

Defect Number	Floor	Room Name/ Number	Item location		Item description	Condition	Recommendation	Image reference	Quantity	Unit of measure	Further Investigation
			Location A	Location B							
1	Basement	B.01	Wall	Chimney Surround	Concrete	Vandalism	Reconstruct in-situ using original fragments, using resin based compound bonding agents	0205			
2	Basement	B.01	Ceiling	South East Corner	Timber	Rotten Ceiling Board, Dry Rot from Historic Water Ingress	Cut out areas of rot back to sound timber. Like for like timber repair to match existing finish	0206	1	m <sup>2</sup>	
3	Basement	B.01	Ceiling	All	Timber Target Boards	Hole In Boarded Ceiling	Like for like timber repair, to match existing finish	0207	0.5	m <sup>2</sup>	
4	Basement	B.01	Ceiling	All	Modern Suspended Timber Ceiling	Throughout	Remove timber ceiling	0207	40	m <sup>2</sup>	
5	Basement	B.01	Floor	All	Modern Asbestos Floor Tiling	Poor state of repair	Remove asbestos covering using licensed contractor	7946	40	m <sup>2</sup>	
6	Basement	B.01	Walls	ADJ. Chimney Breast	Plaster	Blown Plaster, Water Ingress	Remove modern gypsum plaster and replace with lime based plaster	7947	1	m <sup>2</sup>	
7	Basement	B.05	Walls	West Wall	Plaster	Blown Plaster, Water Ingress. Bottom of walls	Remove modern gypsum plaster and replace with lime based plaster	7948	2	m <sup>2</sup>	
8	Basement	B.06	Ceiling	Middle	Plaster Board	Crack to Board	Fill, prepare and redecorate	7949	2	m	
9	Basement	B.06	Walls	External	Plaster	Blown Plaster Due to Damp	Remove modern gypsum plaster and replace with lime based plaster	7950-7951	7	m <sup>2</sup>	
10	Basement	B.07	Walls	External	Plaster	Blown Plaster Due to Damp	Remove modern gypsum plaster and replace with lime based plaster	7952	2	m <sup>2</sup>	
11	Basement	B.08	Walls	External	Plaster	Blown Plaster Due to Damp	Remove modern gypsum plaster and replace with lime based plaster	7953	2	m <sup>2</sup>	
12	Basement	B.09	Walls	External	Plaster	Blown Plaster Due to Damp	Remove modern gypsum plaster and replace with lime based plaster	7955	2	m <sup>2</sup>	
13	Ground	G. 01	Wall	North Wall	Timber Panel	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0163	0.5	m <sup>2</sup>	
14	Ground	G. 01	Stair	Soffit	Timber Panel	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0164	0.1	m <sup>2</sup>	
15	Ground	G.01	Ceiling		Plaster	Vandalism	Plaster repair, using lime based plaster, prepare and redecorate	0165	0.1	m <sup>2</sup>	
16	Ground	G.01	Ceiling		Plaster	Cracking Beneath Lining Paper	Remove lining paper, fill using lime based plaster, prepare and redecorate	0166	2	m <sup>2</sup>	
17	Ground	G.01	Walls		Timber Panelling	Cracking to Finishes	Prepare and redecorate	0167	85	m	

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18	Ground	G.01	Floor		Timber Boards	Patched/Uneven boards, large gaps.	Ensure secure fixings to joists, using nails as per existing construction method like-for-like	0168	10	m <sup>2</sup>	
19	Ground	G. 01	Door	External Rear	Timber Panelling	Door Dropped	Remove door, ensure hinges are firmly fixed to frame and door, rehang door like-for-like	0169	1	no.	
20	Ground	G. 02	Ceiling	All	Textured Paper and Plaster	Distortion and Cracking Above Unsympathetic Paper	Remove paper, fill using lime based plaster, prepare and redecorate	0171	25	m <sup>2</sup>	
21	Ground	G. 02	Floor	All	Timber Boards	Patched/Uneven boards, large gaps.	Ensure secure fixing to joists, using nails as per original construction method like-for-like	0172	25	m <sup>2</sup>	
22	Ground	G. 02	Walls	South East Corner	Timber Boards	Cracking to Panels	Like for like timber panel repair, to match existing finish as drawing C(22)03	0173	15	m	
23	Ground	G.02	Walls	South East Corner	Timber Boards	Historic Water Ingress/Dry Rot. Damage to Panelling	Cut out areas of rot back to sound timber. Like for like timber panel repair, to match existing finish as drawing C(22)03	0174	2	m <sup>2</sup>	
24	Ground	G. 02	Floor	Joist South East Corner	Timber Joist 200x 50mm	Historic Water Ingress/Dry Rot. Damage to Panelling. Damage to Floor	Cut out rot back to sound timber and repair joist end in timber; Like for like timber panel repair, to match existing finish as drawing C(22)03	0175	1	m	
25	Ground	G. 02	Windows	Shutters	Timber	Overhaul and Refix	Remove shutters, remove excess paint, overhaul ironmongery & replace in situ like-for-like	0176-0178	8	no.	
26	Ground	G. 02	Windows	Cills/Sashes	Timber Sash	Rotten Cills	Cut out rot back to sound timber and repair joist end in timber; Like for like timber panel repair, to match existing finish	0177	2	no.	
27	Ground	G. 03	Ceilings	All	Plaster With Lining Paper	Cracked/ undulations above lining paper	Remove paper, fill using lime based plaster, prepare and redecorate	0178	28	m <sup>2</sup>	
28	Ground	G. 03	Ceilings	Cornice Perimeter	Timber	Cracking Around Timber Cornice	Fill, prepare and redecorate like-for-like	0179	5	m	
29	Ground	G. 03	Floor	All	Timber Boards	Open Joints/Loose Boards/Uneven	Ensure secure fixings to joists, using nails as per existing construction method like-for-like	0181	28	m <sup>2</sup>	
30	Ground	G.03	Walls	All	Timber Panels	Cracking to Finishes	Fill, prepare and redecorate like-for-like	0182	35	m	
31	Ground	G.03	Walls	ADJ. Chimney Breast	Timber Panels	Vandalism- Hole	Like for like timber panel repair, to match existing finish as drawing C(22)03	0183	0.5	m <sup>2</sup>	

