



FIRNTEC
BUILDING COMPLIANCE

Unit 4a, Darklake View,
Estover
Plymouth
PL6 7TL

Document Version 4
Survey Date 14/11/2024
Suggested Review Date 14/11/2029

EXTERNAL WALL SURVEY

BROADMEDE HOUSE

Broadmede House
Pavilion Avenue
Smethwick
West Midlands
B67 6LB



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Summary

External Wall Survey

Assessment and Certificate Reference

RB-DYMFJJ

Assessed On, By

14/11/2024, Gary Noel (AIFSM)

Approved / Validated On, By

12/08/2025, James Major (Facade Manager)

Recommended Review Date

14/11/2029

Produced For the Responsible Person

Sandwell Metropolitan Council

Specification Conforms To

Our own internal quality system.

Assessment Scope

Assessment applies only to the building specified.

Assessed Property

Property Name

Broadmede House

Property Reference

RB-UWBWXZ

Address

Broadmede House

Pavilion Avenue

Smethwick

West Midlands

B67 6LB

Assessing Organisation

Firntec Ltd

4a Darklake View, Estover, Plymouth, Devon, PL6 7TL

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Abbreviation/ Term Definition

- **ACM** Aluminium Composite Material
- **ADB** Approved Document B
- **AOV** Automatic Opening Vent
- **BSA** Building Safety Act
- **Cavity Barrier** Product used to close or separate a concealed space to restrict fire and smoke
- **Close State Cavity Barrier** Cavity Barrier designed to be fitted under compression/friction between inner and outer surfaces of a cavity to seal it
- **Open State Cavity Barrier** Cavity Barrier that is open to allow ventilation/drainage of cavity in open state but closes when a developing fire occurs (e.g., intumescent strip)
- **Combustible** Not classified as A1 OR A2 in accordance with BS EN 13501-1: 2018, and not meeting definitions of non-combustible or limited combustibility
- **Compartmentation** Subdivision of building by fire resisting walls and/or floors for limiting fire spread
- **EPS** Expanded Polystyrene
- **EWS1** External Wall System Fire Valuation Form
- **FB** Fire Barrier - Separating element with fire integrity for a specific time
- **Fire Stop** Barrier seal to close an imperfect fit in design between elements of components to stop the spread of fire
- **FRAEW** Fire Risk Appraisal of External Walls
- **FRA** Fire Risk Assessment
- **FRS** Fire and Rescue Services
- **FSA** Fire Safety Act
- **HPL** High Pressure Laminate
- **HRR** Heat Release Rate
- **MDF** Medium Density Fibre Board (a type of manufactured timber)
- **PIR** Polyisocyanurate Rigid Foam
- **PUR** Polyurethane Foam
- **RP** Responsible Person
- **RRFSO** Regulatory Reform (Fire Safety) Order
- **SFS** Steel Framing System
- **SIB** Secure Information Box # Overview

Terms of Reference

Overview

Firntec have been instructed by the client to undertake an intrusive inspection of the external walls, attachments, windows and doors to the appointed building as addressed on the cover page.

The purpose of the report is to identify the construction, make-up and materials used within each external wall type and attachment on the building as required under the Fire Safety Act 2021.

Scope of Works

The client has requested Firntec to undertake an intrusive inspection of the external walls, attachments, windows and doors.

The purpose of this survey report is to assess the external walls and attachments construction to identify the materials used, installation method, presence of any cavity barriers or fire stopping and the configuration on the building.

For any identified materials within the construction of the sample, a euro-classification rating in accordance with BS EN 13501-1 will be assigned where applicable.

Within the findings of each wall type and attachment, where applicable, detailed comments will be provided on the findings, with reference to quality of workmanship or other identified factors within the construction.

The intent of the report is not to assign any level of risk, conclusion or recommendations, but should it be identified during the intrusive investigation that there is an immediate risk to life safety, interim measures may be recommended.

Limitations

The inspection of any external wall types or attachments are undertaken by the defined terms as described in Approved Document B:

- External Wall: Includes all of the following.
 - Anything located within any space forming part of the wall.
 - Any decoration or other finish applied to any external (but not internal) surface forming part of the wall.
 - Any windows and doors in the wall.
 - Any part of a roof pitched at an angle of more than 70 degrees to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance
- Specific Attachment Includes any of the following.
 - A balcony attached to an external wall.
 - A device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall.
 - A solar panel attached to an external wall.

The findings within the report will not state any areas of compliance with advisory sub-clauses of the relevant Approved Document B, nor does it aim to guarantee compliance with the mandatory clause of B4(1) and our comments cannot be interpreted as such.

We endeavour to undertake intrusive inspections at various elevations and varying heights, however, this may not always be achievable due to mitigating factors out of our control such as access or weather conditions.

The findings of the investigation are limited to each precise inspection location and cannot be used to confirm absolute consistency of the façade in its entirety.

The manufacturer of a product cannot be confirmed with absolute certainty unless the sampled materials carry the product branding inclusive of the product number.

Where product branding is absent or ambiguous, we will where provided, refer to as-built drawings and

specification contained in the O&M manuals, However, this does not guarantee or confirm the products used in construction.

Assumptions

It is understood that the absence of evidence, is not evidence of the absence; therefore, Where a products branding is absent we will use our professional engineering judgment, and any assumptions made with regards to the materials combustibility should be submitted for further testing to verify this.

It has been assumed that documentation regarding the buildings fire safety, fire strategy, construction details and O&M manuals have been provided for our reference within the report.

Outcomes

The findings within this report do not assign any level of risk, conclusion or recommendations, nor does it confirm any compliance with applicable building regulations at the time of construction.

The findings of this report may form part of the gathered information to form such reports as:

- PAS9980:2022 Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice or;
- External Wall Compliance at Time of Construction Report.

