



Real value in a changing world

Schedule of Condition

Rosary Primary School, 238 Haverstock Hill, London NW3

March 2015



Project & Development Services

Building Surveying | Project Management | Cost Management

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1 Signature Sheet

We the undersigned, confirm that this Schedule of Condition is a true and accurate record of the external condition of the premises known as Rosary Primary School, 238 Haverstock Hill, London NW3

Signed:

Date:

On behalf of the Building Owner

Signed:

Date:

On behalf of the Adjoining Owner

2 Instructions

This Schedule of Condition has been prepared on the instructions of Client as Building Owner for attachment to a Party Wall Agreement under the Party Wall Etc Act 1996.

This Schedule of Condition should be expressly referenced within the relevant Agreement and any other related legal documentation.

We must stress that this report is only for the use of the parties to whom it is addressed and no responsibility is accepted to any other party for the whole or any parts of its contents. Neither the whole, nor any part of this report, or any references thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form of context in which it will appear.

For the purposes of this Schedule of Condition, at the time of the inspection, the subject premises were occupied. Access to all areas to be demised was gained during our inspections.

This Schedule of Condition should not be viewed as a Building or Structural Survey, and no comment is made within the document as to the reason why any defects or disrepair are evident.

The full colour Selected Photographs in Appendix 1 are integral to this Schedule of Condition and should not be separated from this document.

It was not possible to inspect parts of the structure, which were covered or inaccessible. It is not, therefore, possible to identify any defects which may subsequently become apparent arising from timber defects of any nature, beetle infestation, vermin, insects, and defects in constituents of concrete, the positioning of reinforcement, the extent of bearings, ties or fixings or any defects of a similar nature.

3 General Description

The main building of the school is arranged over five storeys and sits in the centre of the school plot. The main building is of Victorian period and is brick built with slate clad pitched roofs and provides the majority of the school classrooms. An annex to the main building was historically added to the main building; this extends northward to Rowland Hill and is built mainly as single and part two storey arrangement. The annex is brick built and with a felt covered flat roof and provides WC's, classrooms kitchens and the main school hall, which doubles as the school canteen. The main building is surrounded to the south and east by a tarmac surfaced school playground and car park. Beyond the playground to the south east of the site is a collection of modern lightweight timber framed school huts with a shallow pitched roof. The timber framed huts provide classroom accommodation for pre-school and reception classes.

The school is bounded to the east by the development site currently known as Bartrams Convent. The north of the school is bounded by Rowland Hill. A terrace of Victorian period properties and the George Public House form boundaries with the school to the north west. The school directly fronts onto Haverstock Hill to the south west section and is bound by further residential and commercial properties to the south. The south east section of the boundary is shared with the Royal Free Hospital.

Our schedule of condition tracks the shared boundary with the development site and documents the condition and defects observed to the internal and external elements within reasonable proximity of the site. This is usually up to 6m from the site boundary but may include pertinent defects of note outside of this area. For clarity out schedule includes the following areas;

External

Annex Building roof and north and east facing elevations.

Main building north elevation.

School Playground, boundary wall and chain link fence.

North elevation of the school huts

Internal

School hall/canteen.

Hall store rooms inclusive of the enclosed WC's and adjacent hallway.

Main school kitchen.

Basement Plant Room.

Boys' toilets.

Girls' toilets.

Pre-School and Reception level school huts.

4 Condition Reference Guide

The table below provides guidance on the terms used in Section 5 to describe the condition of each element.

Reference	Description
New	As new or very recent
Good	No apparent defects, clean and/or maintained
Satisfactory/Acceptable	Signs of typical wear and tear or minor damage not requiring immediate action
Fair	Worn, tired, used condition with minor repairs necessary
Poor/Very Poor	In need of repair or significant repair
Life expired	Requires replacement

5 Schedule of Condition

	Area/Description Element	Condition	Photo no.
	Internally		
1	External		
1.1.1	Annex Building Roofs		
	<p>The flat roofs are accessed via an external stair and are arranged over three differing levels. All of the flat roofs are adjoining and are accessed from one another. For reference they shall be referred to in this section as the north flat roof, central flat roof and south flat roof.</p> <p>The central and north flat roof parapets and enclosing walls are brick built with internally dressed felt up stands and capping detail and with fibreglass edge trims.</p> <p>The north and central flat roofs drain to inlet points within the roof, which have fixed cowls inset.</p> <p>The central roof is approximately 1.5m lower than the north section and is enclosed by barefaced brickwork. Lead flashing provides the weathering detail between the felt up stands and the brick detail.</p> <p>All three roofs are accessed by metal ladders with embedded fixings into brickwork.</p> <p>The south flat roof is asphalted to the roof surface and up stands and concrete copings. Rainwater dispersing through an external hopper and into a</p>	<p>North flat Roof</p> <p>The north roof is in good condition, with new felt membrane, skylights and detailing completed in 2014. There was no notable wear and tear to the new installations.</p> <p>The following defects were noted to the north flat roof;</p> <ul style="list-style-type: none"> • 1no drain inlet cover missing • Notable level of build-up of silt and deposits within the gulleys and gutters. <p>Central Flat roof</p> <p>The central flat roof is generally in good condition, with new felt membrane, skylights and detailing completed in 2014. The enclosing parapet walls are in fair condition.</p> <p>The following defects were noted to the central flat roof;</p> <ul style="list-style-type: none"> • Blown pointing to top course of brickwork to north wall beneath the fibreglass edging trim. • Vertical cracking runs from the fixing point of the metal stairs in the brickwork. 	

Area/Description Element	Condition	Photo no.
<p>hopper head and downpipe attached to the west external elevation.</p> <p>The north flat roof has a roof housing (no internal access) with painted lapped timber and felt covering. A metal cable tray and cables run to the housing and link extend southward and then penetrate internally above the north section of the central flat roof.</p> <p>The north flat roof has 12no circular domed skylights fixed to the roof and 5no square domed skylights.</p> <p>The central flat roof has 7no square domed skylights and mechanical air intake and extract ducting serving the kitchen area beneath,</p> <p>The south flat roof has three square domed skylights.</p>	<p>Cracks open up to 0.5m at the head of the wall and reduce to pencil line in nature at the junction with the lead flashing.</p> <ul style="list-style-type: none"> • Vertical cracking to the north east corner brickwork. The crack runs the full height of the wall through mortar only and is pencil line in nature. • Vertical cracking to the south east corner brickwork. The crack runs the full height of the wall through mortar only and is pencil line in nature. • Severe cracking is located to the south parapet wall and the outside return to the south roof. The crack is located around the embedded metal ladder fixings with cracks opening up to 5mm in width and run through both brickwork and mortar joints. Lesser cracking is noted to the south parapet wall, noted to be pencil line in nature and run diagonally through bricks and mortar. • Hairline crack runs vertically through the left hand side junction between the south parapet wall and chimney stack. Crack runs full height. 	
	<p>South Flat Roof</p> <p>The south flat roof is in poor condition and is due for significant repair or a similar over covering noted to other roofs.</p> <p>The following defects were noted to the south flat roof.</p> <ul style="list-style-type: none"> • Open joints in concrete coping stones throughout. 	

Area/Description Element	Condition	Photo no.
	<ul style="list-style-type: none"> • 1no broken skylight dome. • 1no severe split to 1no skylight up stand asphalt. Historical making good noted to the split. • 1no horizontal split measuring 200mm centrally at junction between the flat roof and the up stand to the north parapet wall. • 1no vertical split in asphalt membrane to the full height of the east up stand. Split is situated approximately 1.5m from the north return parapet wall. • 1no vertical split in asphalt membrane to the full height of the west up stand. Split is situated approximately 1m from the north return parapet wall and opposite the metal fixed ladder. 	

1.1.2 Annex Building East Elevation

The east elevation of the annex building comprises a **north section** of the elevation which corresponds with the internal north hall store rooms, a **central section** which corresponds with the school hall, kitchens and a **south section** that corresponds internally with the boys' toilets. **The north, central and south sections** also correspond with the sections set out in the roof chapter (1.1.1).

The entire east elevation has been constructed over different periods through

North Section

The north section of the east elevation is in fair condition generally. Windows are unbroken and operate freely.

The following defects were noted to the north section of the east elevation.

- Recessed pointing to the parapet level of the external wall. This is consistent to the full length of the wall.

