



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 1

Survey Date 01/05/2025

Suggested Review Date 01/05/2030

EXTERNAL WALL SURVEY

WILLOW HOUSE

Meadow Avenue
West Brom
B71 3EN

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Summary

External Wall Survey

Assessment and Certificate Reference

RB-XLMYQ2

Assessed On, By

01/05/2025, Haydn Roberts, James Major

Recommended Review Date

01/05/2030

Produced For the Responsible Person

Sandwell

Specification Conforms To

Our own internal quality system.

Assessment Scope

Assessment applies only to the building specified.

Assessed Property

Property Name

Willow House

Property Reference

RB-AESBG6

Address

Meadow Avenue

West Brom

B71 3EN

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

Property Type

Apartment Block

Building Era / Age

Known Build Date

Known Build Date

1961

Building Height

Approximately 25m 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 Flats

36

Flat Types

Single Storey

Structural Wall Material

Concrete / Brick

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Residents

Yes

Approx number of Residents

72

Residents (Extended)

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

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

2

Number Of Final Exits

2

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger + Fireman's Control

Aerial Perspective: Aerial image

Image sourced from Google Earth

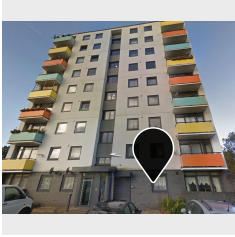


Inspections

Elevation Location

Inspection

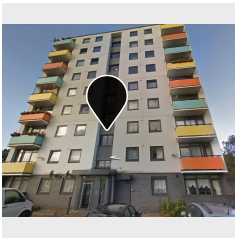
Elements



Inspection: D5NRJP

Wall Inspection
Aperture Opening

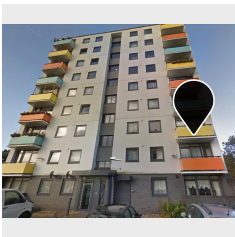
- Surface Finish (Brickwork)
- Insulation (Mineral wool)
- Inner Leaf (Block work)



Inspection: SM4SVF

Wall Inspection
Compartment Floor Junction

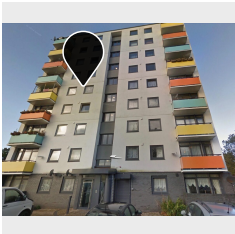
- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)



Inspection: 94KR1I

Wall Inspection
Brise Soleil

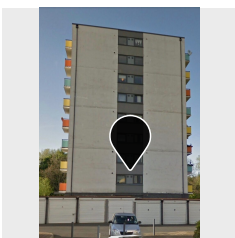
No elements identified



Inspection: J6VZDA

Wall Inspection
Ventilation Outlet and floor slab

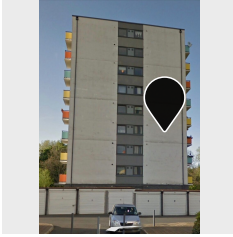
- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)



Inspection: VF5ZYY

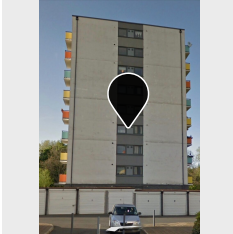
Wall Inspection
Compartment Floor Junction

- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

Elevation Location**Inspection****Elements****Inspection: 62EZ23**

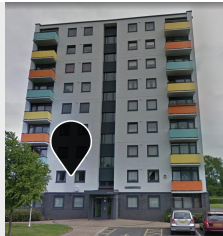
Wall Inspection
Compartment Floor and Wall Junction
Interface

- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

**Inspection: WE32JN**

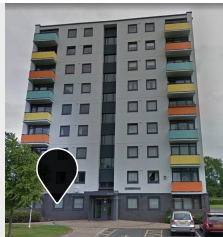
Wall Inspection
Ventilation Outlet

No elements identified

**Inspection: AV3HB7**

Wall Inspection
Compartment Wall Junction

No elements identified

**Inspection: LXBR7S**

Wall Inspection
Aperture Opening

- Surface Finish (Brick)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

**Inspection: UGC8WJ**

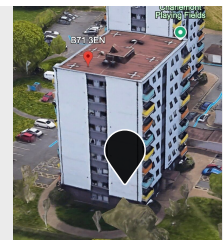
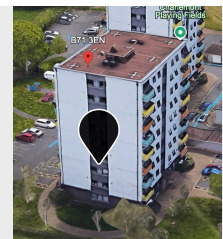
Wall Inspection
Compartment Floor Junction

