

Lakeside Cafe, Ball Grove

Building Report Observations

The area in the corner of the building is suffering from damp mould
The area has been cleaned and treated by the Tracey numerous times.

However my observations appear to suggest that there is external problems

I have also checked the roof at the rear and some slates have come adrift so some patching needs to be done.



Pointing on wall above lead flashing damaged and missing

I recommend that the area be re pointed

Lead flashing should be checked and sealed if required

This area is directly over the damp affected room



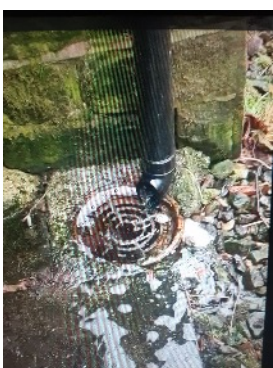
Ponting in corner behind drainpipe is loose and allowing water to get behind to penetrate

I recommend that the pointing be re done



Drain pipe has dropped to floor. Not allowing leaves etc to escape and Making water back up to leak out at top and in mid joint area

Drainpipe should be re fixed in correct position.
Drainpipe should be cleared from top to bottom



Not relative to the damp area but this drain appears to be blocked

Should be cleaned and cleared