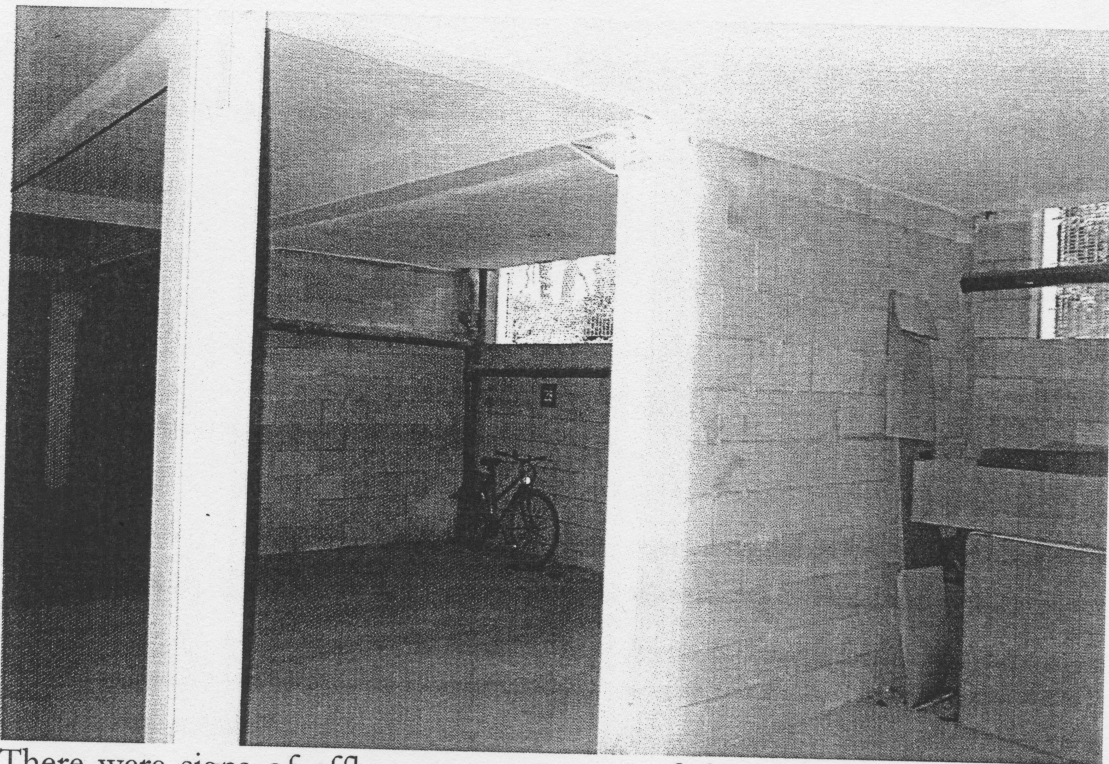


3.3 *Basement Carpark:* This was examined from right to left having gained access via the basement staircase of communal area D.



There were signs of efflorescence to most of the partition walls to rear panels of the carpark as typically photographed to bays 26 and 28.