Area/Description Element	Condition	Photo no.
<p>various extensions and infills to the original school structure.</p> <p>The north section of the elevation is brick constructed with brick parapet wall and concrete coping detail beneath and fibreglass roof trim detail. The north section of the wall surveyed contains 6no single glazed Crittal framed windows set within projecting concrete window openings.</p> <p>The central section of the elevation is brick built and contains 5no single framed Crittal pivot style windows inset into brick work. There are 3no penetrations with gas boiler flues and 1no natural air vent located within the central section of the wall. The parapets stand proud from the elevation face and are detailed with felt membrane over covering.</p> <p>The south section of the central section of the east elevation is brick built over basement, ground and first floor levels and is brick built with a brick parapet detail and concrete coping stones.</p>	<ul style="list-style-type: none"> • Slight inward lean noted to the parapet level brickwork to 1lm of the right hand side of the wall. • 3no small fractures noted to the concrete coping stones resulting from fixing screws of the trim detail. • 1no section of concrete has fallen away revealing corroded reinforcement bar to the upper left hand side window. Section is on the bottom right hand side corner measures approximately 5cm3. • 1no section of concrete has fallen away revealing corroded reinforcement bar to the upper central window. Section is on the bottom right hand side corner measures approximately 5cm3. • 1no section of concrete has fallen away revealing corroded reinforcement bar to the upper window, second from the right. Section is on the top right hand side corner measures approximately 5cm3. • The bottom two courses of brickwork beneath the DPC show recessed and blown pointing throughout the elevation. 	

Central Section

The **central section** of the east elevation is in fair condition generally. Windows are unbroken but are stiff to operate and do not close fully on the pivot hinges.

The following defects were noted to the central section of the east elevation;

- 2m long vertical hairline crack approximately 4m in from the section of the

Area/Description Element	Condition	Photo no.
	<p>development site buildings abutment.</p> <ul style="list-style-type: none"> • 2m long vertical hairline crack to right hand side of column/pier at junction with elevation. • Hairline cracking around the junctions of concrete window sills and external elevation (to 1st and 2nd window in on right hand side). • Section of impact damage to left hand side of sill serving central window. • Hairline cracking around the junctions of concrete window sills and external elevation (2nd window in on left hand side). • Full height hairline crack to left hand side of elevation at boundary with RRCS. • Recessed and blown mortar to joints in all coping stones. • Windows begrimed with flaking paintwork. • Hairline cracking around 2no. boiler flues. • 1no. missing mortar joint to brickwork 8 courses beneath RHS window. • 1no. missing mortar joint to brickwork 9 courses above 2nd window in on RHS. 	

South Section

The south section of the east elevation is in fair condition generally. Windows are

Area/Description Element	Condition	Photo no.
	<p>unbroken but are stiff to operate and do not close properly.</p> <p>The following defects were noted to the central section of the east elevation.</p> <ul style="list-style-type: none"> • Severe brick staining to the parapet brickwork directly beneath the concrete coping stones. • Open vertical jointing visible between the south and central sections of the east elevation. Joints open up to 1mm in nature at the head of the wall and reduce to pencil line at the foot. Crack runs mainly through the mortar joints. • Small wall enclosing the steps down to basement are stained and with recessed and blown pointing to both sides of the wall. This is notably more severe toward the boundary with the development site. 	
<p>1.1.3 Annex Building North Elevation</p> <p>The north elevation to the annex building is brick constructed with brick parapet wall and concrete coping detail beneath and fibreglass roof trim detail. A double opening door is inset to the right hand side of the elevation. Above the door is a section of render of approximately 4m2.</p>	<p>The north elevation is in fair condition generally. The inset double doors are complete, intact and operate relatively smoothly.</p> <p>The following defects were noted during our inspections;</p> <ul style="list-style-type: none"> • The top six courses of brickwork show recessed and blown pointing. • The right hand side of the high level brick work appears to be leaning inward to 	

Area/Description Element	Condition	Photo no.
	<p>an area of approximately 1m2.</p> <ul style="list-style-type: none"> • 1no brick is missing to the centre of the wall at parapet level. • Low level brick work to the left hand side of the elevation is damp and with recessed/blown pointing. • The render above the entrance door is in poor condition and live. There are sever cracking and spalling noted. The render is complete at the time of inspection. • The junction between the door frame and brickwork is defective showing some live sections of brickwork and general cracking of up to 1mm in nature. • Historical making good to a vertical crack through the centre of the north elevation full height. There were no signs of the crack reopening at the time of inspection. 	
<p>1.1.4 Main Building North Elevation</p> <p>The north facing elevation to the main building adjoins to the south flat roof and extends upwards a further three storeys beyond. The main area is rendered to a brick substrate. Brick facings remain un-rendered and form decorative architectural detailing to the left and right hand side of the main rendered elevation.</p>	<p>The general condition of the elevation is fair. Brickwork and render are weathered and show usual wear and tear.</p> <p>The following defects were observed to the north elevation during ur inspections;</p> <ul style="list-style-type: none"> • 1no vertical line pencil line crack runs upward centrally through the render starting approximately 1.5m above the south flat roof level. Crack extends 	

Area/Description Element	Condition	Photo no.
	<p>approximately 2m in length.</p> <ul style="list-style-type: none"> • 4no horizontal cracks are positioned above the aforementioned defect positioned close to one another. The cracks range from 1m-2m in length. No visual sign of live render. • 1no horizontal crack runs from close to the left hand return elevation approximately 5m above the south flat roof level. Crack is approximately 1.5m in length and has a small vertically intersecting crack that progresses upwards for 400mm. • 1no 'L' shaped crack is located above the aforementioned at approximately 6m above the flat roof level. The 'L' is 2m horizontal and 1m vertical in length and is pencil line-to-0.5mm in nature. 2no further crack intersect to the underside of the horizontal portion and are pencil line in nature and extend down for 600mm each. • 1no vertical pencil line crack extends downwards from the left hand brick detail (left hand side). The crack runs downwards for approximately 1m. 	
<p>1.1.5 School Playground Boundary Wall and Chain Link Fence</p> <p>The north side of the school playground and the development site are separated by a 1brick thick wall of approximately 1.2m high and with concrete coping stones. A chain link fence which extends a further 2m above the brick wall.</p> <p>The eastern boundary is of chain link fence only with a brick built bin store</p>	<p>The fence is in an acceptable condition, complete and intact.</p> <p>The wall is in fair condition showing significant aging, weathering and usual wear and tear.</p> <p>The following defect were observed to the playground boundary wall;</p>	

Area/Description Element	Condition	Photo no.
<p>with 1no wall built along the boundary.</p>	<ul style="list-style-type: none"> The pointing to the wall is generally blown and recessed throughout. Large vertical open joint between the east elevation junction opening up to 2mm at its widest point and running the full height of the wall. Diagonal cracking runs away from the previously mentioned defect running upwards to the copings and downward to the playground surface. Cracks are 0.5mm in nature. All coping stones have worked loose form their mortar bed. The boundary wall to the bin store is in poor condition with recessed low level brick work and cracking through the mortar in this location. Historical patch repairs to the low level brick work shows signs of failure and reopening of brickwork mortar joints. 	
<p>1.1.6 School Playground</p> <p>The school playground is covered with tarmac to unknown substrate. A section of the playground surface near to the bin stores has been replaced with recessed rubberised matting.</p> <p>To the north west corner of the playground is a timber built octagonal enclosure. This is structurally bed into the playground substrate.</p>	<p>The playground surface is in an acceptable condition but showing significant wear and tear to the surface.</p> <p>The following defects were noted during our inspections;</p> <ul style="list-style-type: none"> A series of fracture lines to the playground surface indicate movement of the subsoil toward the north east corner of the playground. 	
<p>1.1.7 North Elevation of The School Huts</p>		

Area/Description Element	Condition	Photo no.
<p>The school huts stand independently on concrete raft foundations and are of timber construction. The external north elevation is clad with lapped timber with a stain/treated finish.</p> <p>8no windows are inset within the north elevation and are timber framed and double glazed casement style.</p> <p>Rainwater downpipes are attached to the north elevation.</p> <p>Air conditioning, waste pipes, overflow and passive vents are located on the north elevation and rely on the area adjacent assumed within the school ownership.</p>	<p>The school huts are in good condition and newly built. There were no notable defects to the elevation windows or services attached visible at the time of inspection.</p>	
<p>2 Internal</p>		
<p>2.1.1 School Hall/Canteen.</p> <p>The school hall/canteen is finished with timber flooring. Painted plaster walls and painted, skimmed plasterboard ceilings.</p> <p>Surface mounted strip lighting and an overhead projector are fixed to the ceiling and a series of circular skylight openings are formed throughout the hall ceiling.</p> <p>Walls have high level service pipework surface mounted and fixed to the external wall running the full length of the boundary wall.</p>	<p>The hall/ canteen is in an acceptable condition generally. All fixtures and finishes are clean, intact but showing usual wear and tear.</p> <p>The following defects were observed during our inspections;</p> <ul style="list-style-type: none"> • Hairline crack runs at ceiling and wall junction along the east wall above the double doors, which under current proposals will be terminated and infilled. The crack runs for approximately 2m in length and has peeling paintwork to the ceiling to the immediate vicinity. • Damp staining is visible to the high level of the south wall focussed to above 	