No elements identified

**Inspection: 8C3FMG**

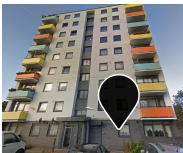
Wall Inspection
Compartment Floor Junction

No elements identified

Elevation Location	Inspection	Elements
	Inspection: XEJKVI Wall Inspection Compartment Floor Junction	No elements identified
	Inspection: 53WNL8 Wall Inspection Compartment Floor Junction	No elements identified

Inspection: D5NRJP

Elevation • Location
Wall Inspection • Aperture Opening



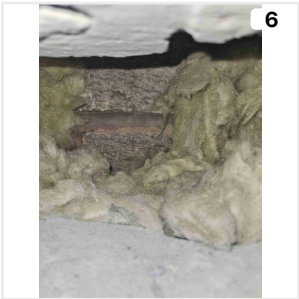
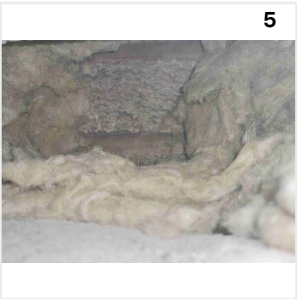
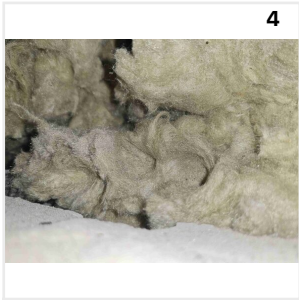
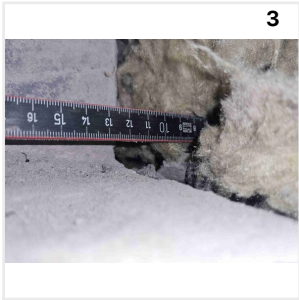
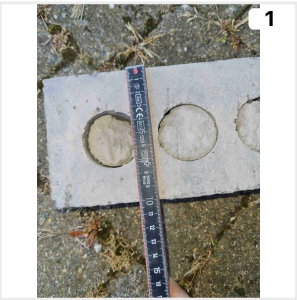
Name/Summary

Masonry

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	100mm	Brickwork	1, 2
Insulation	90mm	Mineral wool	3, 4
Inner Leaf		Block work	5, 6

Build-up Photos

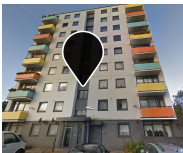


Inspection Photos



Inspection: SM4SVF

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Rainscreen

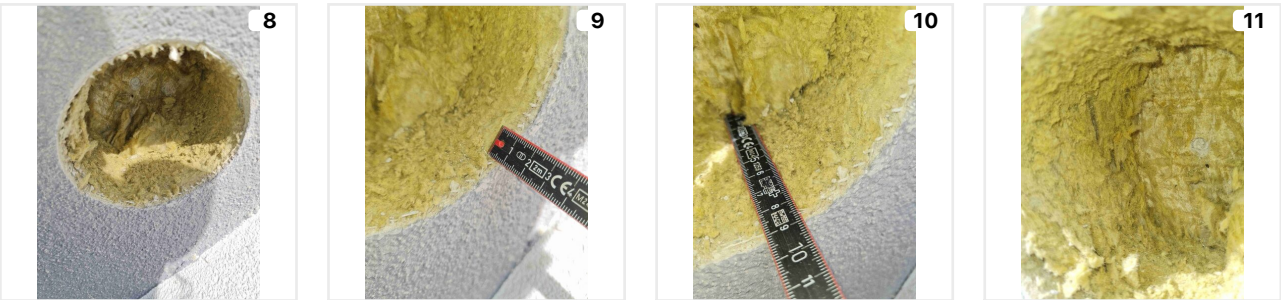
Description

No access due to cars o
Parked at front of the building

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	Sto render	8, 9
Insulation	90mm	Mineral wool	10, 11
Inner Leaf		Concrete wall	12, 13