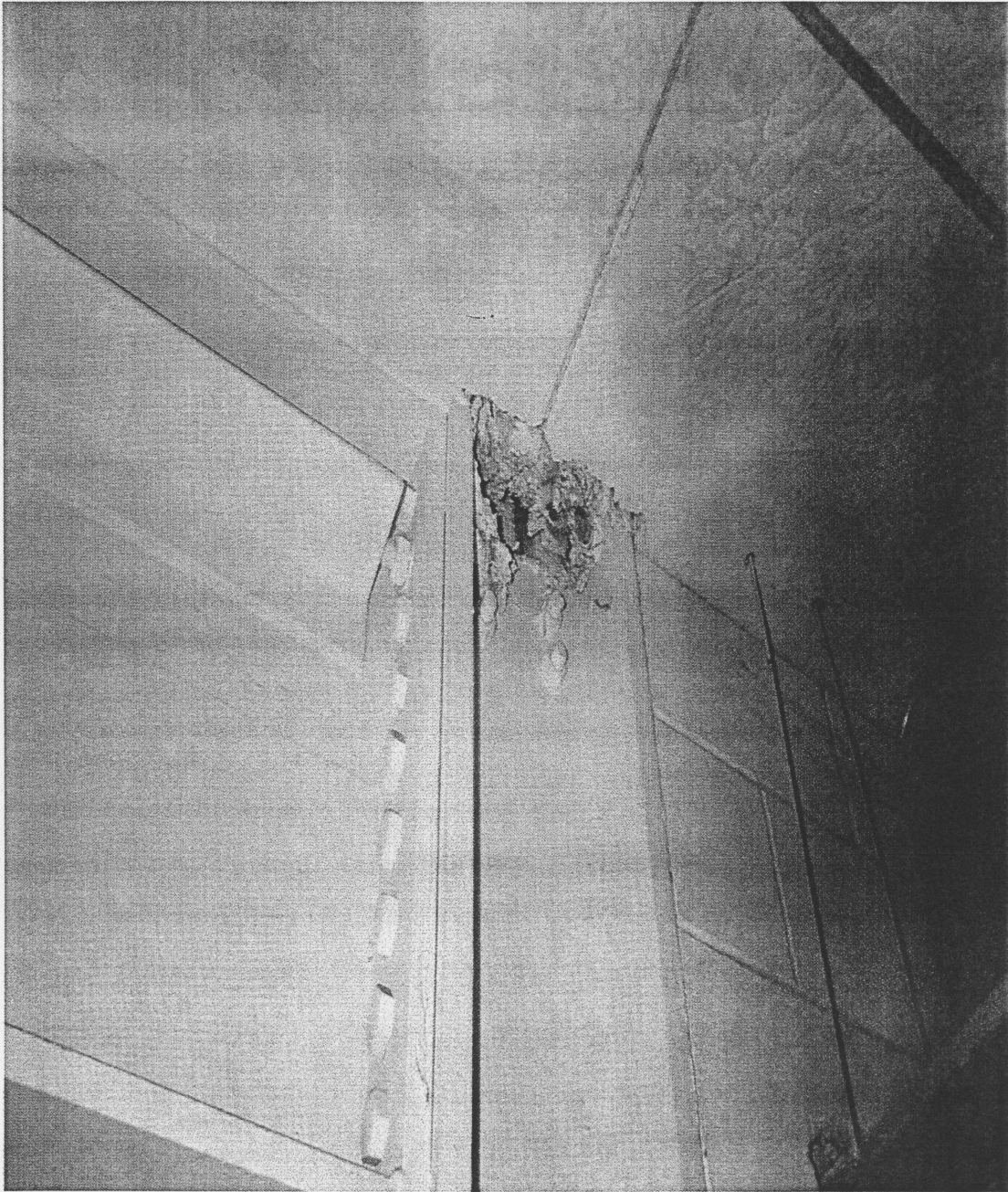
To the base of some support columns corrosion is occurring.

There is a large hole to the forward section of the carpark adjacent to bay 25.

Where decorative rendered panels have been applied over what I am advised is a bitumen type material on battens with expanded metal, this appears to have been undertaken in order to address the problem of weather penetration from above beneath the rear decking and staircases.