If during the intrusive survey any ACM is identified to be present, this will be reflected within the report and evidence requested to determine its calorific value, if this evidence is not available a request of sample testing may be recommended separate to this report.

Asset Information

Client Name

Sandwell Metropolitan Council

Responsible Person

Sandwell Metropolitan Council

Contact Details

569 0159 Susan Geddes

Fire Alarm System

Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test. Based on a sample of properties at the time of the fire risk assessment, residents confirmed that smoke alarms within flats are installed to a minimum of an LD3 standard. There is no effective means for detecting an outbreak of fire to communal areas.

The smoke detection provided is part of the smoke ventilation system. Smoke detectors linked to the Automatic Opening Vents have been installed to the stairwell and corridors on all floors above ground. The vents will automatically open when smoke has been detected. These have a dedicated panel within the riser cupboards.

Emergency Lighting

Installed in communal parts

Emergency Lighting

Emergency lighting appears to conform to the requirements of BS5266-1 design standard. The system appears to provide adequate coverage and be in good working order (indicator lights active on luminaires). Luminaires appear to be correctly sited and appear to provide adequate lighting.

Portable Fire Fighting Equipment

Portable Fire Fighting Equipment installed within staff only / Restricted areas of the building

Portable Fire Fighting Equipment

Portable fire extinguisher (CO2) is provided to the lift motor room.

Smoke Control

Natural smoke control

Smoke Control

The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manual openable windows within the stairwell and the stairs and lobbies are provided with an automatic smoke ventilation system

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

A suppression system is installed within high risk areas such as the refuse/bin store

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

Dry riser outlets were located on each floor within the firefighting lobby area, ensuring accessible water supply for firefighting operations. This placement allows for efficient connection of firefighting hoses, providing vital water access to emergency services during fire incidents across all floor levels.

Access for fire-fighting vehicles

Adequate access for firefighting vehicles

NOTE This is where access is possible in line with benchmark guidance on access for firefighting vehicles from Approved Document B, taking into account the size of the building (floor area), height of the building and whether fire mains are present in the building.

Fire Hydrant Location/ Water Supply

Public fire hydrant are available. The hydrant is located adjacent to the front entrance (within 5m) of the building as per the on arrival information.

<https://dataservices.riscauthority.co.uk/map/index>

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

Secure information box (SIB) installed

Signage

Appropriate signage installed throughout premises

Property Type

Residential, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

1965

Guidance Applicable At Time Of Construction

Building regulations 1965

Building Height

Approximately 24m to the highest occupied floor level. (calculated at 3m per floor as per PAS 9980-2022 section 3.1.22)

Number of Storeys (Ground and above)

9

Number of Basement Levels

1

Number of Flats

32

Flat Types

Single Storey

Structural Wall Material

Concrete / Brick / Render

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

Traditional concrete frame and brick construction which has had refurbishment works including UPVC windows, insulation and render facade over the existing facade.

Exterior Cladding

FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)

Insulated render/brick

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

64

Residents (Extended)

Assumed to be two residents per flat (Exact numbers not known)

Visitors

Day

Visitors (Extended)

Residential block - low number of visitors expected at any one time

People With Reduced Mobility

None

People with Reduced Mobility (Extended)

General Needs - No information however, General Needs premises so occupants are typical of the general population

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

There are sufficient fire exits that discharge from the premises of an assumed suitable width and within acceptable travel distances. These will aid in facilitating persons within the premises to evacuate safely in the event of fire. Emergency exits open inwards and outwards in direction of escape.