Build-up Photos



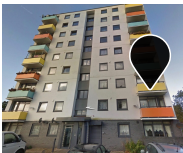


Inspection Photos



Inspection: 94KR1I

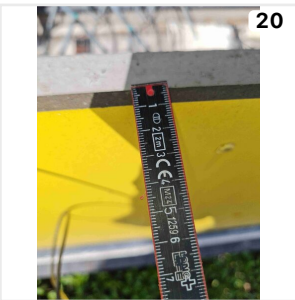
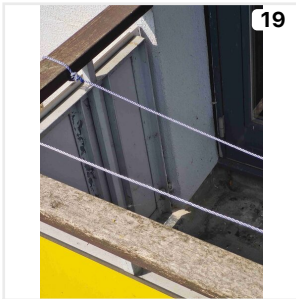
Elevation • Location
Wall Inspection • Brise Soleil



Name/Summary

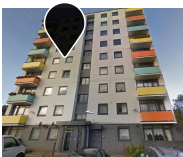
Attachment

Inspection Photos



Inspection: J6VZDA

Elevation • Location
Wall Inspection • Ventilation Outlet and floor slab



Name/Summary

Render

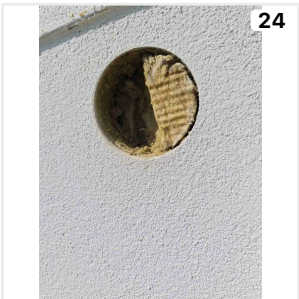
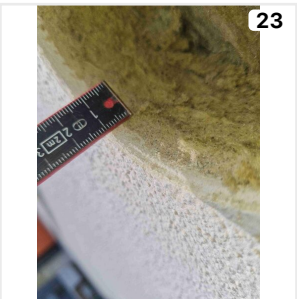
Description

No access due to cars parked at the front of the building

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	Sto render	23, 24
Insulation	90mm	Mineral wool	25, 26
Inner Leaf		Concrete wall	27, 28

Build-up Photos





Inspection Photos



Inspection: VF5ZYY

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Rainscreen

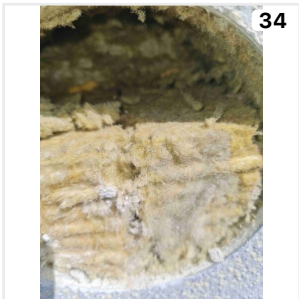
Description

No access to elevation with mewt due to garages

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	Sto render	32, 33
Insulation	90mm	Mineral wool	34, 35
Inner Leaf		Concrete wall	36, 37

Build-up Photos





Inspection Photos



Inspection: 62EZ23

Elevation • Location
Wall Inspection • Compartment Floor and Wall Junction Interface



Name/Summary

Render

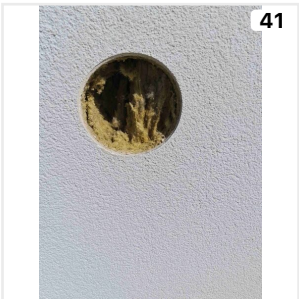
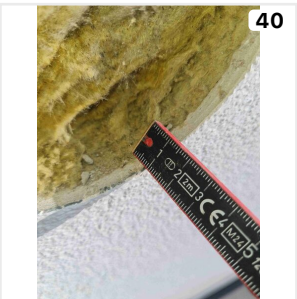
Description

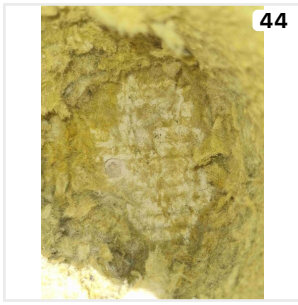
No access to elevation with mewt due yo garages

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	Sto render	40, 41
Insulation	90mm	Mineral wool	42, 43
Inner Leaf		Concrete wall	44, 45

Build-up Photos





Inspection Photos



Inspection: WE32JN

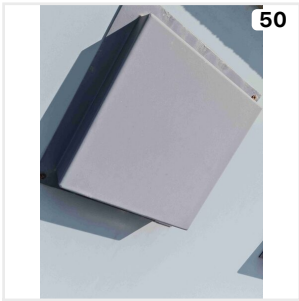
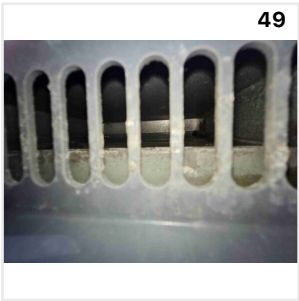
Elevation • Location
Wall Inspection • Ventilation Outlet



