

**Appendix B. – Condition Survey 57 Rosabelle Avenue (garage)**

**Address: 57 Rosabelle Avenue (Garage site)**

**Report type: Dilapidation survey**

**Report date: 23/11/2022**

**Officer: Kurtis Longhurst**



**Observations from site survey completed on the 23/11/2022 are set out below.**

Brick built garage with corrugated asbestos

57 Rosabelle Avenue (Garage) ( situated in Parkwood Avenue) Wivenhoe, is a 2 garage site constructed around 1970`s.

The construction type is as follows: the roof covering material is corrugated asbestos (assumed) sheets, timber joists, the walls construction is 4 inch stretcher bond with piers built with common bricks. Metal Garage door.

The garage brickwork is in poor condition, I suspect this is because of the large tree growing next to the garage. I think it has undermined the concrete footings and subsequently the brickwork is cracking and buckling (as can be seen in photos). The damage is only on this garage next to the tree, the garage next door is structurally sound but does have a roof leak. Also the metal garage door is in poor condition (but still secure), the guttering and fascia is in poor condition.



**Front elevation**



**Side elevation**



**Rear elevation**







**Defects**

**Conclusion**

Having completed a survey with access inside and front/back of the garage, I have noted that this garage is in poor condition with defects as set out below.

The left hand side and back of the garage appears to have been damaged by the tree growing next to this area. I would recommend that the tree is removed, left hand side and a section of the back brickwork taken down and new footing installed. have the brickwork rebuilt, also a new roof, fascia, gutter and door installed.

Please do not hesitate to contact me if you have any further questions on this matter.

**Kurtis Longhurst**

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