

Example survey

EWS1 — External Wall Fire Review

Riverside Court, 14 Wharfside Walk, Battersea, London

REFERENCE	EWS-2026-RC-001
CLIENT	Example Client
INSPECTION DATE	12 May 2026
SURVEYOR	A. Surveyor MRICS
COMPANY	SurveyorSuite Example Reports

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A Document Details

CLIENT ORGANISATION	Riverside Court (Wharfside) RTM Company Limited
PROPERTY ADDRESS	Riverside Court 14 Wharfside Walk Battersea London, SW11 8AB
DOCUMENT REFERENCE (OPTIONAL)	EWS-2026-RC-001
DATE OF FORM	19 May 2026
INCLUDE REVISION HISTORY?	Yes
PROFESSIONAL CONFIRMATION	I confirm

B Assessment

WALL ASSESSMENT OPTION	Option B — I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk (Note 8) presented by the external wall construction and attachments
FIRE RISK CONCLUSION (OPTION B)	B1 — I have concluded that in my view the fire risk (Note 8) is sufficiently low that no remedial works are required
ADDITIONAL NOTES	The building is a six-storey residential block constructed in 1996 of reinforced-concrete frame with brickwork outer leaf to all elevations and isolated areas of timber-faced terracotta rainscreen at the principal entrance feature. No high-pressure laminate (HPL) or aluminium composite (ACM) cladding is present. The brickwork is a traditional cavity construction with mineral-wool insulation (sample tested at A1 Euroclass). A full intrusive sample was taken from the rainscreen feature: substrate was found to be cementitious board (Euroclass A1), insulation was mineral wool (Euroclass A1), and the timber face was found to be

FR-treated to Class 1 surface spread (BS 476 Pt 7). Cavity barriers were observed at every compartment line and at the head of each window opening.

Balconies: 24 inset balconies, all reinforced-concrete-deck construction with painted-steel balustrades. No combustible decking, no plastic privacy screens. No combustible storage observed during the inspection.

Fire stopping at compartment lines, services penetrations and party-wall junctions sampled at four locations on three different floors; found to be intumescent mastic and mineral-wool batt of appropriate specification.

The building was reviewed against the criteria in PAS 9980:2022 Annex C. On the basis of the construction observed, the absence of combustible cladding to the principal facade, and the appropriate fire-stopping detail at compartment lines, I conclude that the fire risk presented by the external wall construction and attachments is sufficiently low that no remedial works are required.

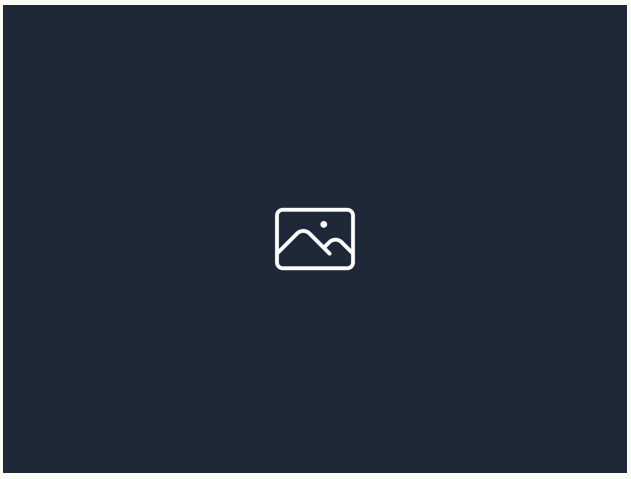


Fig. 1 — Principal entrance — terracotta rainscreen feature (sampled)