Name/Summary

Rainscreen

Inspection Photos



Inspection: AV3HB7

Elevation • Location
Wall Inspection • Compartment Wall Junction



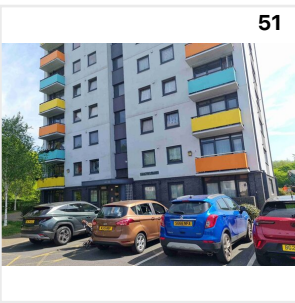
Name/Summary

Render

Description

No access due to cars

Inspection Photos



Inspection: LXBR7S

Elevation • Location
Wall Inspection • Aperture Opening



Name/Summary

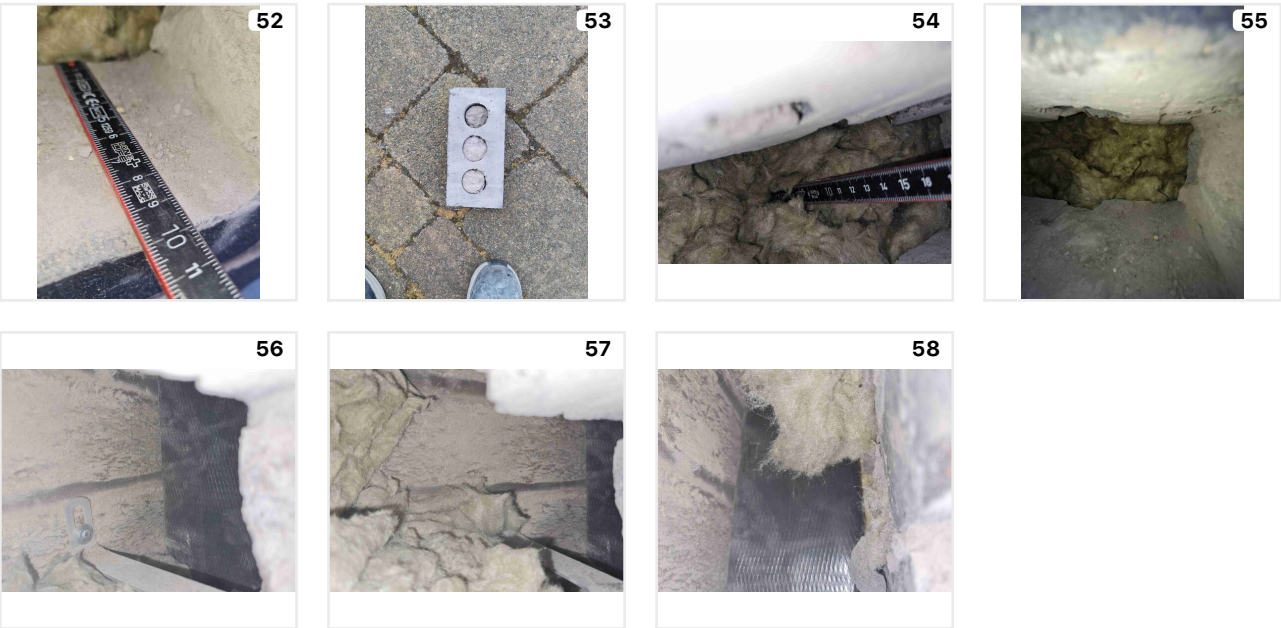
Masonry

Build-Up

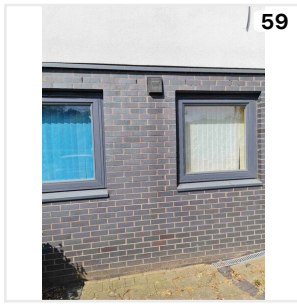
3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	100mm	Brick	52, 53
Insulation	90mm	Mineral wool	54, 55
Inner Leaf		Concrete wall	56, 57, 58