Area/Description Element	Condition	Photo no.
	<p>the kitchen serving area and the double entrance door. Damp staining is approximately 2sqm and 3sqm in area respectively and has some bubbling/failing paint and plasterwork associated.</p>	
	<ul style="list-style-type: none"> • Stepped diagonal cracking progresses from the top of a blue notice board on the south wall and extends for approximately 2m in a series of small hairline fractures. 	
	<ul style="list-style-type: none"> • Horizontal line cracking is noted to above the entrance double doors to the south wall. The crack is 2m in length and hairline in nature. 	
	<ul style="list-style-type: none"> • Vertical hairline crack extends down from the kitchen service hatch to the timber skirting. 	
	<ul style="list-style-type: none"> • A vertical crack runs from the ceiling and wall junction on the south wall to the left hand side of the service hatch. An area of plaster is seen to be live measuring approximately 1sqm. 	
	<ul style="list-style-type: none"> • Hairline open joint extend intermittently through the entire south wall. 	
	<ul style="list-style-type: none"> • 1no vertical hairline crack runs from the ceiling for approximately 2m. Crack is located in the south east corner of the room. 	
	<ul style="list-style-type: none"> • Localised crazing of the ceiling is noted around the overhead projector fixings. 	
	<ul style="list-style-type: none"> • 2no cracks run to the south of the aforementioned ceiling cracks. Cracks are 3m and 5m in length respectively. 	

Area/Description Element	Condition	Photo no.
<p>2.1.2 North Hall Store Room Inclusive of The Enclosed WC</p> <p>The Store room is situated to the north east of the aforementioned school hall and is the northerly of two similar rooms. The room contains a single WC and has high floor to ceilings measuring approximately 4.5m. 2no domed sky lights serve the room.</p> <p>The floor is finished with vinyl coverings, walls are painted and the ceiling is painted.</p> <p>A semi recessed rainwater pipe runs along the north wall with falls from left to right. Service pipe is attached at high level to the east and south walls and wrapped in insulation.</p>	<p>The North Store room to the hall is in an acceptable condition. With no notable wear and tear noted to general finishes.</p> <p>The following defects were noted during our inspections;</p> <ul style="list-style-type: none"> • Streaking to walls within the annex WC's located beneath the sky light serving this area. Streaking is recent in nature indicating leaks. • Pencil line cracking is located to beneath the aforementioned skylight to all four painted reveals. • Diagonal hairline crack extends upwards from the services run on the south wall. Crack extends approximately 750mm. • Open jointing between the wall finishes and semi recessed rainwater goods. The open joints vary from hairline to pencil line in nature. 	
<p>2.1.3 South Hall Store Room Inclusive of The Enclosed WC</p> <p>The Store room is situated to the north east of the aforementioned school hall and is the southerly of two similar rooms. The room contains a single WC and has high floor to ceilings measuring approximately 4.5m. 2no domed sky lights serve the room.</p> <p>The floor is finished with vinyl coverings, walls are painted and the ceiling is painted.</p>	<p>The south store room to the hall is in an acceptable condition. With no notable wear and tear noted to general finishes.</p> <p>The following defects were noted during our inspections;</p> <ul style="list-style-type: none"> • Open joint at junction with high level window head and the ceiling runs the full opening and pencil line in nature. 	

Area/Description Element	Condition	Photo no.
	<ul style="list-style-type: none"> • Damp associated bubbling to 0.5sqm of the plaster was noted to the east wall at low level. • Fine crack to the ceiling adjacent to the main skylight reveal. Crack runs from the south west corner for approximately 250mm. • Localised bubbling of paintwork within the high level window reveals. • Small hole in the toilet east wall at low level. This is assumed to have been used historically for an overflow pipe connection. 	
<p>2.1.4 Corridor Adjacent To The Hall Store Rooms</p> <p>The hallway provides a link to the main school hallway, the north stage area and the previously documented store rooms.</p> <p>The hall has three steps leading down and is finished with vinyl coverings and surface fixed nosing to steps. Walls are painted and the ceiling is painted.</p> <p>Lighting is provided by a single surface mounted strip light.</p> <p>Rainwater goods serving the flat roof above are semi recessed into the north wall.</p>	<p>The general condition of the room is acceptable with usual wear and tear observed to the finishes.</p> <p>The following defects were noted during our inspections;</p> <ul style="list-style-type: none"> • Intermittent open joint runs the entire length of the east wall and ceiling junction. Open joints open up to pencil line in nature. • Open jointing noted to the junction between the semi recessed rainwater goods set into the north wall. 	
<p>2.1.5 Main School Kitchen</p> <p>The kitchen adjoins to the south of the main school hall/canteen and connects via an open serving hatch.</p>	<p>The general condition of the walls and ceilings are good and appear recently decorated. Floor tiles are worn and aged but remain in a fair condition.</p>	

Area/Description Element	Condition	Photo no.
<p>The floor is covered with small quarry tiles with a recessed open drain running east to west through the centre of the kitchen. The walls are painted and ceiling painted.</p> <p>Windows are inset within the east external wall and skylights are inset within the roof openings.</p> <p>Large stainless steel kitchen preparation and coking facilities are installed throughout the kitchen with a large air supply and extract hood that extends through roof openings.</p> <p>A small annex store room is attached to the south and has been included as part of the kitchen as part of the kitchen for the purposes of this report.</p>	<p>The following defects were noted within the kitchen at the time of inspection;</p> <ul style="list-style-type: none"> • Ceiling paint in the north west area is peeling and fractured. • Floor tiles are worn with isolated fractures to tiles. Tiles remain insitu, fixed and complete. • Windows are intact but show some distortion of frames and they no longer open and close freely. • 1no recessed natural air vent in the centre of the east wall is cracked with a section missing. The defective section has since been overpainted. 	
<p>2.1.6 Basement Plant Room</p>	<p>Generally the plant room is in satisfactory condition with the exception of the vaulted ceiling which shows extensive historical settlement/movement. It is unclear whether this movement is historic or recent.</p> <p>The following defects were visible at the time of inspection;</p> <ul style="list-style-type: none"> • Surface fractures noted to the concrete floor. Fractures have since been overpainted and show sign of reopening. • 1no ceiling crack runs north to south in brickwork mortar and bricks for approximately 2m. Crack opens up to 0.5mm in nature. 	

Area/Description Element	Condition	Photo no.
<p>2.1.7 Boys' Toilets</p> <p>The boys' toilets are located directly above the plant room and its east external wall fronts directly onto the school playground.</p> <p>The WC's are finished with vinyl covering to the floors paint finish to plastered walls and paint finish to plasterboard ceilings.</p> <p>The toilets contain a series of natural air vents within the east external wall.</p> <p>Hand wash basins are fixed at low level along the west wall and cubicles are formed following the east external wall. A urinal is located to the south section.</p>	<ul style="list-style-type: none"> To the west of the aforementioned a series of inter connecting brick and pointing fractures extend across the vault. Paint and brick surface bubbling noted throughout the ceiling brickwork indicating residual dampness in the brickwork. <p>Generally the conditions of the toilets are fair, but showing significant wear and tear to finishes and fixtures.</p> <p>The following defects were observed at the time of inspection;</p> <ul style="list-style-type: none"> Open joints run intermittently through the west wall and ceiling junction to the full length. Open joint is pencil line in nature. Vertical line cracking runs up the junction between the west and north wall. Crack is pencil line in nature. Horizontal line crack runs through the north wall at approximately 1.5m above the floor to the full width of the wall. 1no crack with localised live plaster is located to the left hand natural air vent within the east wall. Crack runs to the north wall corner junction and there is approximately 0.5sqm of live plaster within the local area to the crack. 1no hairline vertical crack is positioned above the second right toilet cistern for 	