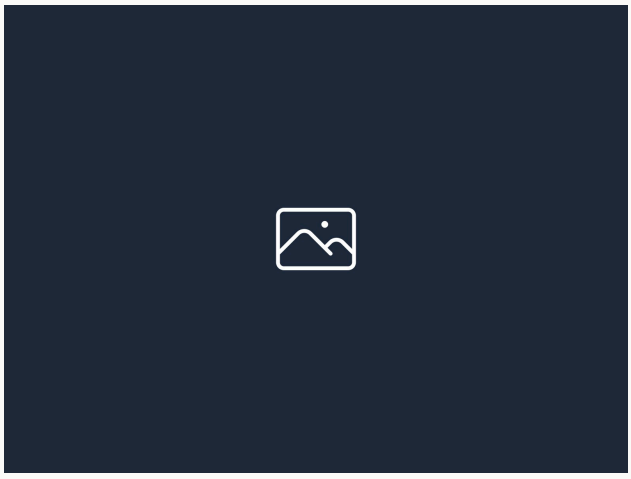


Fig. 2 — Typical balcony — reinforced-concrete deck construction

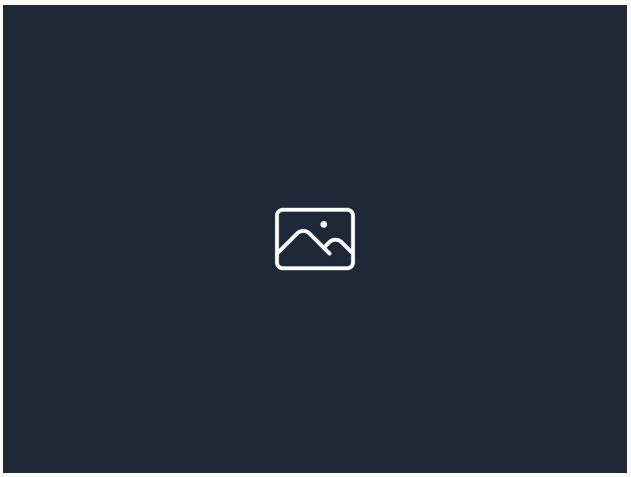


Fig. 3 — Intrusive sample location — rainscreen substrate

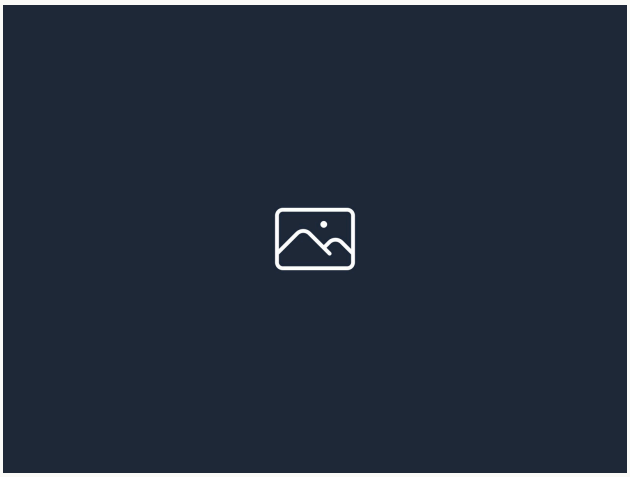


Fig. 4 — Cavity barrier at window head

C Signatory Details

WAS AI USED IN THIS REPORT? Yes

AI USE

The following AI tools were used in preparing this report: AI-generated text or descriptions.

RELIABILITY ATTESTATION

I have reviewed the AI-assisted sections of this report. Applying professional judgement, I consider the output suitable for its intended purpose.

Surveyor & signature

NAME
A. Surveyor MRICS CEng

QUALIFICATION(S) (OPTIONAL)
MRICS, CEng MIFireE, RICS-approved Fire Safety Assessor (example only)

ORGANISATION (OPTIONAL)
SurveyorSuite Example Reports

PROFESSIONAL BODY (OPTIONAL)
RICS / Institution of Fire Engineers

MEMBERSHIP NUMBER (OPTIONAL)
1234567 (example only)

SIGNATURE



D Revision History

PREVIOUS ASSESSMENT 1

DATE OF FORM	14 March 2022
DOCUMENT REFERENCE (OPTIONAL)	EWS-2022-RC-001
RATING PROVIDED	B1

EWS1 Form – Notes

Note 1

This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.

Note 2

For Option A, the signatory would need the expertise to identify the relevant materials within the external wall and attachments, and whether fire resisting cavity barriers and fire stopping measures have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a qualified member of a relevant professional body within the construction industry.

Note 3

For Option B, the signatory would need a higher level of expertise in the assessment of the fire risk presented by external wall materials.

(i) For Institution of Fire Engineers (IFE) members, this should be a Chartered or Incorporated Engineer with full membership of the Institution.

(ii) For non-IFE members, the signatory should be a qualified member of a relevant professional body that deals with fire safety and construction products including EWS in the built environment, with either actual or equivalence to the Chartered or Incorporated Engineer status.