Membrane around window

Build-up Photos



Inspection Photos



Inspection: UGC8WJ

Elevation • Location
Wall Inspection • Compartment Floor Junction



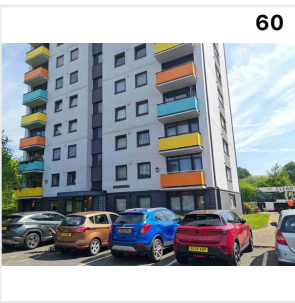
Name/Summary

Rainscreen

Description

No access due to cars

Inspection Photos



Inspection: 8C3FMG

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Render

Description

No access due to cars

Inspection Photos



Inspection: XEJKVI

Elevation • Location
Wall Inspection • Compartment Floor Junction



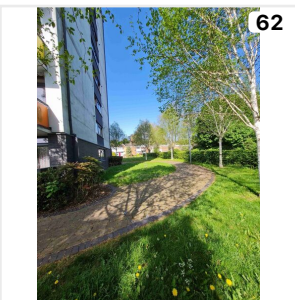
Name/Summary

Render

Description

No mewt access to elevation due to grass

Inspection Photos



Inspection: 53WNL8

Elevation • Location
Wall Inspection • Compartment Floor Junction



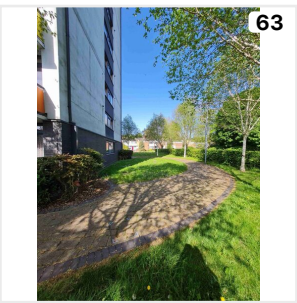
