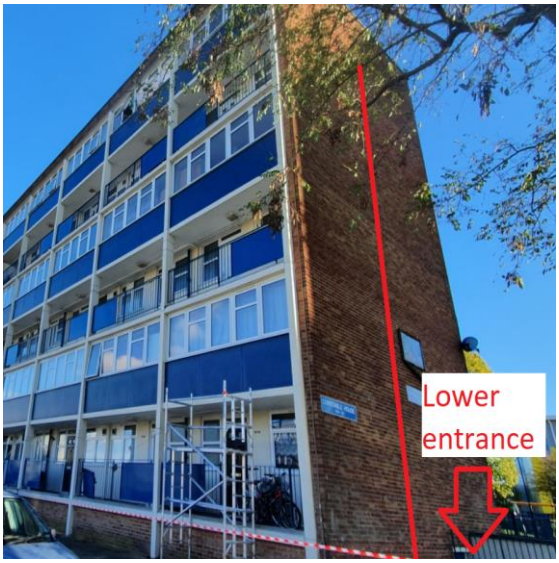
EXTERNAL FAÇADE - INSPECTION SUMMARY

REF.	BUILDING	DATE	SURVEYOR
1	ANOTHER HOUSE	09/11/21	SURVEYOR

BUILDING ELEVATION / LOCATION OF INSPECTION

BUILDING HEIGHT / STOREY



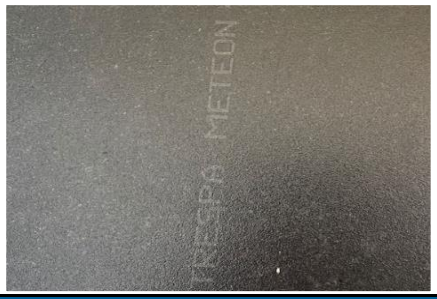
Height = 6 storey building. Height using Disto x4 = 15.4 m + 2.1m = 17.5m
This includes a 2.1m technical allowance for the lower storey entrance area (as per Approved Document B: regulation 7 (4)(b) measured from the lowest ground level adjoining the outside of a building to the top of the floor surface of the storey.)

INTRODUCTION

Capital PCC were commissioned by a London Borough to undertake investigatory works to external cladding & building envelope component systems to various locations at Constable House. Within the report Capital PCC have referenced material Euroclass designation and associated combustibility risk factors from the RICS Guidance note “Cladding For Surveyors” issued in March 2021 as supplementary guidance in relation to the issue of EWS1 forms. A tabulated extract from the guidance can be found as an appendix to this report.

EXTERNAL WALL INSULATION SYSTEM – MATERIAL BUILD-UP

Location of inspection	To front and rear elevations at ground and first floors
System	Timber framework below aluminum windows with rigid insulation infill, inner plasterboard and outer Trespa HPL panel. Spandrel panel noted to kitchen window ventilation extract.
External cladding material & characteristics	Trespa Meteon HPL panel –8mm
External cladding combustibility	Non FR HPL panels are categorised as Euroclass B or lower* (See Appendix)
Insulation/Thickness	Phenolic foam board – 60mm
Insulation combustibility rating	Euroclass B or lower
Fixing Frame / backing wall material & characteristics	Timber studwork with internal plasterboard sheet lining assumed 12.5mm
Fixing Frame / backing wall combustibility	Timber framing backing wall is categorized as Euroclass B or lower
Fire barriers	• Floor slab / masonry separating wall act as nominal fire barriers between housing units. • Vertical cross wall solid masonry construction between housing units

Cladding system combustibility rating	Euroclass B or lower	
OUTER CONSTRUCTION		
Material type	Trespa Meteon HPL panel	
Material depth	8mm thick	
Comments	Euroclass B or lower	
INSULATION		
Material Type	Phenolic foam	
Material depth	60mm	
Comments	Euroclass B or lower	
INNER CONSTRUCTION		
Material type	Timber framing with plasterboard	
Material depth	Timber framing 100mm , plasterboard presumed minimum 12.5mm	
Comments	Timber framed backing walls are categorized as Euroclass B or lower. Further intrusive investigations un-warranted as this backs into living area	