Number Of Internal Escape Stairs

1

Number Of Final Exits

1

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger + Fireman's Control

Evacuation Chairs Installed

No

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

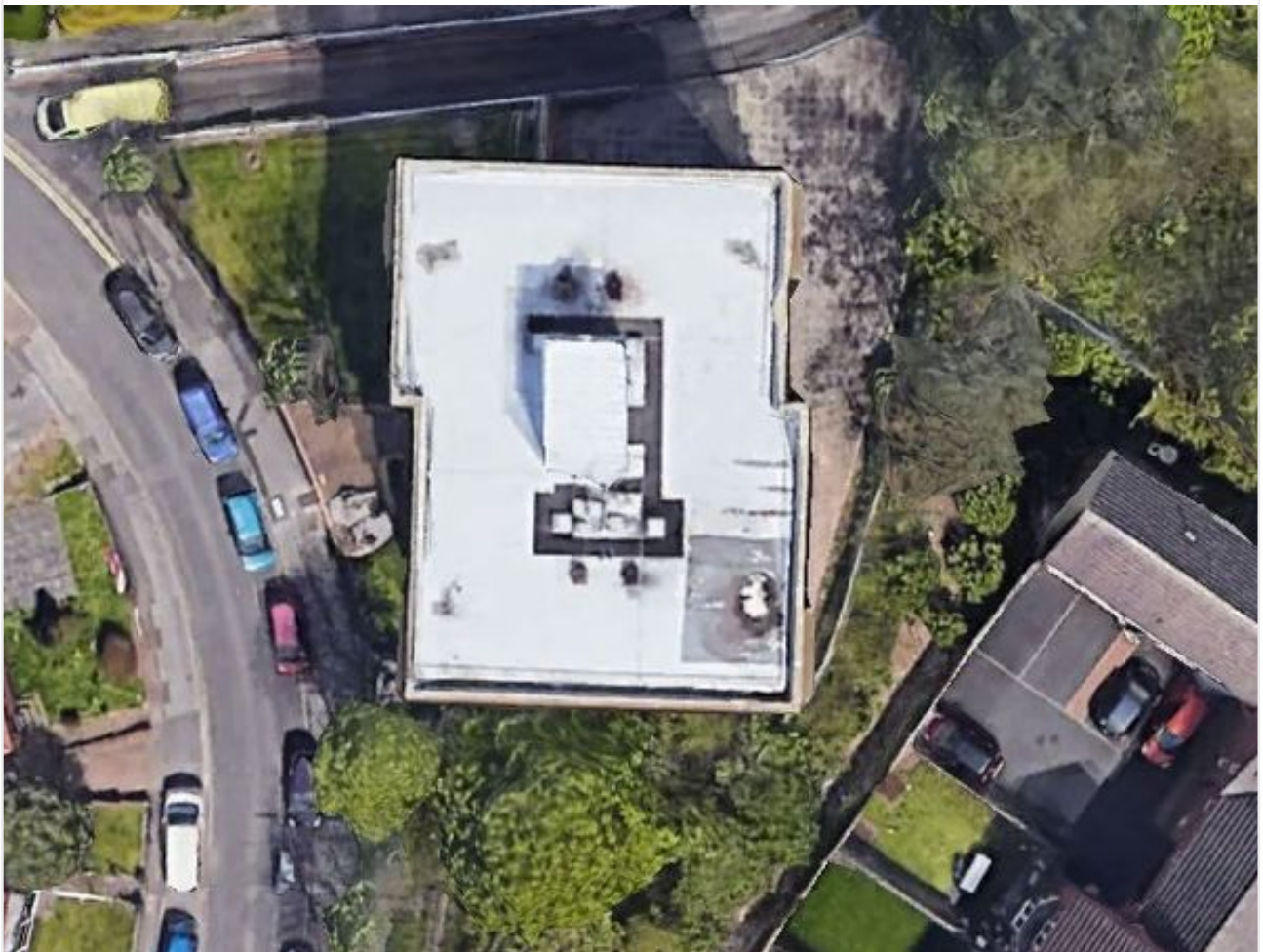
Stay Put

Current Stay Put Strategy Description

The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.

Aerial Perspective: Broadmede House Pavilion Avenue Smethwick West Midlands B67 6LB

Aerial Perspective (picture sourced from Google Earth)



Elevations

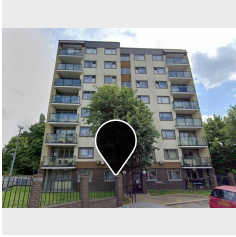
Photo	Name	No. of Storeys
 A photograph of the East Elevation of Broadmede House, an 8-story apartment building with a light-colored facade and multiple windows. A small number '1' is in the top right corner of the photo.	East Elevation	8 Storeys
 An aerial photograph of the South Elevation of Broadmede House, showing the building's footprint and surrounding greenery. A small number '2' is in the top right corner of the photo.	South Elevation	8 Storeys
 An aerial photograph of the West Elevation of Broadmede House, showing the building's footprint and surrounding greenery. A small number '3' is in the top right corner of the photo.	West Elevation	8 Storeys
 An aerial photograph of the North Elevation of Broadmede House, showing the building's footprint and surrounding greenery. A small number '4' is in the top right corner of the photo.	North Elevation	8 Storeys

Inspections

Elevation Location

Inspection

Elements



Inspection: 91RDRF
East Elevation
Compartment Wall Junction

- External Surface Material (Brickwork)
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)



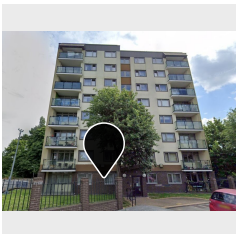
Inspection: DEUV1L
North Elevation
Compartment Floor

- External Surface Material (Render)
- Outer leaf
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)



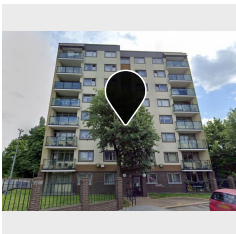
Inspection: 9I2SIC
North Elevation
Compartment Floor Junction

- External Surface Material (Render)
- Outer leaf
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)
- Cavity
- Inner Leaf (Blockwork)



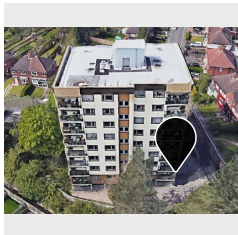
Inspection: L67XY1
East Elevation
Aperture Opening

- External Surface Material (Brickwork)
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)



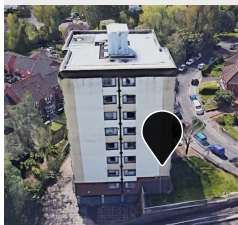
Inspection: 9SHFU5
East Elevation
Compartment Floor Junction

- External Surface Material (Render)
- Outer leaf
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)

Elevation Location**Inspection****Elements****Inspection: P14171**

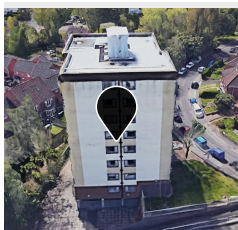
West Elevation
Compartment Floor Junction/balcony

- External Surface Material (Render)
- Outer leaf
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)
- Cavity
- Inner Leaf (Reinforced concrete column)

**Inspection: QXURVY**

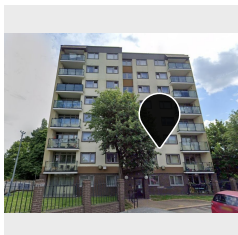
North Elevation
Compartment Floor Junction

- External Surface Material (Render)
- Outer leaf
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)
- Cavity
- Inner Leaf (Blockwork)

**Inspection: UKU2GD**

North Elevation
Compartment Floor & Vertical
Compartment Junction

- External Surface Material (Render)
- Outer leaf
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)
- Cavity
- Inner Leaf (Blockwork)