Name/Summary

Render

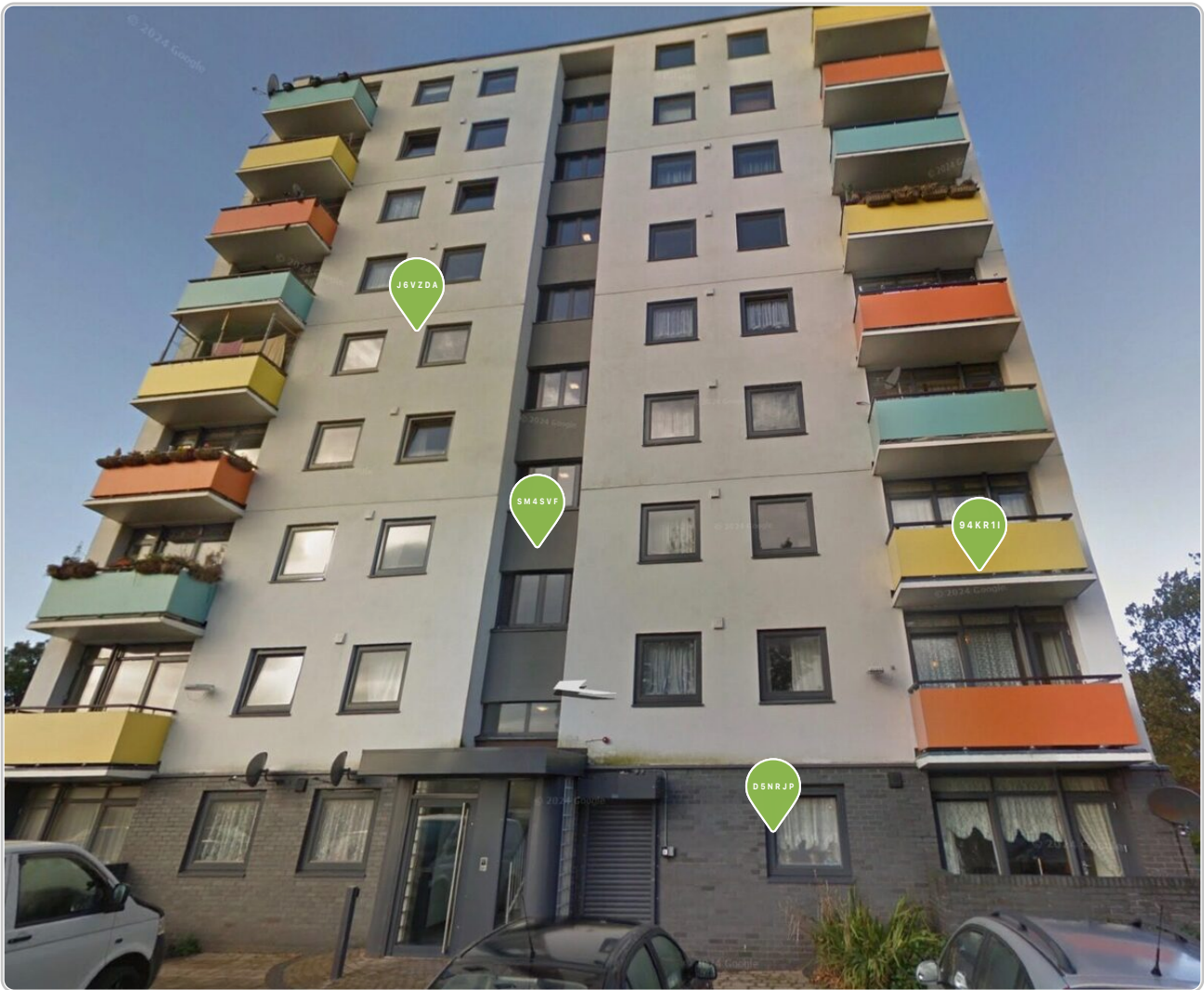
Description

No mewt access due to grass

Inspection Photos



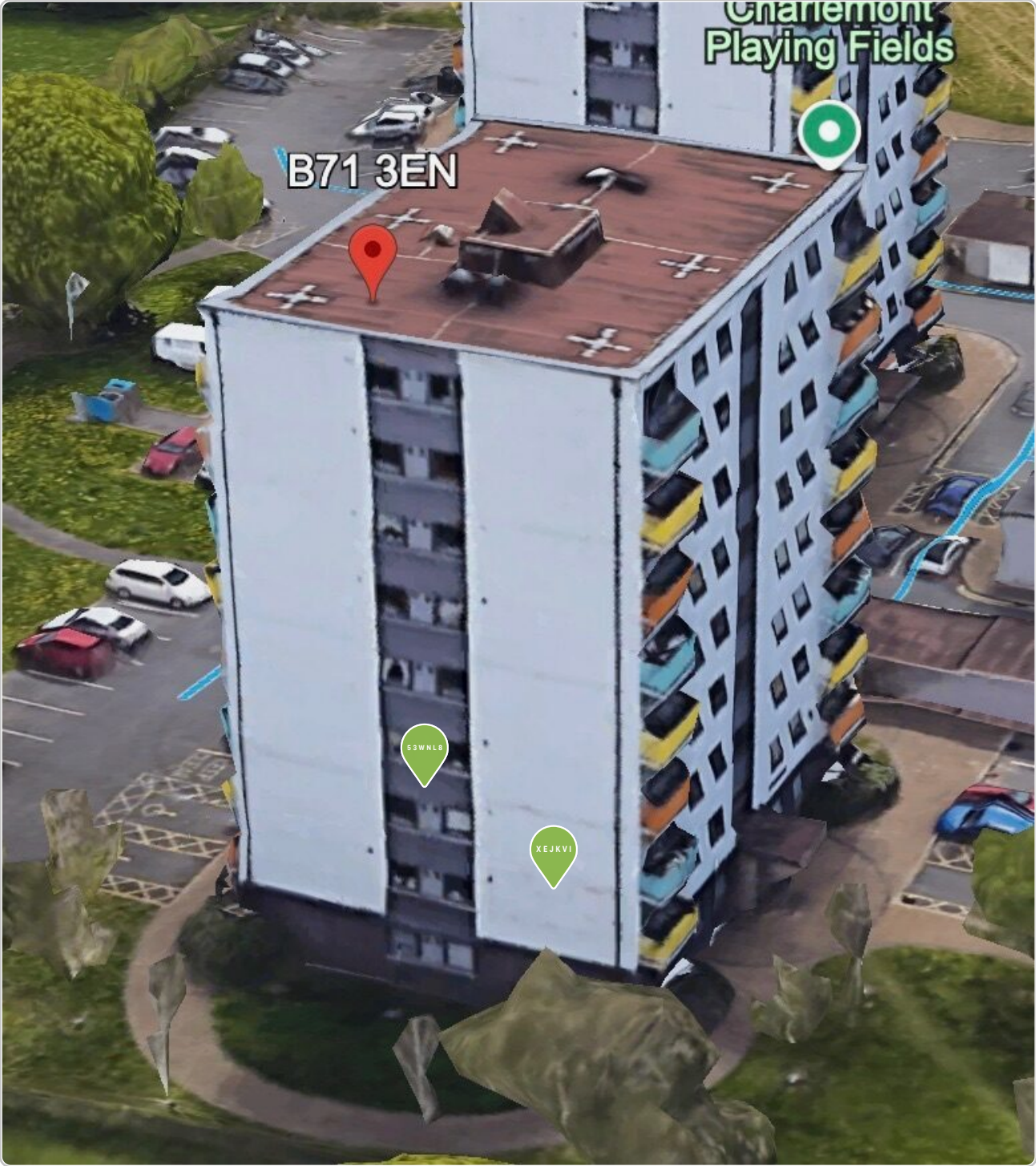
Plan: Wall Inspection



Plan: Wall Inspection



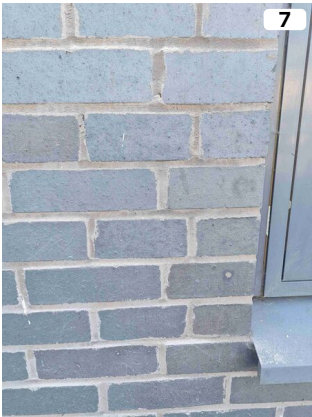
Plan: Wall Inspection



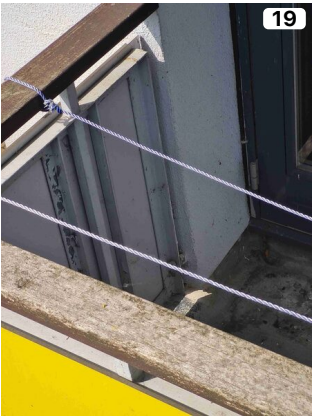
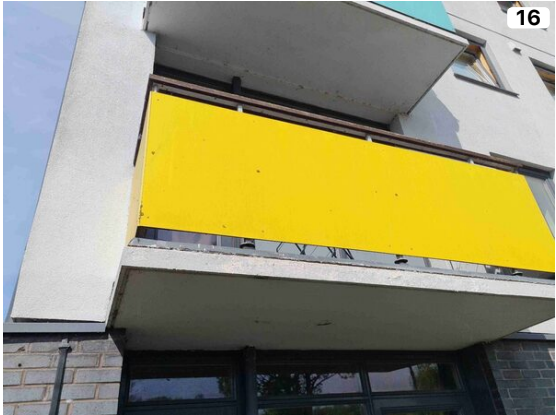
Plan: Wall Inspection