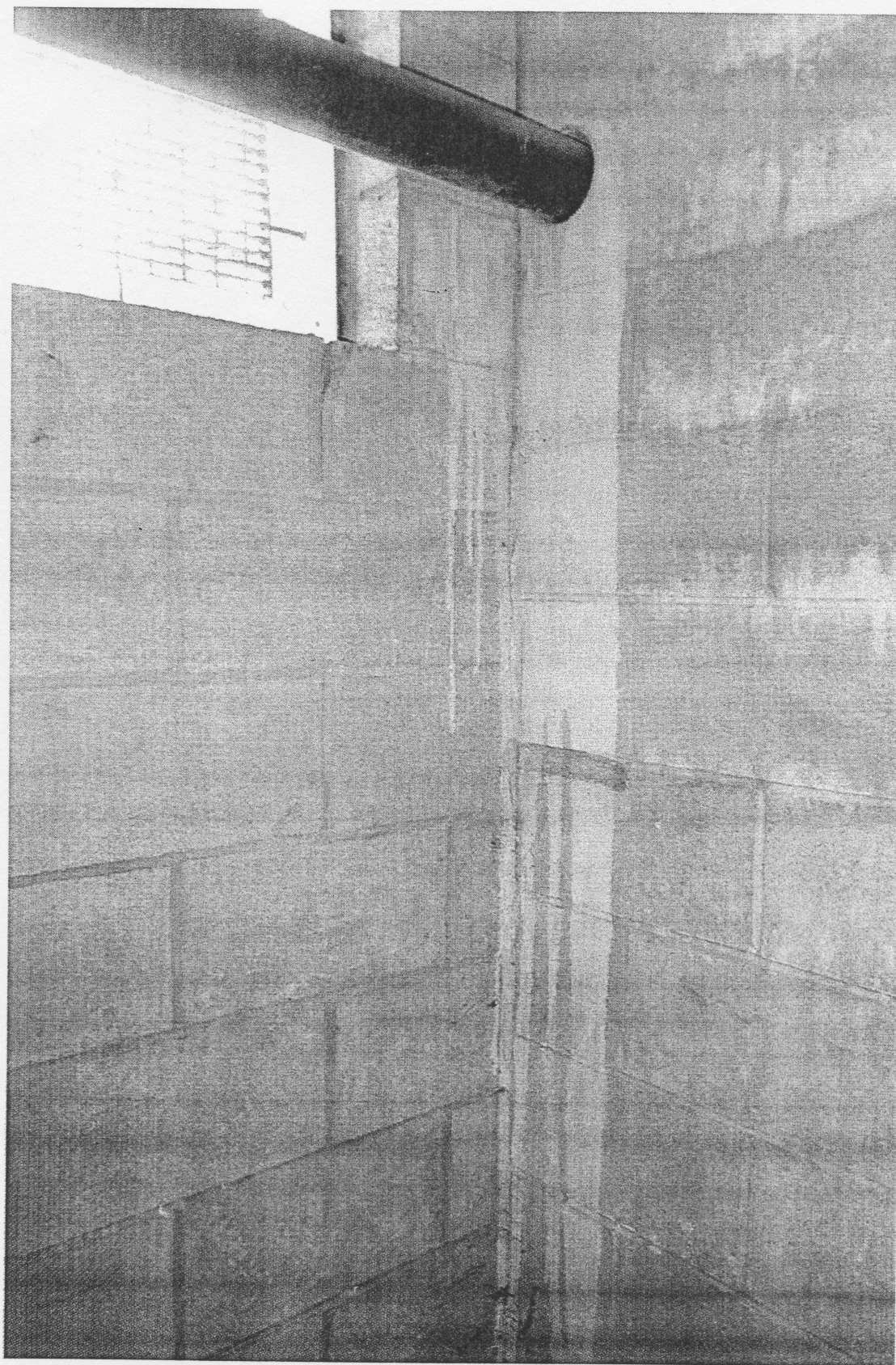


Whilst this may have addressed the problem with weather penetration through the sides, unless this membrane is dressed into the damp proof membrane of the floor, then damp staining and ingress will occur at low level and indeed to the base alongside bay no. 18. This could be seen with damp staining to the bottom and top sections of blockwork adjacent.



Some of the holes around penetrations of soil and vent pipes, particularly to the forward section in bays 20, 21 and 22 remain to be sealed and this somewhat negates the fire proofing of the structure as a whole.

In particular there is a large hole adjacent to the column at the base of the staircase from section C.