Area/Description Element	Condition	Photo no.
	<p>approximately 1.5m.</p> <ul style="list-style-type: none"> 1no horizontal hairline crack runs from the right hand side of the aforementioned defect for approximately 2lm. 	
<p>2.1.8 Girls' Toilets</p> <p>The girls' toilets adjoin to the west of the aforementioned boys' toilets.</p> <p>The WC's are finished with vinyl covering to the floors paint finish to plastered walls and paint finish to plasterboard ceilings.</p> <p>The toilets contain a series of natural air vents within the west external wall.</p> <p>Hand wash basins are fixed at low level along the east wall and cubicles are formed following the west external wall.</p>	<p>Generally the conditions of the toilets are fair, but showing significant wear and tear to finishes and fixtures.</p> <p>The ceiling finishes and fixtures are in poor condition.</p> <p>The following defects were observed at the time of inspection;</p> <ul style="list-style-type: none"> Damp staining and bubbling of plaster and paint finishes to the ceiling to the north of the main skylight. Area of damp is approximately 1,000x200mm. Vertical hairline crack noted in the north east corner junction from the tiling up to the ceiling. Horizontal cracking runs across the ceiling and wall junction of the north wall. Crack runs the full length of the wall and is pencil line in nature with small chips of paint and plaster missing. 1no crack runs vertically down from the centre of the aforementioned defect for 1m, joining a second horizontal crack that runs the full length of the wall. Both cracks are pencil line in nature and show some chipping of paint and plaster. 	

Area/Description Element	Condition	Photo no.
	<ul style="list-style-type: none"> • Large water ingress staining and associated defective plaster and localised cracking is located to the north side of the central down stand beam to the ceiling. • Localised crazing is located to the south side of the same down stand beam. • Hairline cracking is located to the junction between walls and ceilings and corner junctions (all pencil line in nature) to the corridor adjacent to the boys' and girls' toilets. • Hairline crack runs vertically from the right hand side of the window down to the floor located outside of the toilets. 	
<p>2.1.9 East Hut Classroom</p> <p>The east classroom is the most easterly of the two classrooms contained within the modern timber framed static hut style classrooms.</p> <p>The classroom has carpet tiles fitted to the floor, painted plastered walls and perforated ceiling tiles.</p> <p>Windows overlooking the development site are UPVC framed and double glazed.</p> <p>Timber skirting runs the perimeter of the room and architrave has been fitted to the door frames.</p>	<p>The east hut classroom is in good condition generally and appears to have been relatively recently decorated. Windows were noted to be clean at the time of inspection.</p> <p>The following defects were noted during our inspections;</p> <ul style="list-style-type: none"> • Hairline cracks running vertically from both the right hand and left hand openings of the right hand side window. Cracks extend to the ceiling junction. • Hairline cracks running vertically from both the right hand and left hand openings of the central window. Cracks extend to the ceiling junction. • 1no Hairline crack runs vertically from the right hand opening of the left hand side window. The crack extends to the ceiling junction. 	

Area/Description Element	Condition	Photo no.
	<ul style="list-style-type: none"> • Open joints run intermittently at the junction between the east wall and ceiling. Cracks are hairline in nature. • Open joint runs from the north west corner of the room at ceiling and wall junction, extending 2m to the north wall. • Vertical hairline crack runs up the north west corner wall to the full height. • 1no vertical hairline crack runs full height between the central and right hand side window. • 1no vertical hairline crack runs from ceiling downwards approximately 750mm between the central and right hand side window. 	

2.1.10 East Hut Toilets

The WC adjoins to the west side of the east classroom and contains low level toilets and wash basins.

The WC has vinyl fitted to the floor, painted plastered walls and perforated ceiling tiles.

Windows overlooking the development site are UPVC framed and double glazed.

Timber skirting runs the perimeter of the room and architrave has been fitted to the door frames.

The WC is in good condition generally and appears to have been relatively recently decorated.

The following defects were noted at the time of inspection.

- Open jointing runs the full length of the junction between the pipework boxing and the walls in the north east corner.
- Small section of paint flaking to low level of the left hand wall of 50mm radius.

Area/Description Element	Condition	Photo no.
<p>2.1.11 Central Staff Office (Hut)</p> <p>The central office is located between the two classrooms within the hut and the main entrance lobby to the south (lobby not recorded due to its remote location).</p> <p>The office has carpet tiles fitted to the floor, painted plastered walls and perforated ceiling tiles.</p> <p>Windows overlooking the development site are UPVC framed and double glazed.</p> <p>Timber skirting runs the perimeter of the room and architrave has been fitted to the door frames.</p>	<p>The central office is generally in good condition and noted to have been relatively recently decorated.</p> <p>The following defect was observed at the time of inspection;</p> <ul style="list-style-type: none"> Faint opening up located to the right hand side wall-to-ceiling junction showing a series of minor cracks running to the full length of the wall and with some paint flaking to the associated areas. 	
<p>2.1.12 West Hut Classroom</p> <p>The west classroom is located between the kitchen (to follow) and the aforementioned office.</p> <p>The classroom has carpet tiles fitted to the floor, painted plastered walls and perforated ceiling tiles.</p> <p>Windows overlooking the development site are UPVC framed and double glazed.</p> <p>Timber skirting runs the perimeter of the room and architrave has been fitted to the door frames.</p>	<p>The east hut classroom is in good condition generally and appears to have been relatively recently decorated. Windows were noted to be clean at the time of inspection.</p> <p>The following defects were noted during our inspections;</p> <ul style="list-style-type: none"> A series of minor hairline crack run the length of the right hand side wall and ceiling junction. 1no hairline crack runs at the ceiling and wall junction above the central north window for approximately 200mm. 1no minor crack runs at the ceiling and wall junction on the left hand side wall, 	

Area/Description Element	Condition	Photo no.
	to the left hand side of the store cupboard doors.	
<p>2.1.13 West Hut Toilets</p> <p>The WC adjoins to the east side of the west classroom and contains low level toilets and wash basins.</p> <p>The WC has vinyl fitted to the floor, painted plastered walls and perforated ceiling tiles.</p> <p>Windows overlooking the development site are UPVC framed and double glazed.</p> <p>Timber skirting runs the perimeter of the room and architrave has been fitted to the door frames.</p>	<p>The WC is in good condition generally and appears to have been relatively recently decorated.</p> <p>The following defects were noted at the time of inspection.</p> <ul style="list-style-type: none"> • Open jointing runs the full length of the junction between the pipework boxing and the walls in the north west corner. 	
<p>2.1.14 West Hut Store Room</p> <p>The store is a small 2mx0.5m store room that is attached to the west side of the 'West Hut Classroom'.</p> <p>The store has vinyl fitted to the floor, painted plastered walls and ceilings.</p> <p>Timber skirting runs the perimeter of the room and architrave has been fitted to the door frames.</p>	<p>The store room is in good condition generally and appears to have been relatively recently decorated.</p> <p>There were no defects noted at the time of inspection.</p>	

Area/Description Element	Condition	Photo no.
<p>2.1.15 West Hut Kitchen</p> <p>The kitchen is situated to the west of the aforementioned rooms and occupies the accommodation within the north and west external walls of the overall hut. The kitchen has units along the north and east walls and dining area to the south.</p> <p>The kitchen has vinyl fitted to the floor, painted plastered walls and perforated ceiling tiles.</p> <p>Windows overlooking the development site are UPVC framed and double glazed.</p> <p>Timber skirting runs the perimeter of the room and architrave has been fitted to the door frames.</p>	<p>The kitchen is in good condition generally and appears to have been relatively recently decorated.</p> <p>The following defects were noted at the time of inspection.</p> <ul style="list-style-type: none"> • Open jointing runs approximately 200mm at the ceiling junction of the right hand side wall, above kitchen units. 	