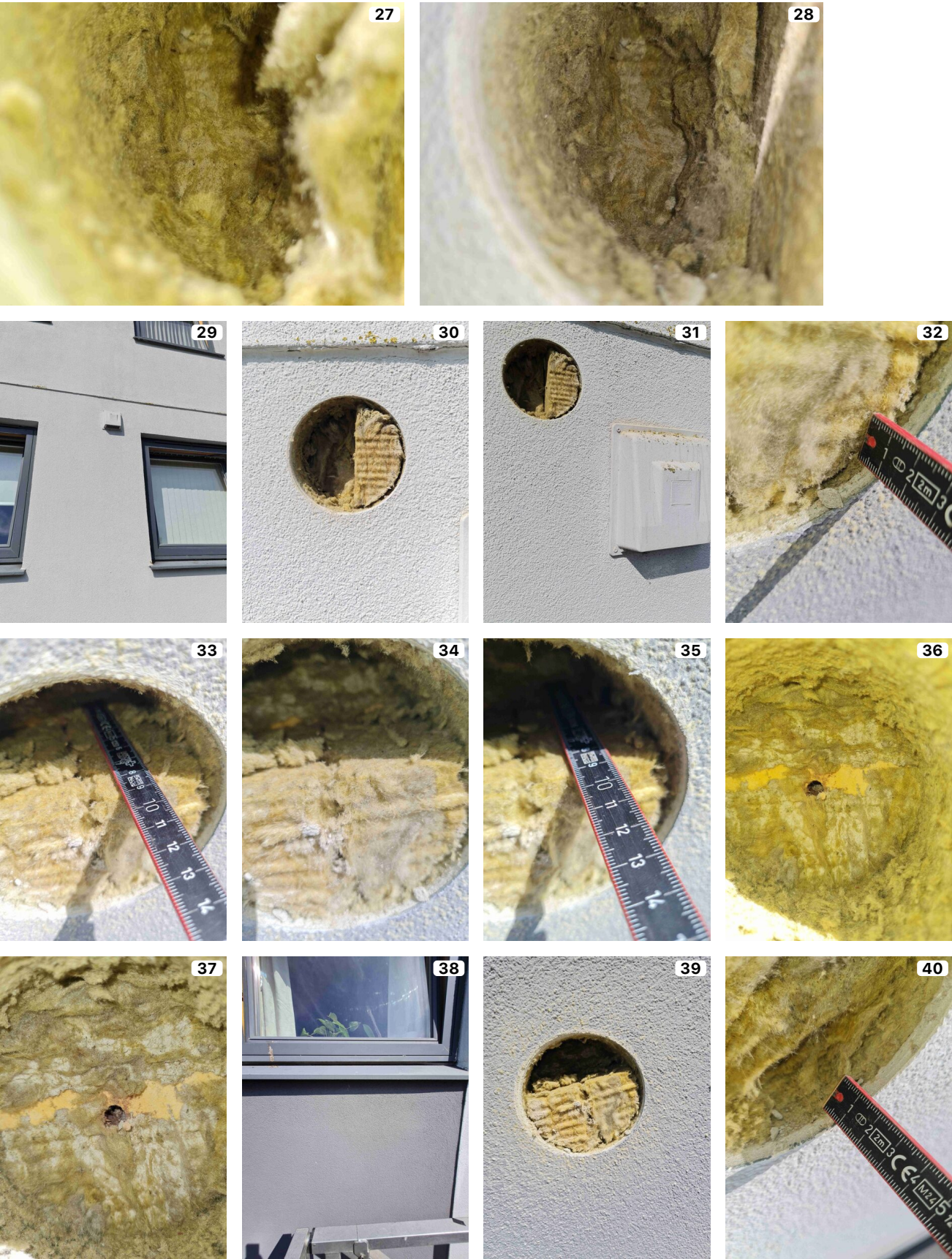
Photos



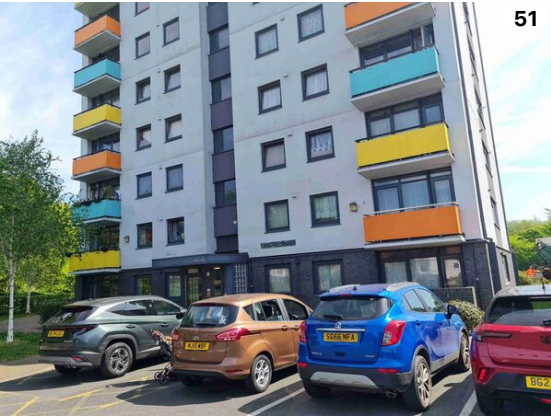
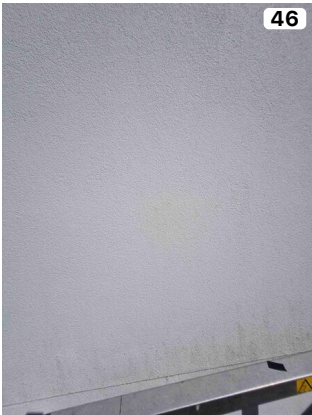
Photos Continued...



Photos Continued...



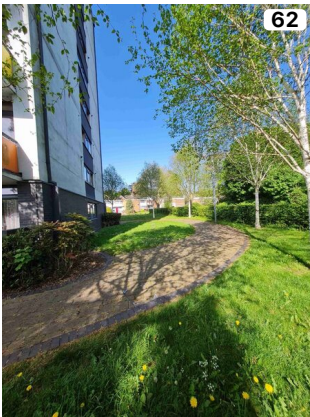
Photos Continued...



Photos Continued...



Photos Continued...





FIRNTEC
BUILDING COMPLIANCE