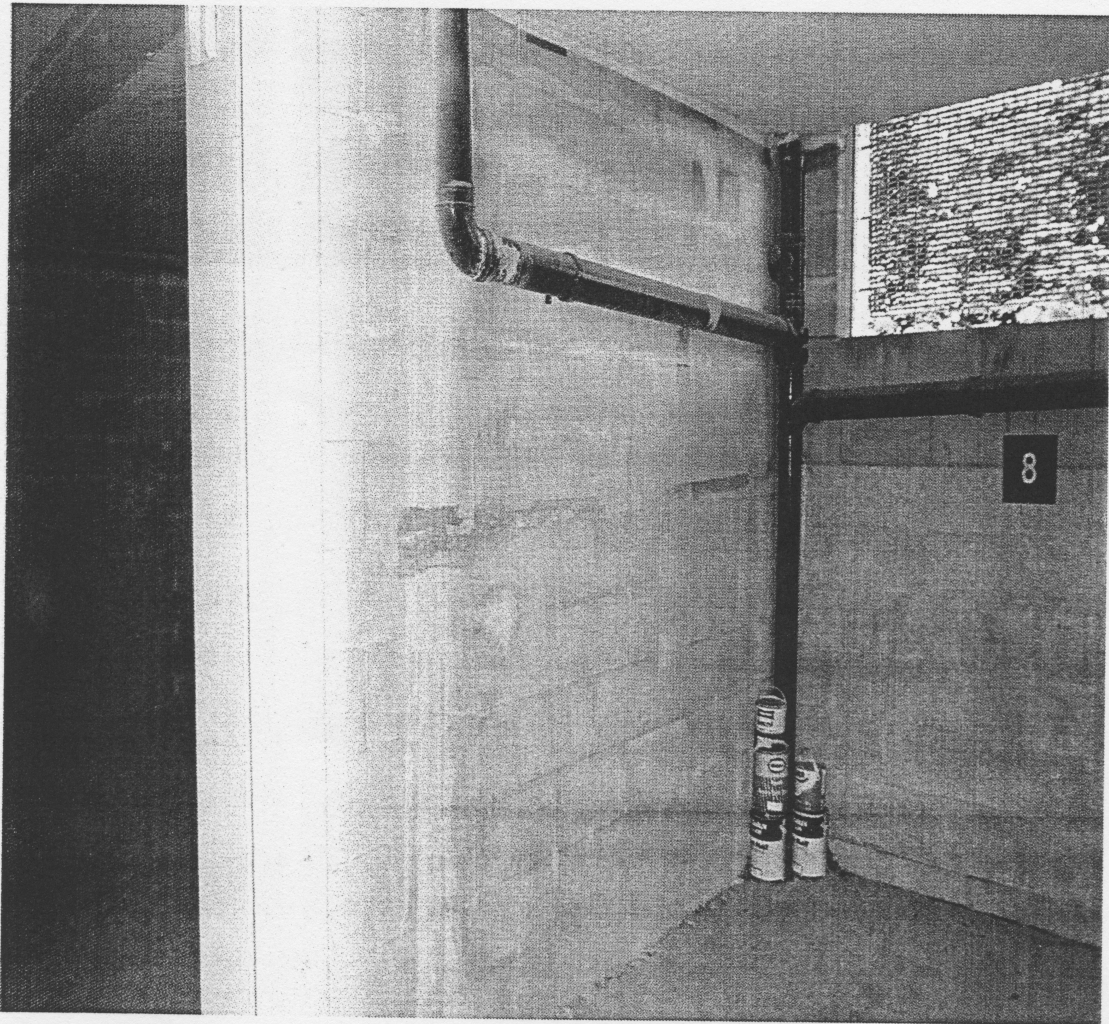
Some separation cracking has occurred between the main rear wall and intersecting partitions see photograph bay 16.

N.B. There are mortar stains above for example the door into mains room B and separation cracking to the external angles of blockwork immediately adjacent.