Appendix 1

Photographs



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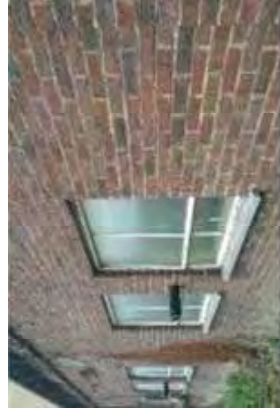
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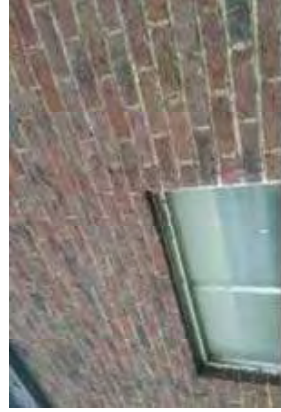
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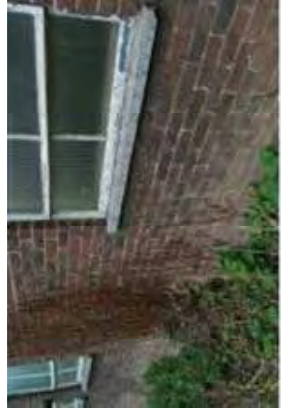
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(108).JPG



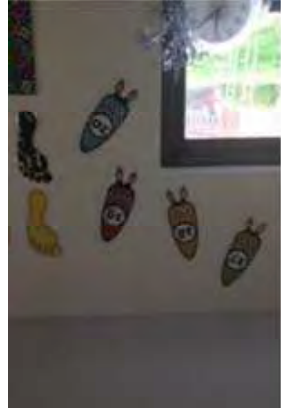
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(111).JPG