(iii) For buildings where the finished floor level of the top floor of the building (excluding stories consisting exclusively of plant rooms) is less than 18m above the lowest adjacent ground level, if not qualified as per sub-clauses i. or ii. above, the signatory should be a qualified member of an eligible professional body who has successfully completed the RICS EWS Assessment Training Programme.

Note 4

The investigation into the construction of the building should be in accordance with the guidance given in BSI PAS 9980, which allows for the possibility of mitigation as an acceptable investigation outcome.

Note 5

The term 'limited combustibility' is as defined in BS 9991:2015.

Note 6

Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation, such as BS 9991, or relevant statutory guidance.

Note 7

In this situation the signatory should notify the client organisation that the fire risk assessment of the building will need to be reviewed to consider the findings of the external wall survey and identify any interim measures that may be required.

Note 8

The definition of fire risk and the assessment of that fire safety risk should be in accordance with the guidance given in BSI PAS 9980.

Note 9

The signatory should provide their client organisation with a separate report on their investigation in accordance with BSI PAS 9980 to support their statements in this EWS1 Form. That separate report would not normally need to be supplied to the valuer or lender along with this EWS1 Form (unless there are specific issues which may require it).

Note 10

This EWS1 Form will need to be reassessed if any significant changes occur to the external wall or attachments of the building, and is valid for up to 5 years from the date of the form as shown on Page 3.

Edition

3rd edition, issued 16 March 2022.

EWS1 forms issued prior to this date using a previous edition remain valid for a period of five years from the date of signature.