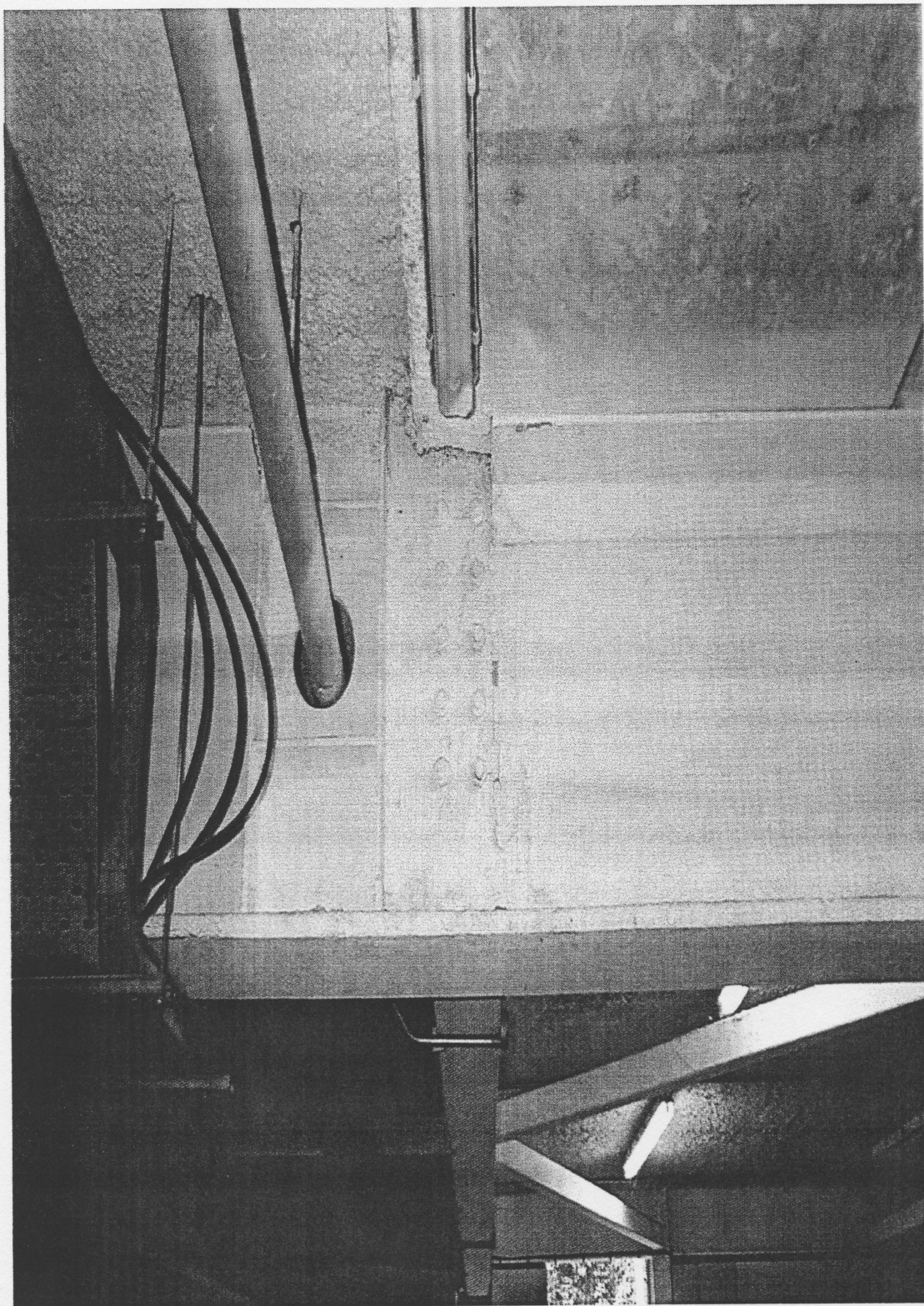
Some cracks where piers are attached have been untidily repointed.

There is damp staining at high level in the vicinity of the staircase exit from the base of Stairwell/Communal Area B and again further holes which should be properly filled and dressed.