**Inspection: 8BT22S**

East Elevation
Compartment Floor

- External Surface Material (Render)
- Outer leaf
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)

Inspection: 91RDRF

Elevation • Location
East Elevation • Compartment Wall Junction



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	5	A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation	6, 7	A1 - Non-Combustible
The insulation fills the cavity				
Substrate		Original brickwork	8	A1 - Non-Combustible

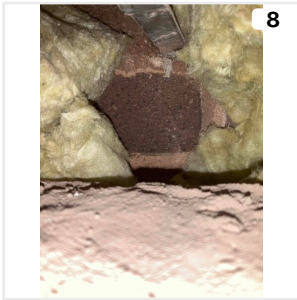
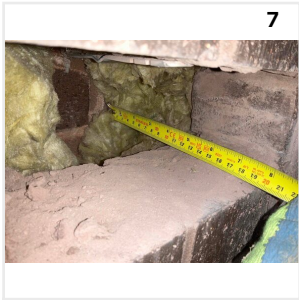
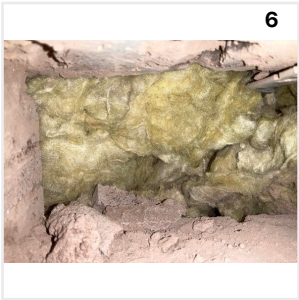
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Vertical Cavity Barrier	Solid State Mineral Wool	
Cavity closed at compartmentation wall		

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Inspection Photos



Inspection: DEUV1L

Elevation • Location
North Elevation • Compartment Floor



Name/Summary

Light (cream) Render

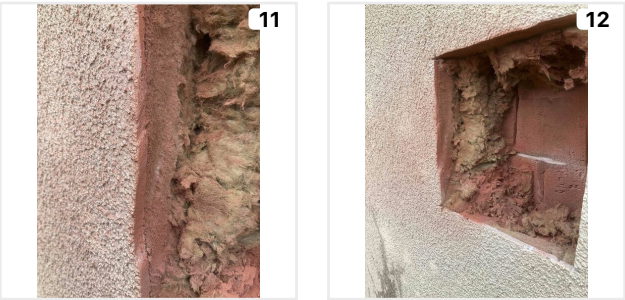
Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	1mm	Render		A1 - Non-Combustible
Outer leaf	3mm		11	
Cement dash coat				
Insulation	100mm	Mineral Wool Insulation	12	A1 - Non-Combustible
Substrate	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	13

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: 9I2SIC

Elevation • Location
North Elevation • Compartment Floor Junction



Name/Summary

Light (cream) Render

Build-Up

6 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	2mm	Render	16	A1 - Non-Combustible
Outer leaf	3mm		17	A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation	18, 19	A1 - Non-Combustible
Substrate	102mm	Original brickwork	20, 21	A1 - Non-Combustible
Cavity	60mm		22	
Inner Leaf		Blockwork	23	A1 - Non-Combustible

Cavity Barriers

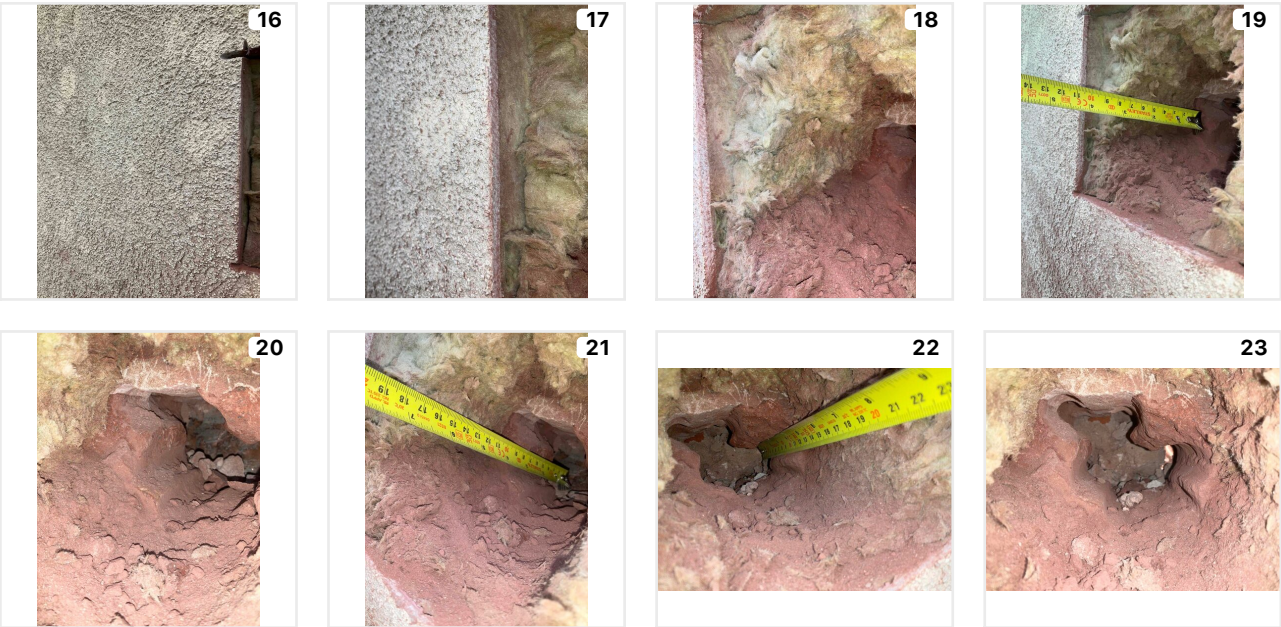
1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	18

Cavity closed at compartmentation wall

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: L67XY1

Elevation • Location
East Elevation • Aperture Opening



Name/Summary

Masonry (Brickwork)