(112).JPG



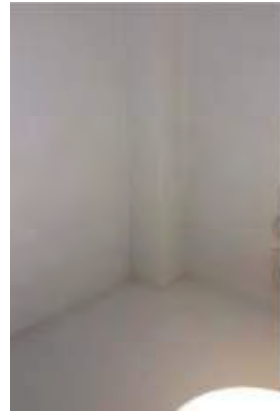
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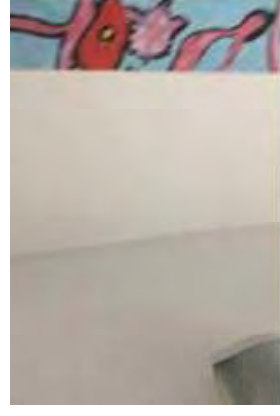
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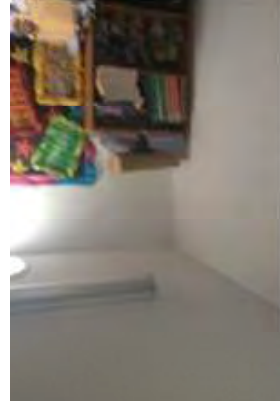
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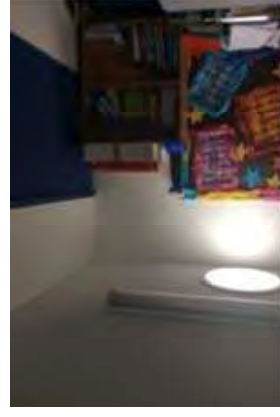
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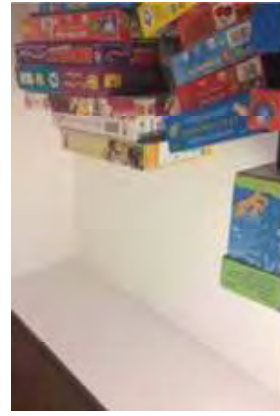
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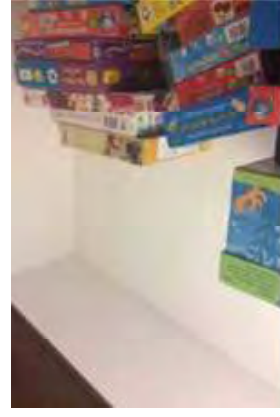
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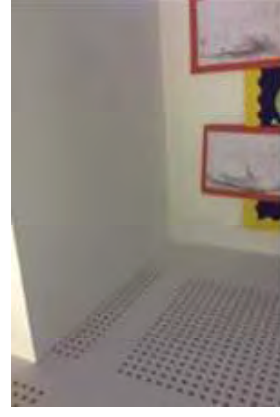
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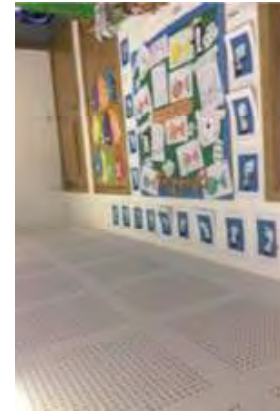
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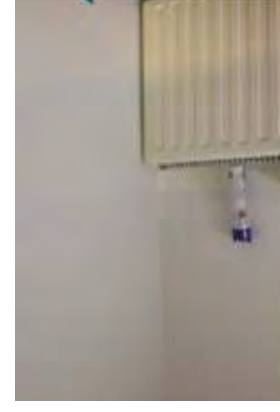
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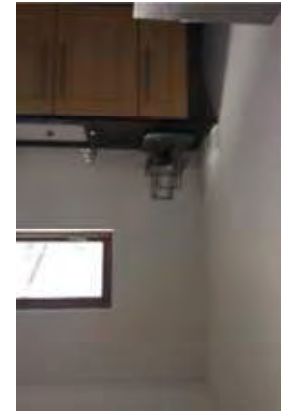
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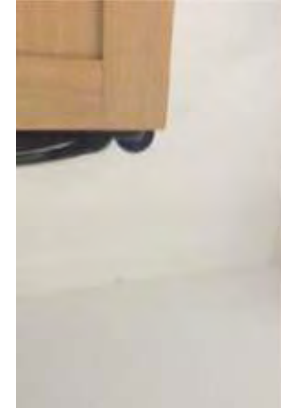
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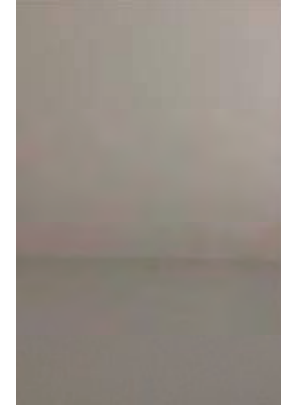
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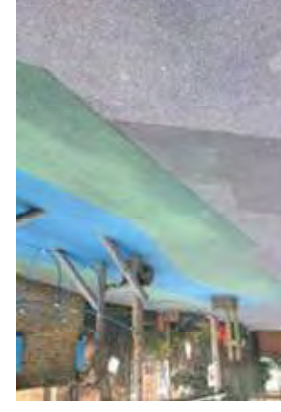
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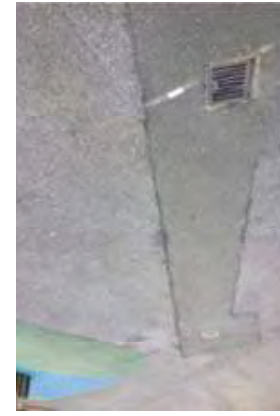
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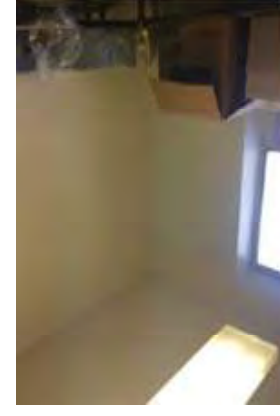
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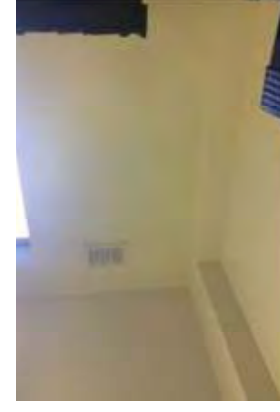
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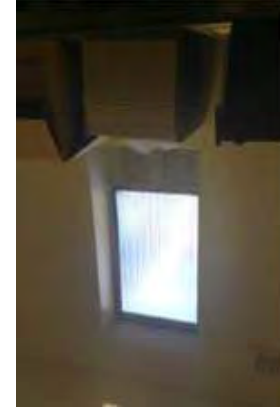
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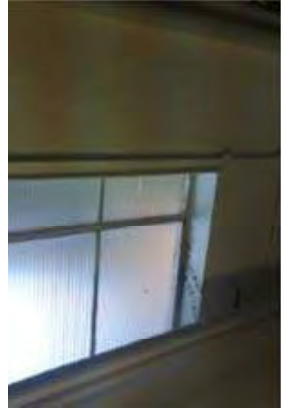
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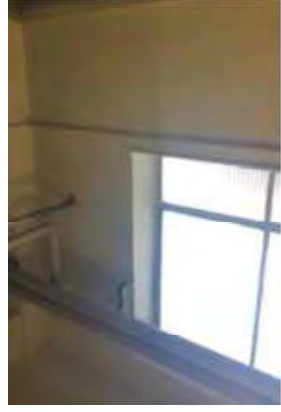
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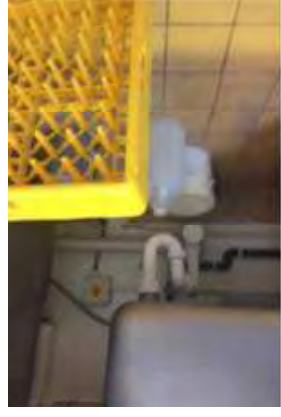
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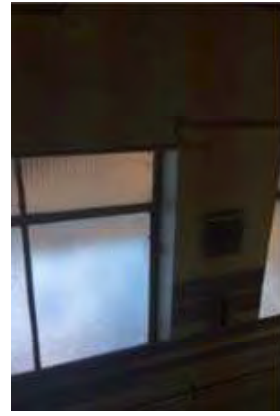
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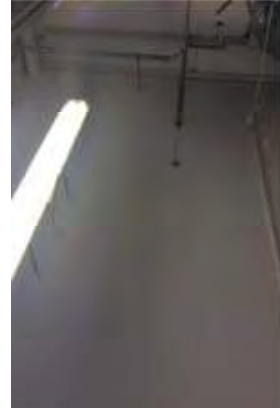
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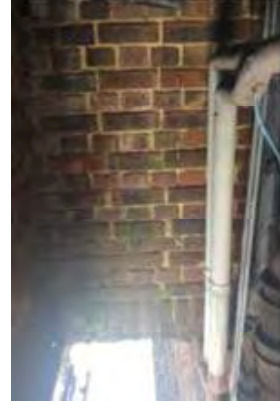
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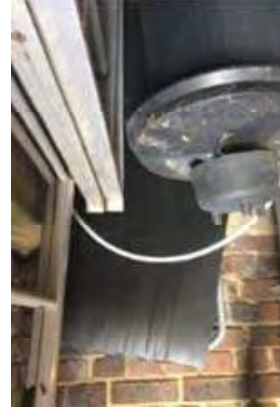
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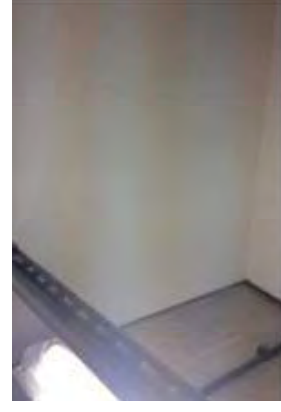
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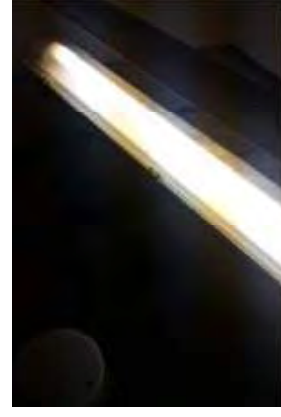
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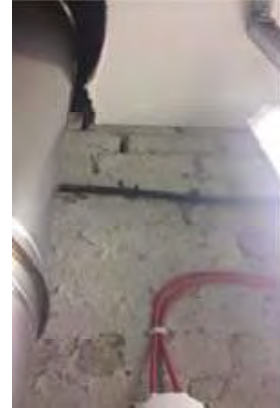
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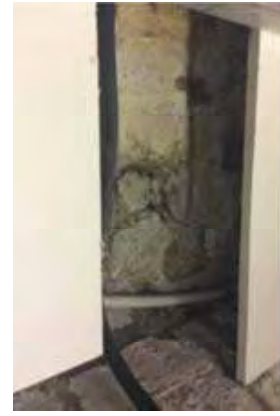
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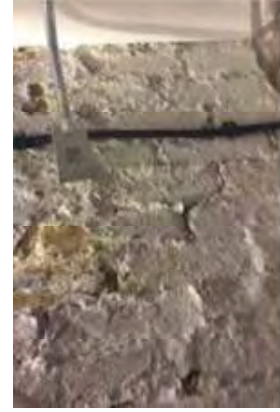
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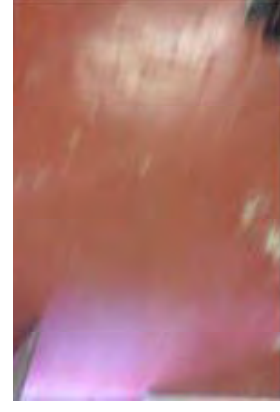
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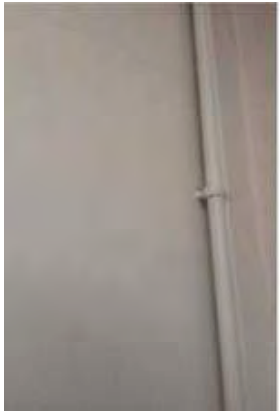
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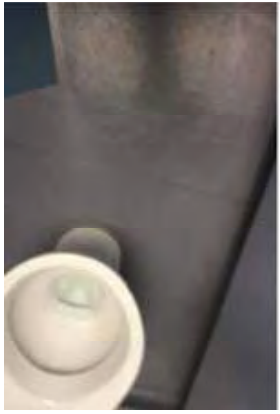
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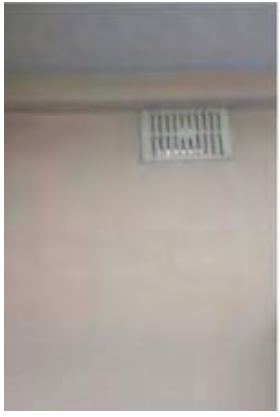
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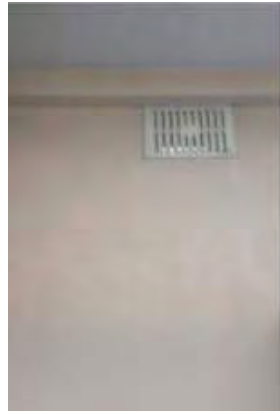
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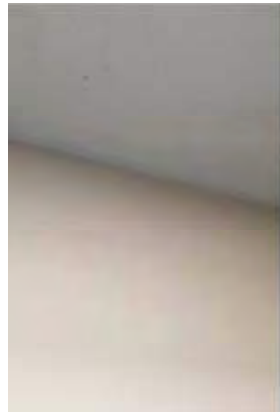
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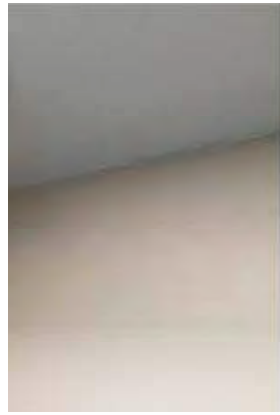
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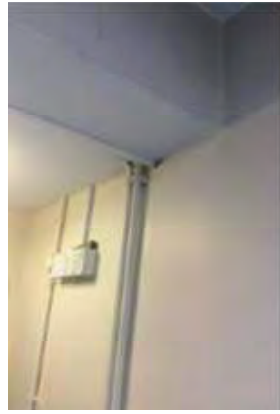
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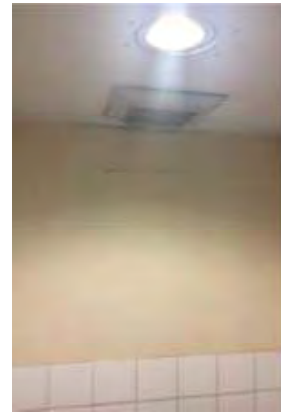
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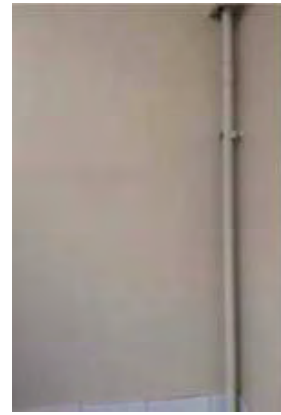
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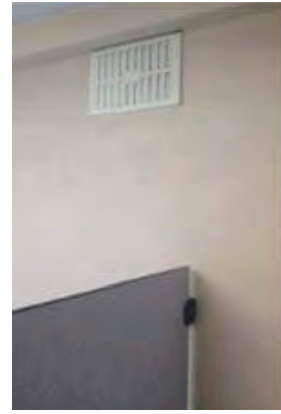
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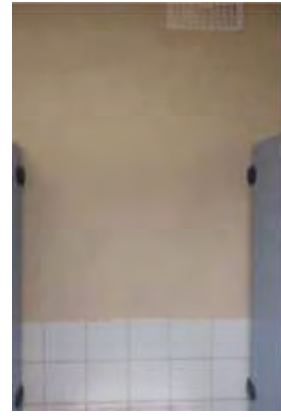
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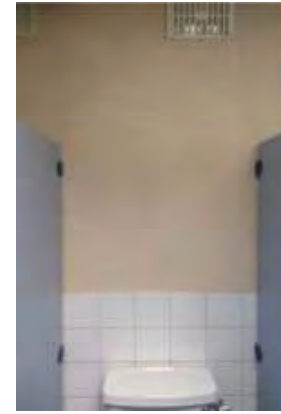
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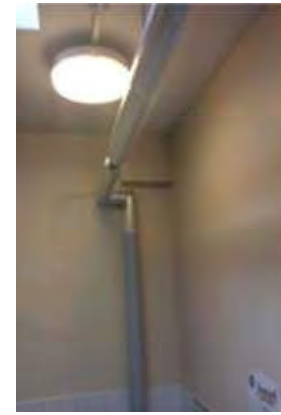
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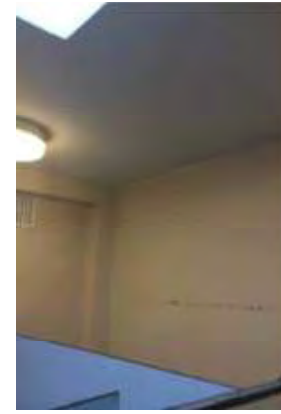
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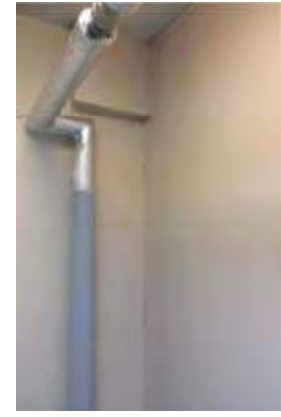
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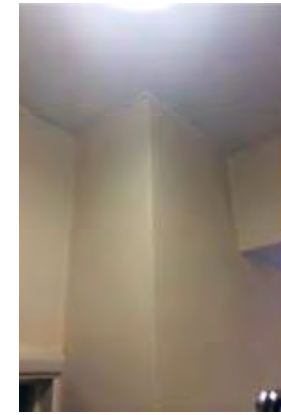
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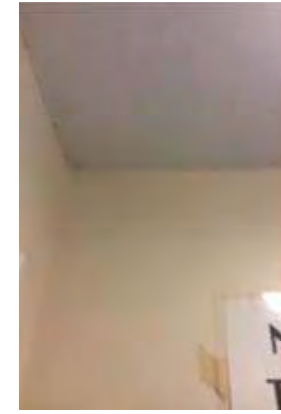
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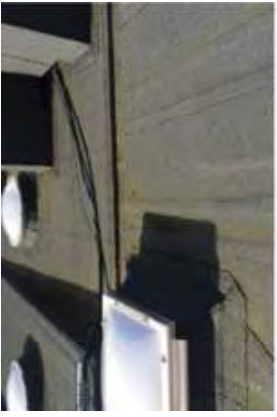
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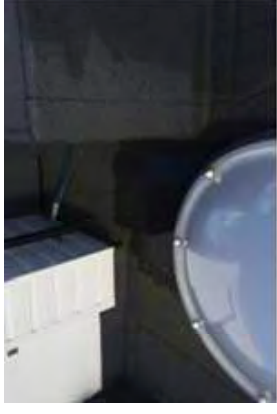
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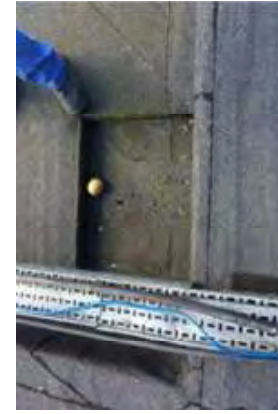
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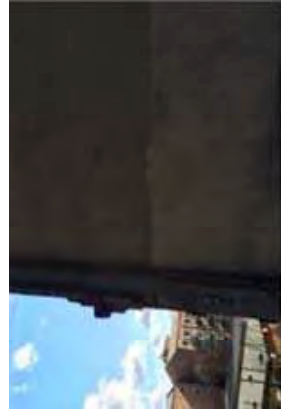
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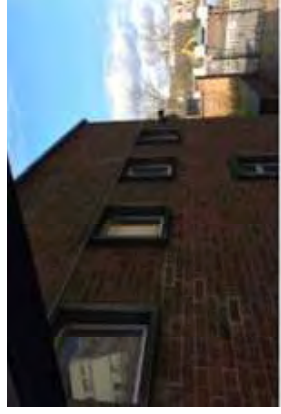
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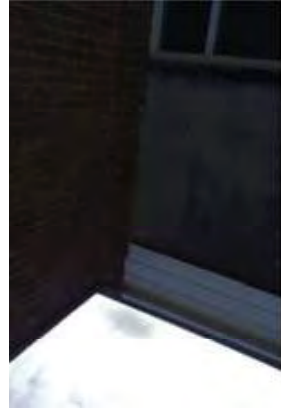
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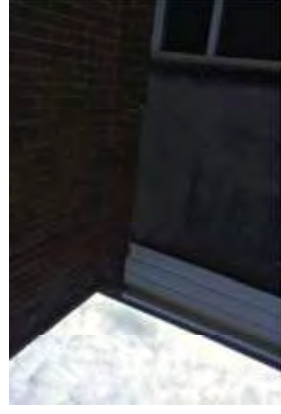
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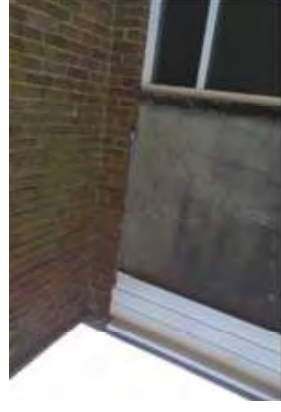
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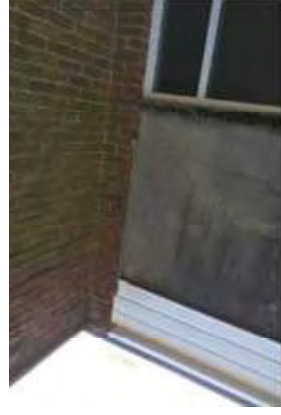
(337).JPG