Photographic Record

B – Assessment

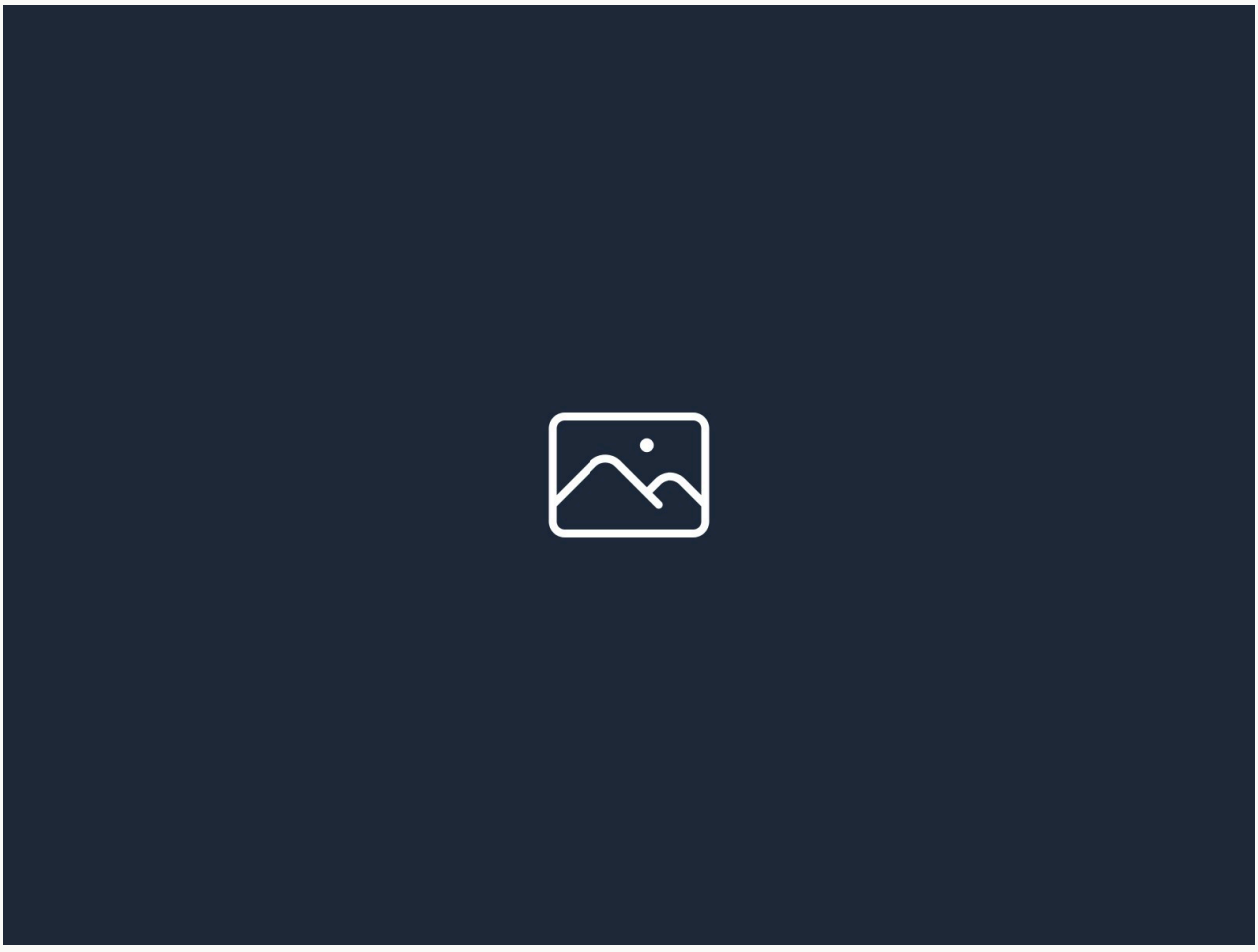


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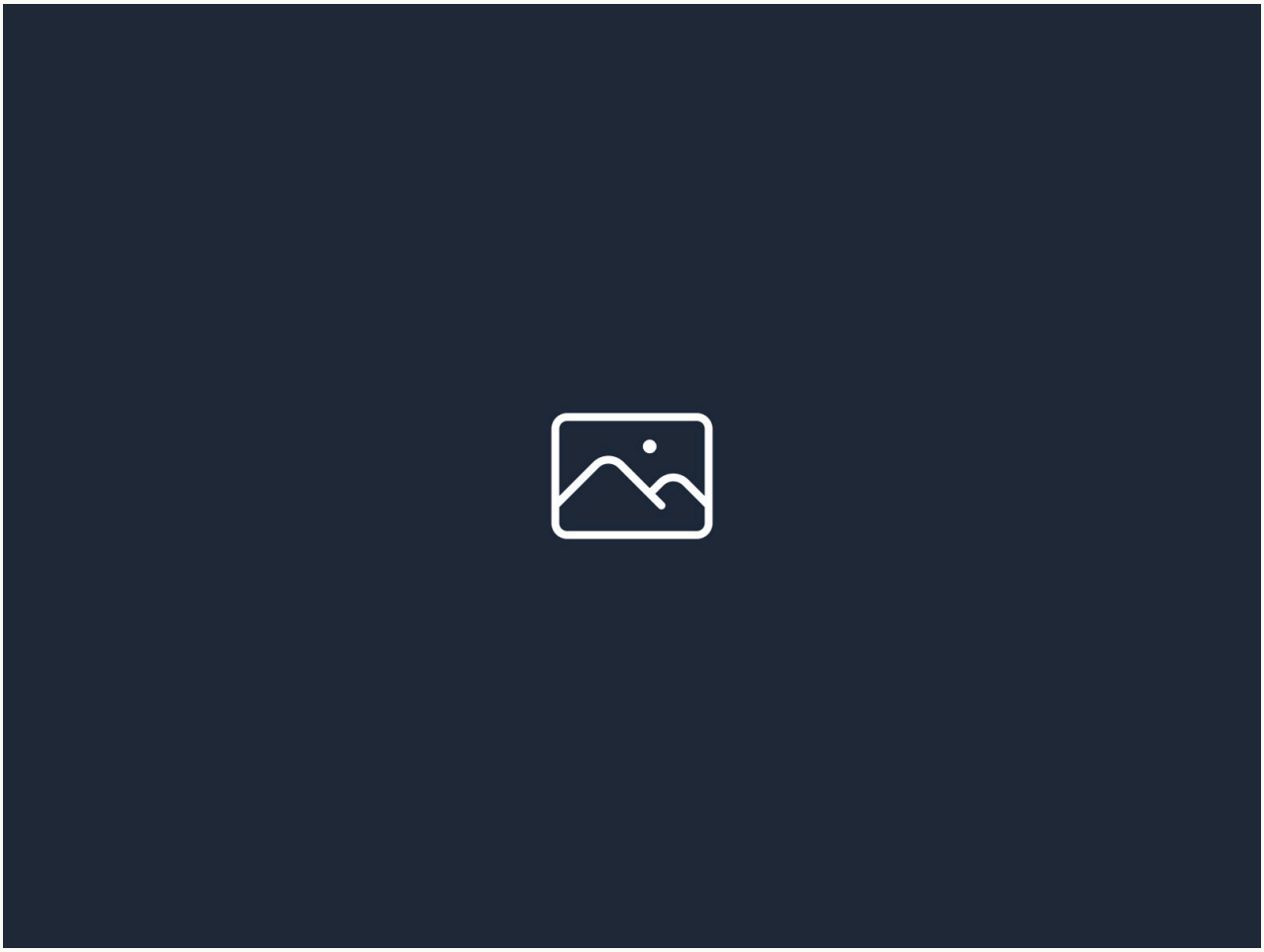