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	26, 27	A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation	28, 29	A1 - Non-Combustible
Substrate		Original brickwork	30	A1 - Non-Combustible

Cavity Barriers

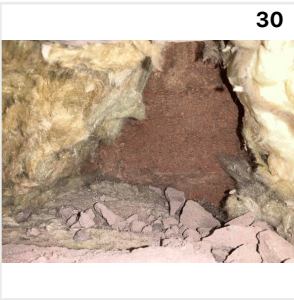
1 Cavity Barrier	Material	Photo Ref.
Window Aperture	Solid State Mineral Wool	29

Cavity closed at the window opening

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: 9SHFU5

Elevation • Location
East Elevation • Compartment Floor Junction



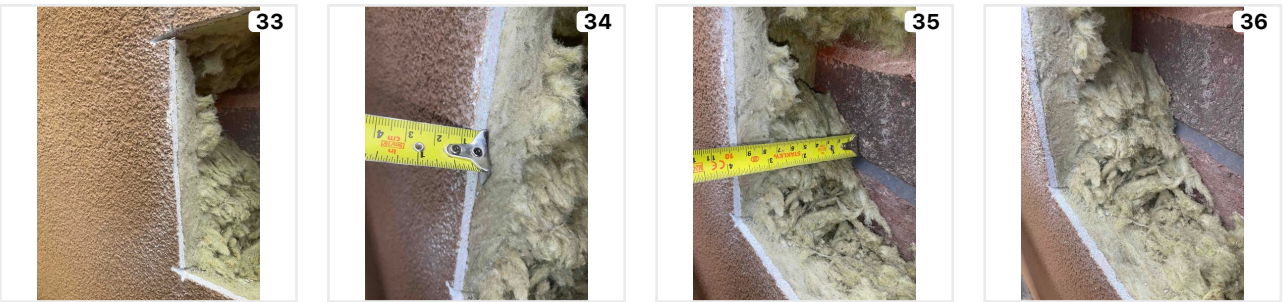
Name/Summary

Dark (brown) Render

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	1mm	Render	33	A1 - Non-Combustible
Outer leaf	3mm		34	A1 - Non-Combustible
Cement dash coat				
Insulation	95mm	Mineral Wool Insulation	35, 36	A1 - Non-Combustible
Attached via mechanical fixers				
Substrate	102mm	Original brickwork	37	A1 - Non-Combustible

Build-up Photos



37



Inspection Photos

38



39



Inspection: P1417I

Elevation • Location
West Elevation • Compartment Floor Junction/balcony



Name/Summary

Dark (cream) Render

Build-Up

6 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	1mm	Render	40	A1 - Non-Combustible
Outer leaf	8mm		41	A1 - Non-Combustible
Cement dash coat				
Insulation	95mm	Mineral Wool Insulation	42, 43	A1 - Non-Combustible
Substrate	102mm	Original brickwork		A1 - Non-Combustible
Cavity	40mm		44	
Inner Leaf		Reinforced concrete column	45	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	42
Cavity closed at compartmentation wall		

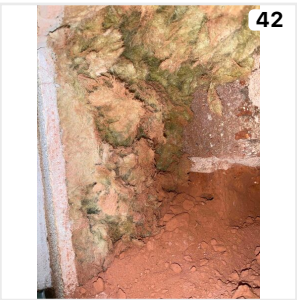
Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: QXURVY

Elevation • Location
North Elevation • Compartment Floor Junction



Name/Summary

Dark (cream) Render

Build-Up

6 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	2mm	Render	47	A1 - Non-Combustible
Outer leaf	3mm	Material Brand: Cement dash coat	48	A1 - Non-Combustible
Cement dash coat				
Insulation	100mm	Mineral Wool Insulation	49, 50	A1 - Non-Combustible
Substrate	102mm	Original brickwork	51, 52	A1 - Non-Combustible
Cavity	40mm		53	
Inner Leaf		Blockwork		A1 - Non-Combustible

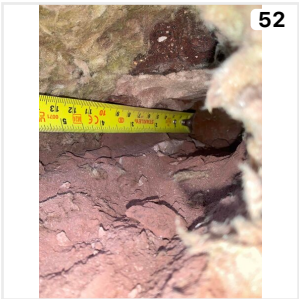
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	49
Cavity closed at compartmentation wall		

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: UKU2GD

Elevation • Location
North Elevation • Compartment Floor & Vertical Compartment Junction



Name/Summary

Dark (cream) Render

Build-Up

6 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	1mm	Render	56	A1 - Non-Combustible
Outer leaf	4mm		57, 58	A1 - Non-Combustible
Cement dash coat				
Insulation	100mm	Mineral Wool Insulation	59	A1 - Non-Combustible
Substrate	102mm	Original brickwork	60, 61	A1 - Non-Combustible
Cavity	60mm		62	
Inner Leaf	100mm	Blockwork	63	A1 - Non-Combustible