(338).JPG



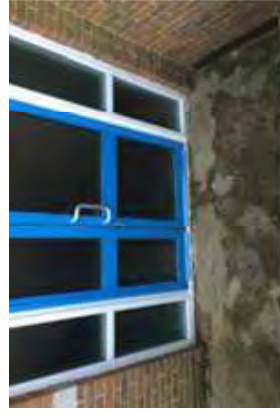
(339).JPG



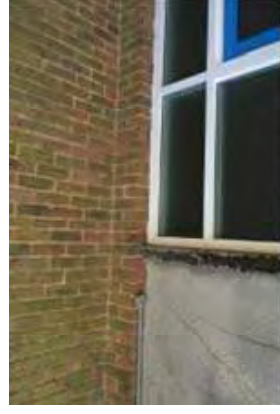
(340).JPG



(341).JPG



(342).JPG



(343).JPG



(344).JPG



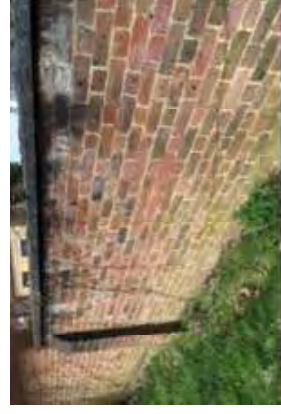
(345).JPG



(346).JPG



(347).JPG



(348).JPG



(349).JPG



(350).JPG



(351).JPG



(352).JPG



(353).JPG



(354).JPG



(355).JPG



(356).JPG



(357).JPG



(358).JPG



(359).JPG



(360).JPG



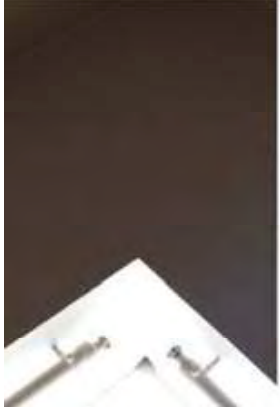
(361).JPG



(362).JPG



(363).JPG



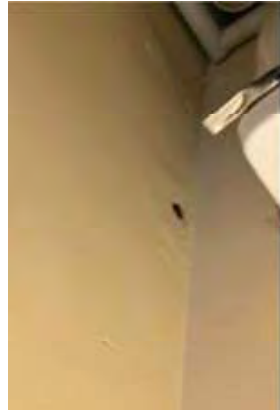
(364).JPG



(365).JPG



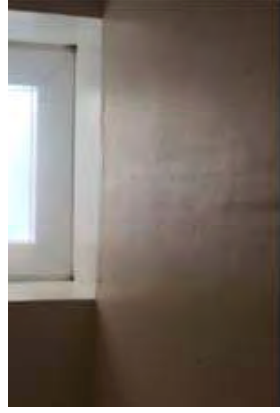
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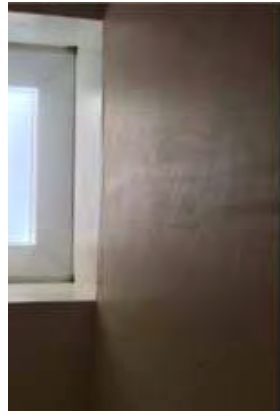
(367).JPG