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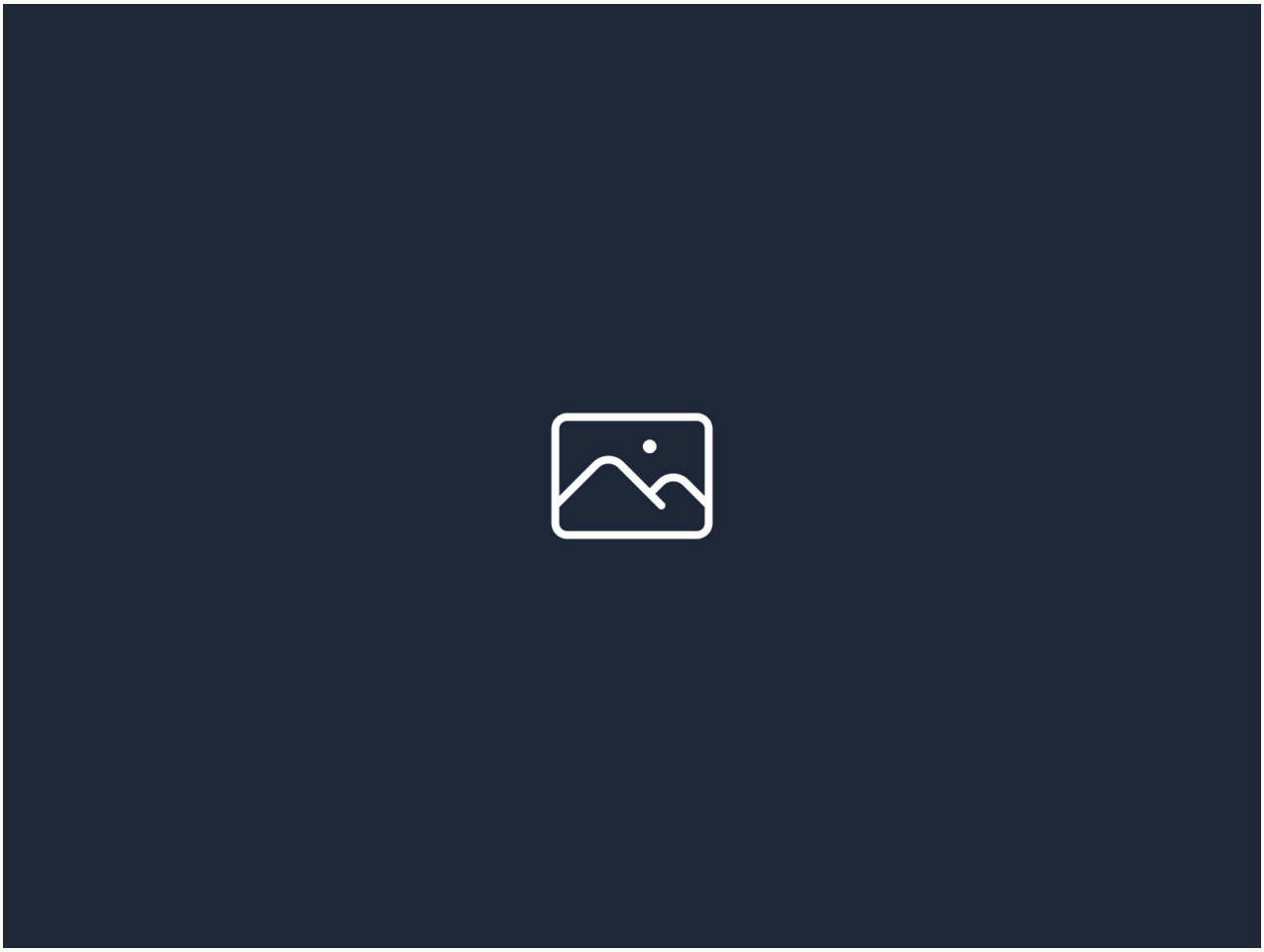