Cavity Barriers

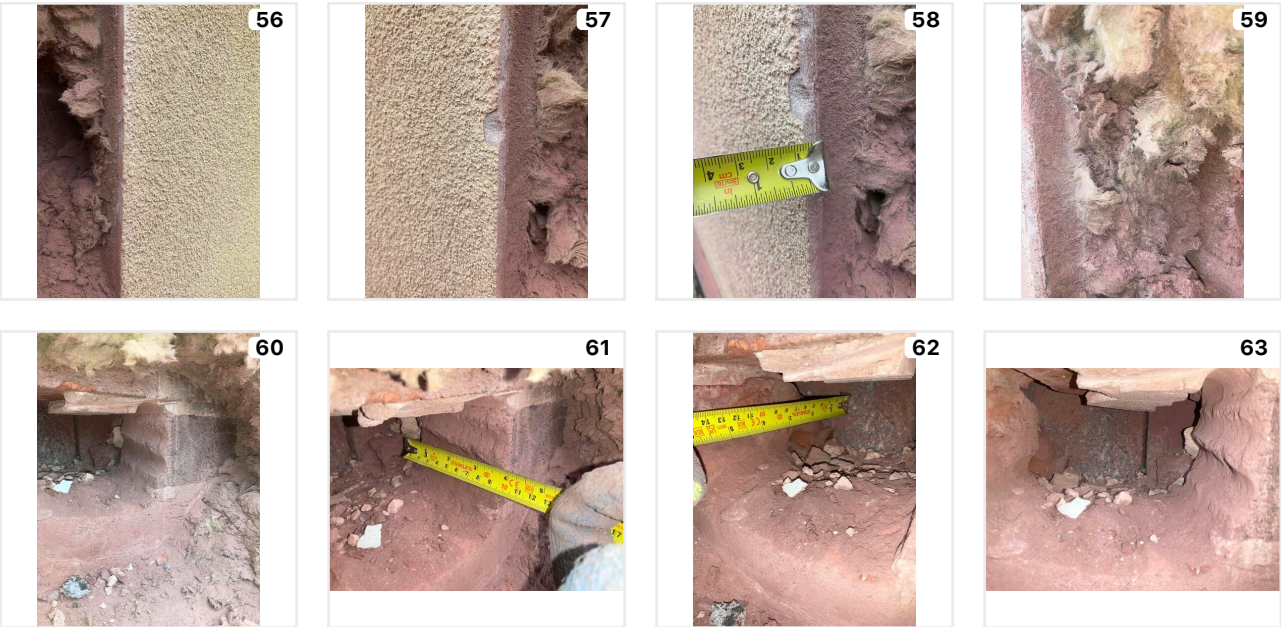
1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	64

Cavity closed at compartmentation wall

Floor Slab

Backing Wall Sits On The Floor Slab

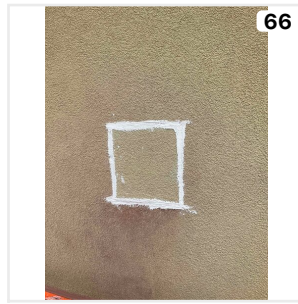
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: 8BT22S

Elevation • Location
East Elevation • Compartment Floor



Name/Summary

Light (cream) Render

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	1mm	Render	67	A1 - Non-Combustible
Outer leaf	3mm		68	A1 - Non-Combustible
Cement dash coat				
Insulation	95mm	Mineral Wool Insulation	69, 70	A1 - Non-Combustible
Substrate	102mm	Original brickwork	71	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	69
Cavity closed at compartmentation wall		

Floor Slab

Backing Wall Sits On The Floor Slab

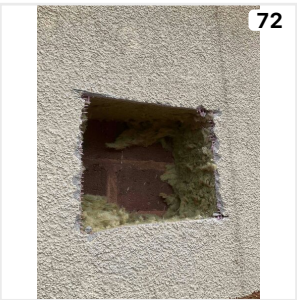
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Attachments & Balconies

Photo

Attachment



Inset Balcony (VTADDG)

Configuration: Stacked, Inset

Size: Private balcony spanning only a single compartment

Attachment: Inset Balcony

Attachment Reference
VTADDG

Details

Configuration

Stacked, Inset

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework with inset balconies

Handrail

Steel

Balustrade

Steel

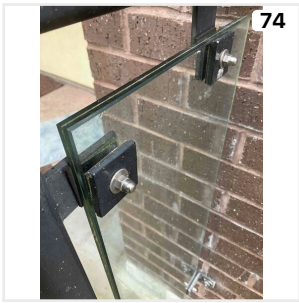
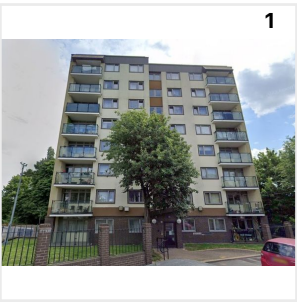
Soffit

Concrete

Infill

Toughened Safety Glass

Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (JW89MY)

External Window: Top, Mid, Side Hung Casements

External Window Reference
JW89MY

Details

Surface Material

Aluminium

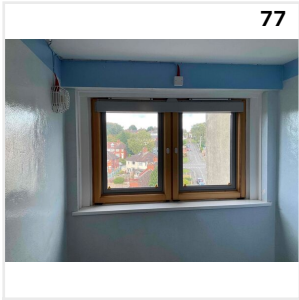
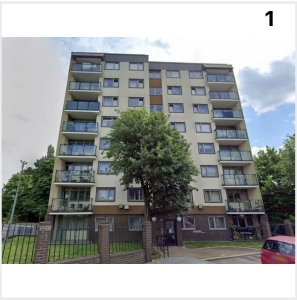
Frame Material

Timber

Infill / Panel Material

Toughened Safety Glass

Photos



External Doors

Photo

External Door



Single Leaf Door (RU4CHK)