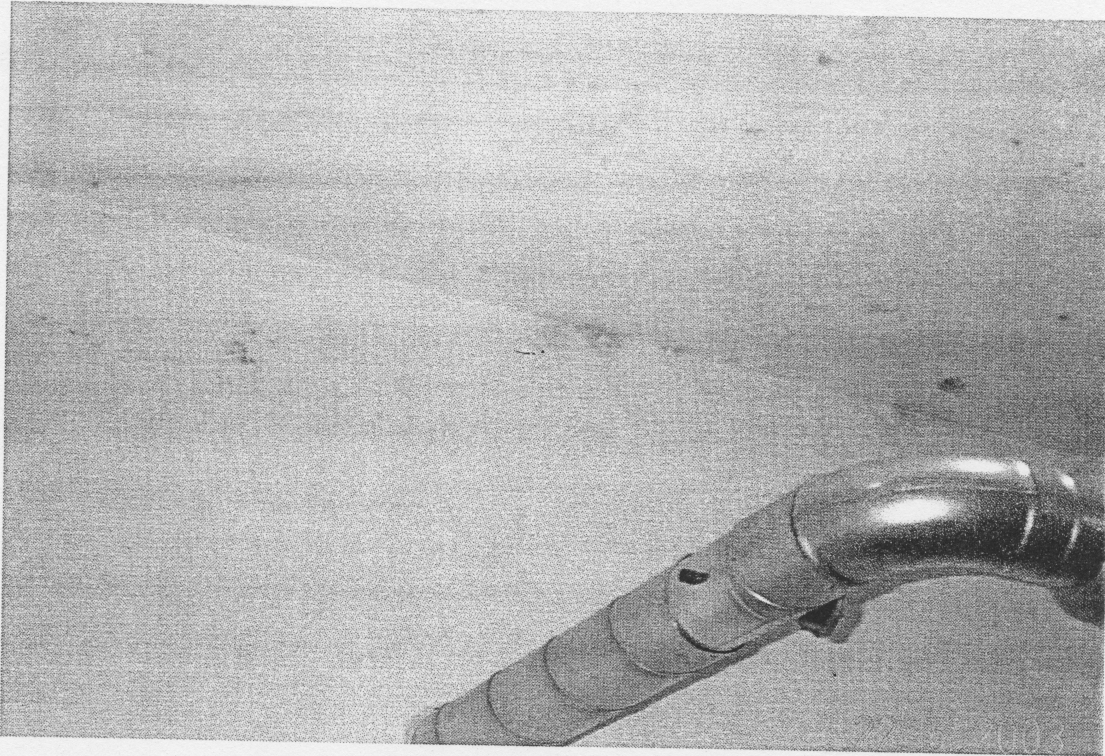
Alongside Bay 15: A panel of blockwork appears to have been cut out and recessed and built back in again.



Throughout wherever there are holes with pipes penetrating, there is significant damp or staining, indicating that moisture is penetrating. The most illustrative photograph is that for bay no. 8.



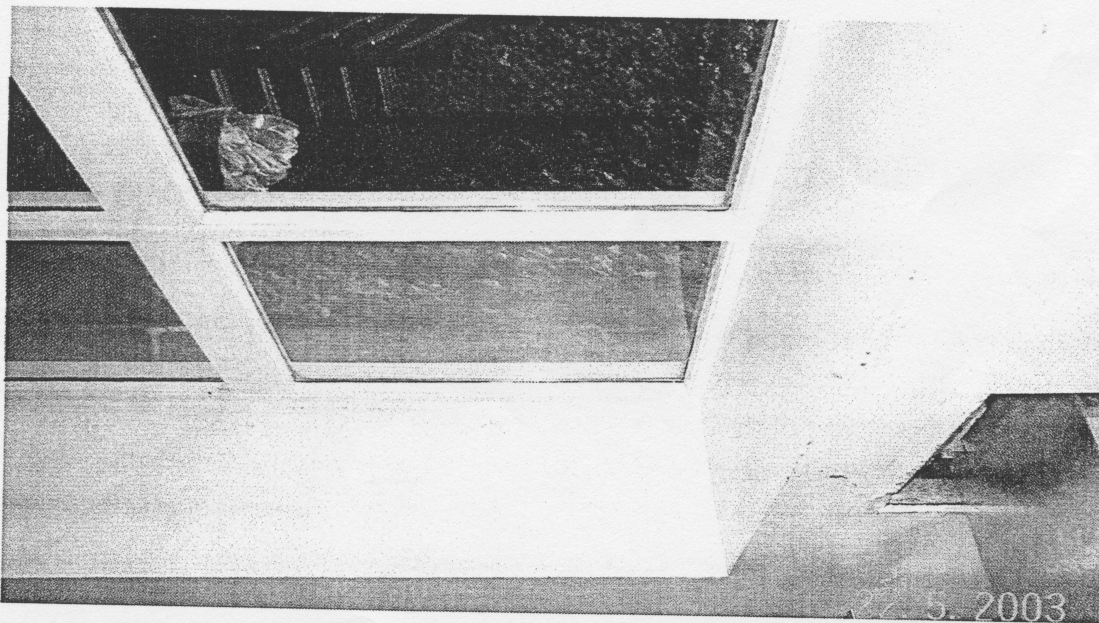
There is evidence of deterioration of the paint finish to the cill work alongside mains room A.