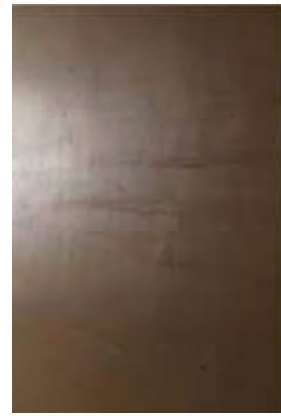
(368).JPG



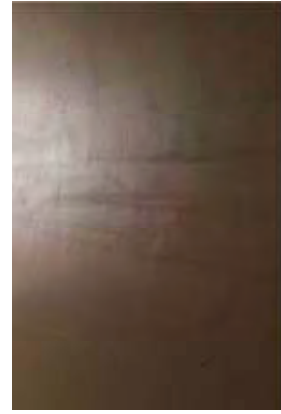
(369).JPG



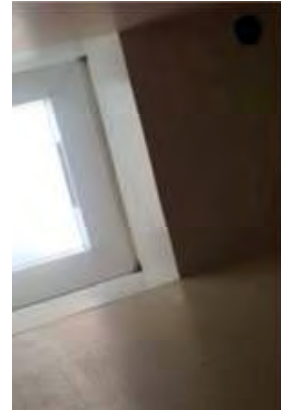
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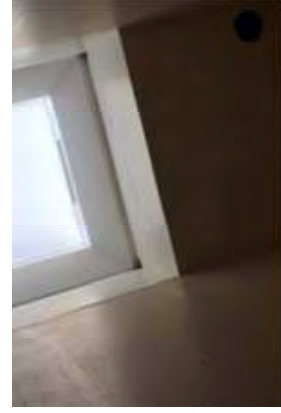
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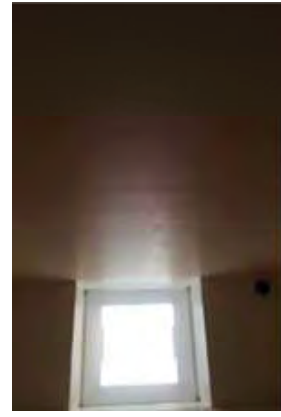
(372).JPG



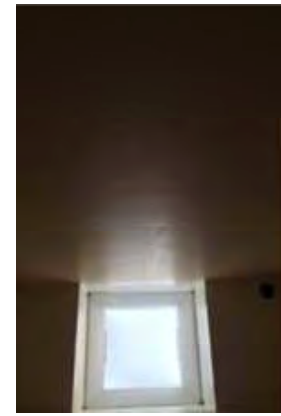
(373).JPG



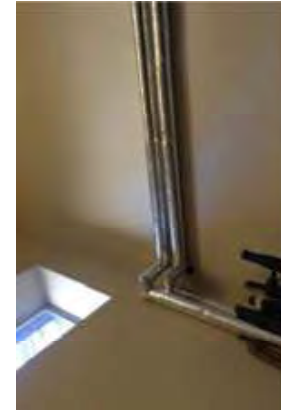
(374).JPG



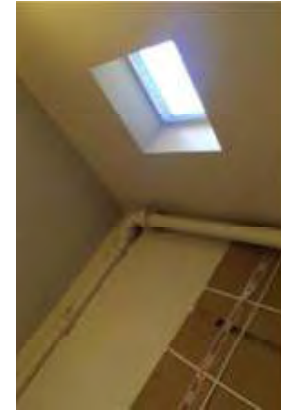
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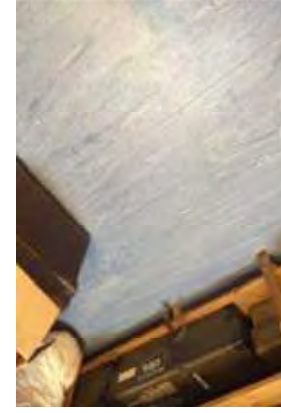
(376).JPG



(377).JPG



(378).JPG



(379).JPG



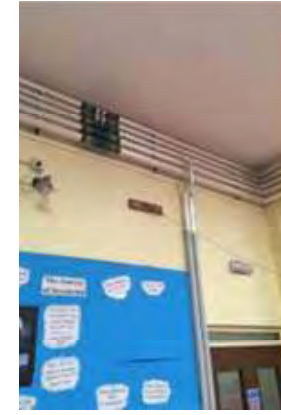
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(381).JPG



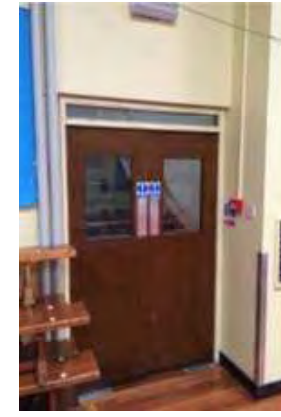
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(383).JPG



(384).JPG



(385).JPG



(386).JPG



(387).JPG



(388).JPG



(389).JPG



(390).JPG



(391).JPG



(392).JPG



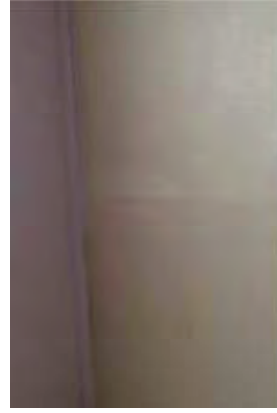
(393).JPG



(394).JPG



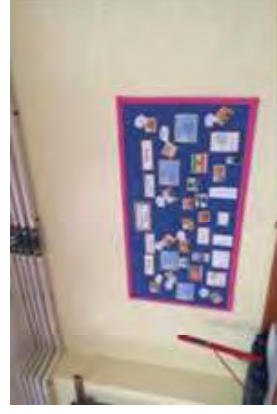
(395).JPG



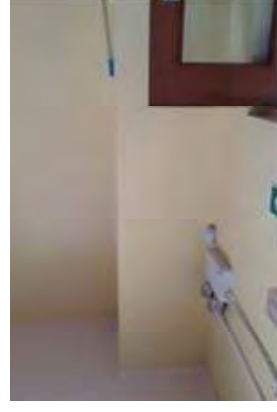
(396).JPG



(397).JPG



(398).JPG



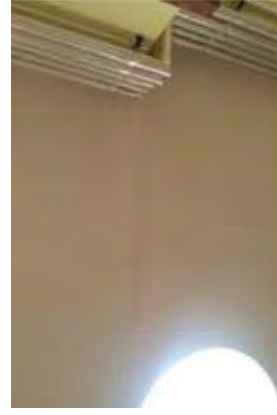
(399).JPG



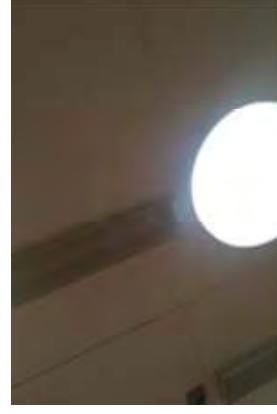
(400).JPG



(401).JPG



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(431).JPG



(432).JPG



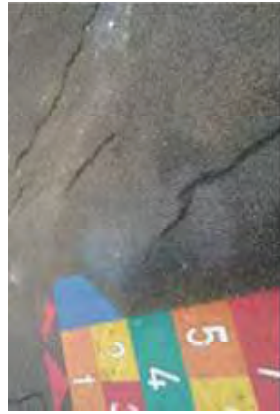
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