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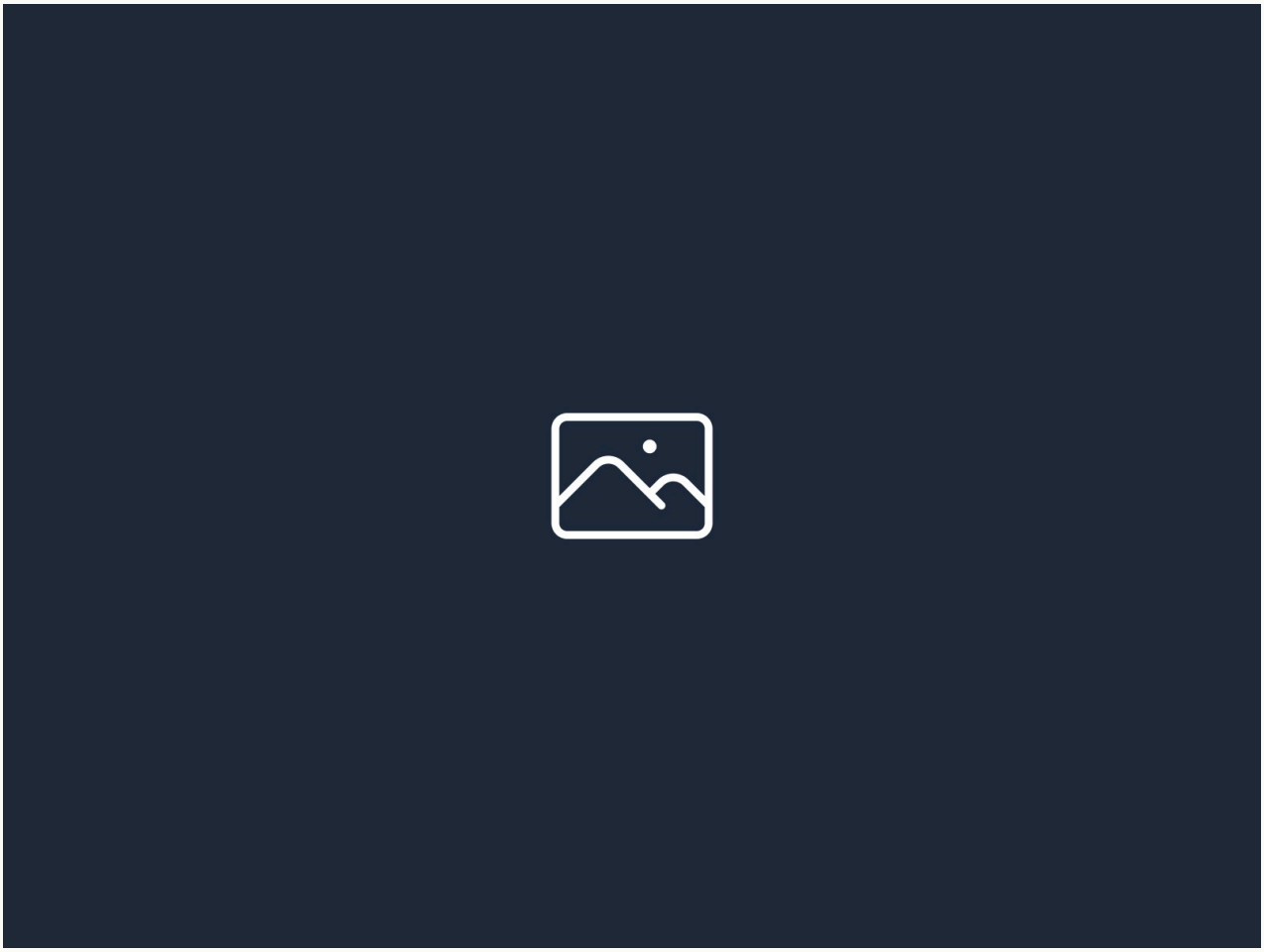


Fig. 4 — Cavity barrier at window head