External Door: Single Leaf Door

External Door Reference
RU4CHK

Details

Surface Material

Aluminium

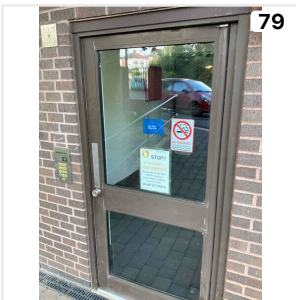
Frame Material

Aluminium

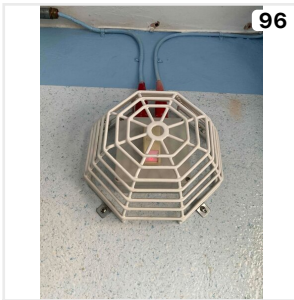
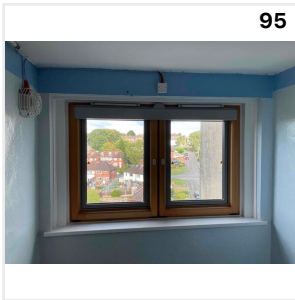
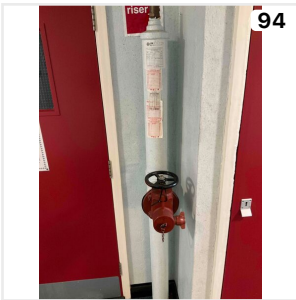
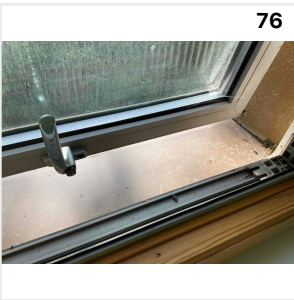
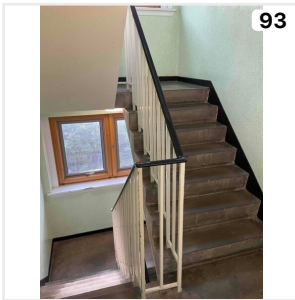
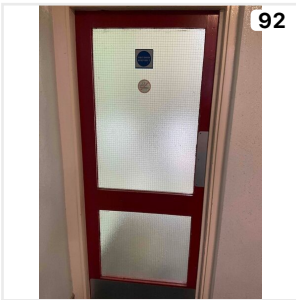
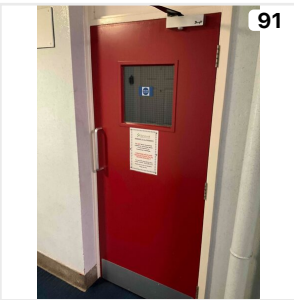
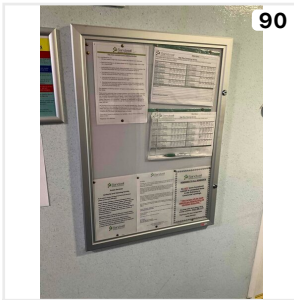
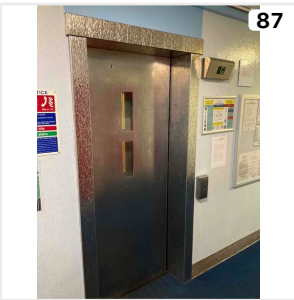
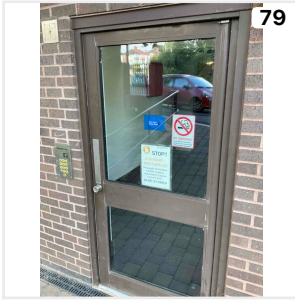
Infill / Panel Material

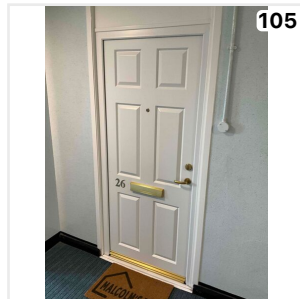
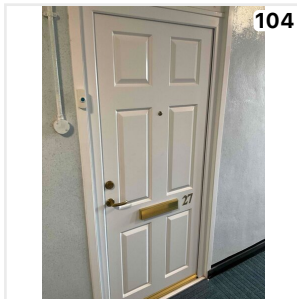
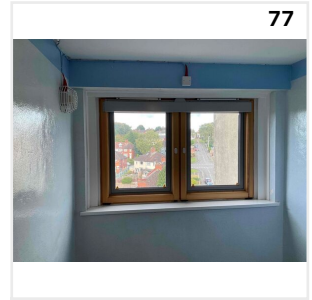
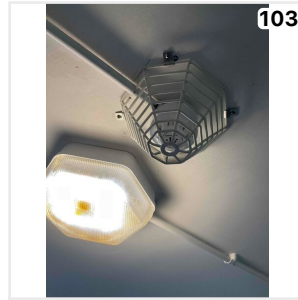
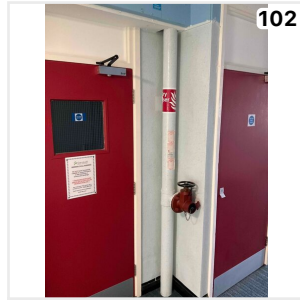
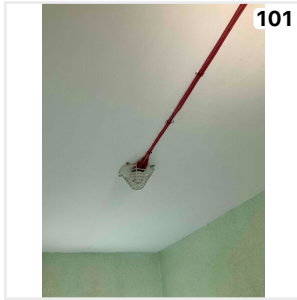
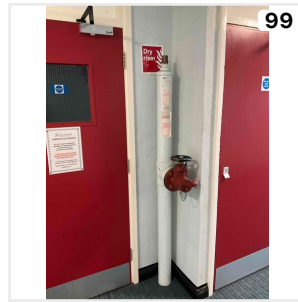
Glazing

Photos



General Observations





Plan: East Elevation



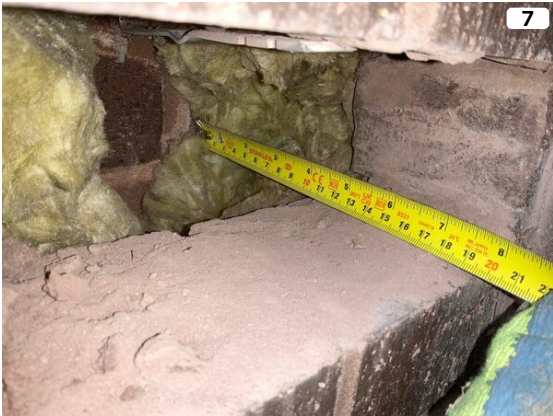
Plan: West Elevation



Plan: North Elevation



Photos



Photos Continued...