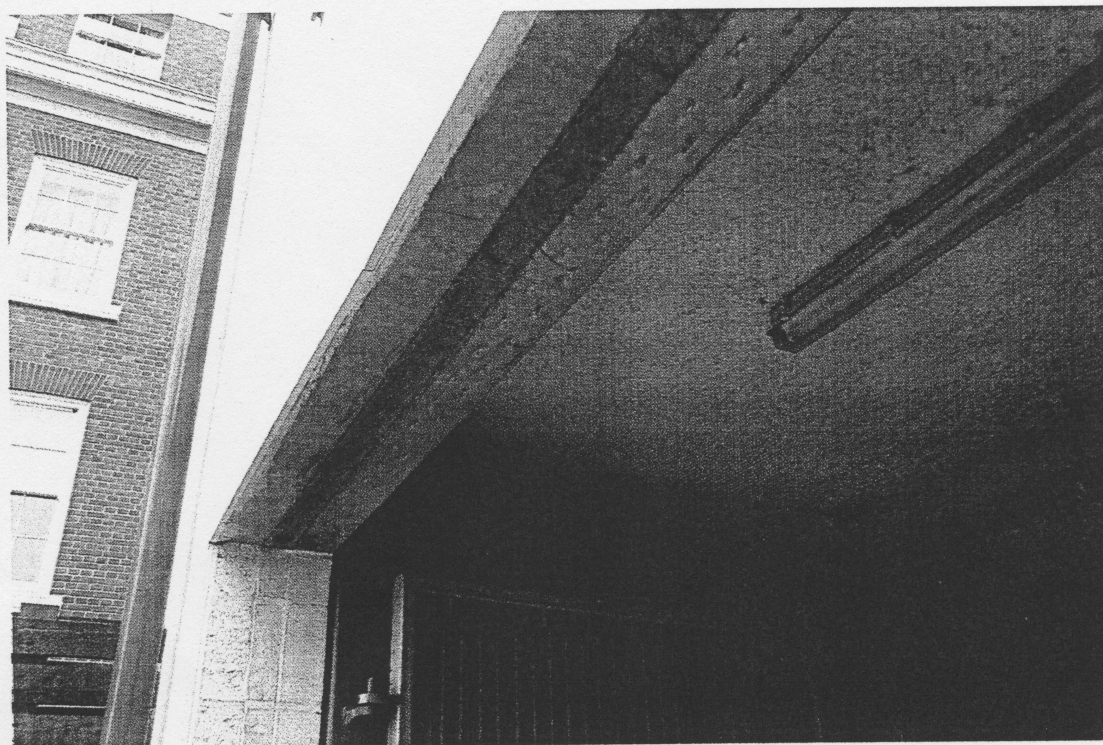
There is also extensive damp staining to the soffit of the entrance door to the external angle with plaster blowing off and corrosion of the angled bead and trim.

External angle beads to columns are grinning through where there is inadequate plaster cover.

At the abutment of the entrance door screen there is further damp penetration and mould growth to the vertical plaster line.



As an overall comment, the finish on the floor to the carpark appears to have been untreated and is dusting significantly. This requires sealing with a proprietary dust proofer or an epoxy resin type carpark paint.



At very high level around the perimeter of the entrance/exit doors to the carpark, there are signs of colour staining and there is corrosion staining to the head of the lintel above.