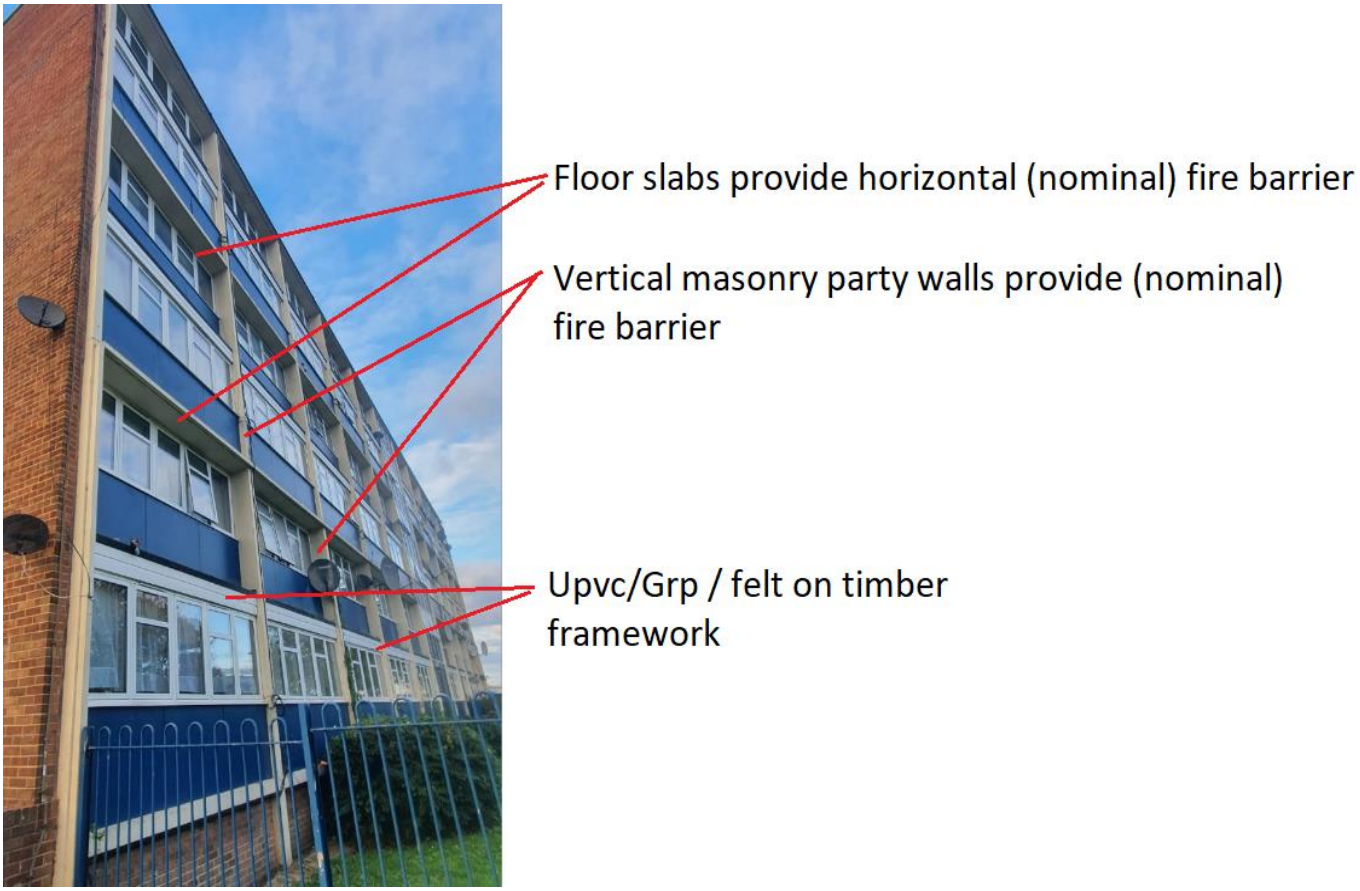
FIRE BARRIERS		
Horizontal	At floor levels the slab provides a nominal barrier between units.	(See diagram in the additional notes)
Vertical	To the rear elevation the UPVC cladding (on timber framework) between the individual maisonette floor levels, is constructed of combustible materials which abutt and are flush to the outer surface of the vertical compartmentation party wall, with the same material detail of the next unit adjacent, this aspect should be considered as part of the overall Fire Risk Assessment of the building.	(See anotated photo's in the Observations section)
Penetrations	N/A	

OBSERVATIONS

Should the client wish to remove combustible materials; design development and options appraisals will be required to address the front and rear elevations in respect of:

- Trespa Metoen HPL Panels,
- Phenolic foam insulation,
- Timber subframe,
- UPVC / GRP trims,
- Infill panels on communal windows.

The fire strategy for the building was not available and a review of the maisonette doors/means of escape was not part of this comission.



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SYNOPSIS	
Does the entire system have, or is it likely to achieve, BS 8414-2?	No – No certification supplied, combustible materials
Has the system been installed in accordance with Approved Document B?	The system may have complied with Building Regulation requirements at the time of installation but would not meet current requirements.
Are there further recommendations?	The client has requested for this block to be remediated based on the materials present.
REPORT AUTHOR & SIGN OFF	
Signed:…… at Capital PCC Ltd	**Date:**
Checked By…… at Capital PCC Ltd	**Date:**

See appendix extract table from "Cladding For Surveyors" guidance note issued by the RICS 2021

	High-level risk	Medium-level risk	Low-level risk
Cladding panels	Non-FR ACM PE cored Non-FR HPL panels Natural wood cladding Laminated wood panels in CLT GRP panels PVC cladding boards	FR HPL FR ACM Honeycomb bonded panels Brick slips (see below) Basalt panels (Rockwool*) Composite stone panels Acrylic polymer (corian*) Glass composite Glass-fibre reinforced polymer composite panels (Steni*) Brick slips (see below)	Metal panels Terracotte tiles Natural stone panels Reconstituted stone panels GRC panels Fibre cement cladding Precast brick panels Precsat concrete panels
Brick slips	GRP backed system Insulated brick slip system	Cement particle board board system Magnesium oxide panel backed system	Steel backing (Corium*)
Render systems	Render on EPS insulation render on phenolic insulation		Render on mineral wool
Insulated panels	GRP panels with non-mineral wool insulation core Metal insulated panels with EPS/XOS insulation core	Metal insulated panels with hybrid closed-cell insulation core (QuadCore™ by Kingspan*) Metal insulated panels with PIR insulation core Metal insulated panels with PUR insulation core Metal insulated panels with PF insulation core	Metal insulated panels with mineral wool insulation core
Insulation materials	PIR insulation boards PUR insulation boards XPS insulation boards PF boards		Stone wool insulation Glass wool insulation
Backing wall	Timber frame Timber sheathing boards Insulated Concrete Form (ICF)	SIPs panels Composite metal panels	Concrete Blockwork Brickwork Non-insulated SFS with cement particle sheathing boards SFS with cement particle sheathing boards and mineral wool

Risk levels are as follows:

- **High-level risk:** materials are typically rated as Euroclass B or lower.
- **Medium-level risk:** material are typically rated Euroclass B. However, some material within the specified range of products can achieve Euroclass A.
- **Low-level risk:** materials are typically rated as Euroclass A1 or A2.

Table 1: Typical risk status for different materials