Photos Continued...



Photos Continued...



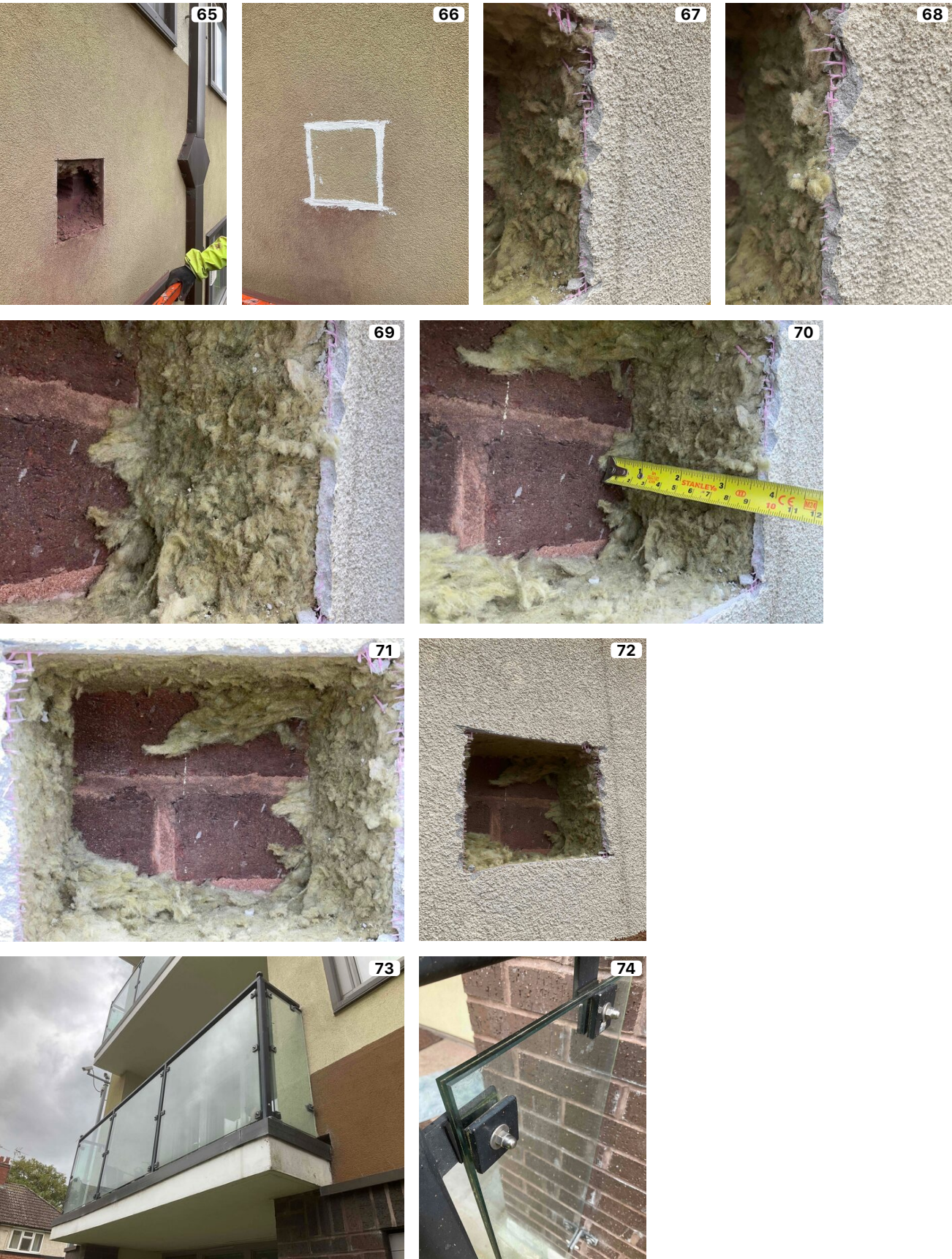
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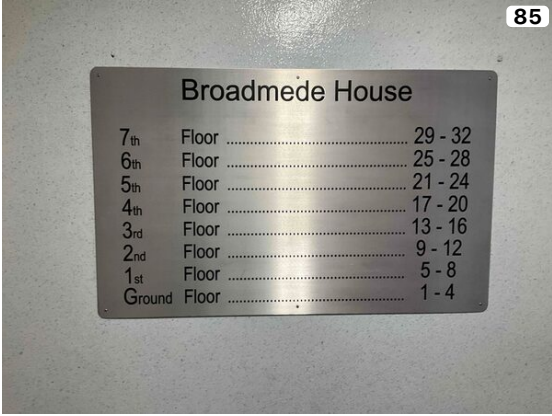
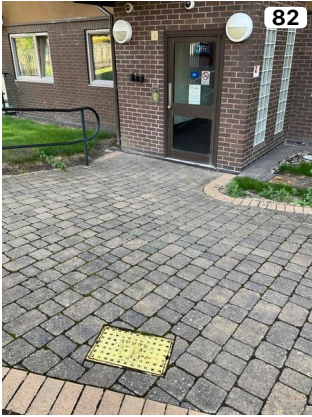
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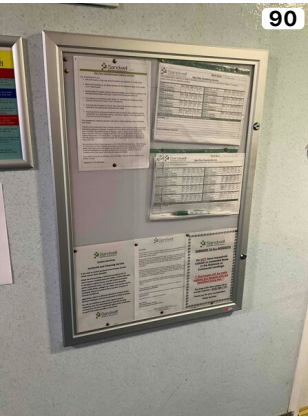
Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...





FIRNTEC
BUILDING COMPLIANCE