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32	Ground	G.03	Floor	Beam Under Window	Timber Joist	Rotten Beam End/Dry Rot From Historic Water Ingress	See Morton Partnership Report	0184	1	no.	Y
33	Ground	G.03	Walls	Under Window	Brick Arch	Poor Structural Condition of Brick Arch to Basement Opening	See Morton Partnership Report	0185	1	No	Y
34	Ground	G. 03	Window		Timber Sash	Rotting Cill	Cut out rot back to sound timber and piece in timber to match existing finish like-for-like	0186-0188	2	no.	
35	Ground	G.04	Ceiling	East Wall	Plaster	Staining from Water Ingress	Prepare and redecorate like-for-like	0189	2	m²	
36	Ground	G. 04	Ceiling	West Wall	Plaster	Staining from Water Ingress	Prepare and redecorate like-for-like	0190	2	m²	
37	Ground	G. 04	Ceiling	All	Lining Paper Over Plaster	Lining Paper Concealing undulations & Cracking.	Remove paper, fill, prepare and redecorate like-for-like	0190	2	m²	
38	Ground	G. 04	Ceiling	ADJ. Chimney	Plaster	Vandalism	Plaster repair using lime based plaster, prepare and redecorate like-for-like	0191	0.3	m²	
39	Ground	G.04	Walls	East Wall	Plaster	Historic Water ingress, Spalling of Plaster	Remove defective plaster, replace with lime-based plaster like-for-like	0192	2	m²	
40	Ground	G. 04	Walls	All	Plaster	General Spalling and Cracking	Remove defective plaster, replace with lime-based plaster like-for-like	0193	20	m²	
41	Ground	G.04	Floors	All		Open Joints/Loose Boards/Uneven	Ensure firm fix to joists, using nails as per original construction method like-for-like	0194	10	m²	
42	Ground	G.05	Walls	All	Plasterboard Lining	Vandalism	Plasterboard repair. Piece in new plasterboard like-for-like	0195	0.1	m²	
43	Ground	G.05	Walls	All	Plasterboard Lining	Vandalism	Plasterboard repair. Piece in new plasterboard like-for-like	0196	0.1	m²	
44	1st	I.01A	Walls	North Wall	Timber Panelling	Vandalism- Hole	Like for like timber panel repair, to match existing finish as drawing C(22)03	0121	0.5	m²	
45	1st	I.01A	Walls	South Wall	Plasterboard Lining	Vandalism- Hole	Like-for-like plasterboard repair	0122	0.5	m²	
46	1st	I.01A	Walls	West Wall	Plasterboard Lining	Vandalism- Hole	Like-for-like plasterboard repair	0123	0.5	m²	
47	1st	I.01A	Ceilings	South Wall	Plasterboard Lining	Cracking Adjacent Modern Wall	Fill, prepare and redecorate like-for-like	0124	5	m	
48	1st	I.01A	Ceilings	All	Lining Paper	Distortion Under Lining Paper	Remove paper, ensure firm fixing, fill using lime based plaster, prepare and redecorate like-for-like	0125	10	m²	
49	1st	I.01A	Walls	All	Timber Panelling	Cracking to Panels	Like for like timber panel repair, to match existing finish as drawing C(22)03	0126	30	m²	

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50	1st	I.01A	Window		Timber Sash	Cill and Window Rotten	Cut out rot back to sound timber, and piece in timber to match existing finish like-for-like	0127-0128	1	no	
51	1st	I.01A	Window	Shutters	Timber	Overhaul and Refix	Remove, ensure ironmongery can be firmly fixed using nails as per original construction method, rehang and decorate like-for-like	0129	4	no.	
52	1st	I.01A	Floors	All		Gaps Between Boards	Ensure boards are firmly fixed using nails as per original construction method like-for-like	0130	10	m <sup>2</sup>	
53	1st	I.01B	Ceilings	All	Plaster	Cracking and Distortion to Ceiling	Remove paper, fill using lime based plaster, prepare and redecorate like-for-like	0131	15	m <sup>2</sup>	
54	1st	I.01B	Ceilings	South Wall	Plaster	Cracking to Decorative Plaster Cornice	Fill using lime based plaster, prepare and redecorate like-for-like	0133	0.5	m	
55	1st	I.01B	Walls	All	Timber Panelling	Cracking to Finishes	Prepare and redecorate like-for-like	0135	60	m	
56	1st	I.01B	Fireplace		Stone	Requires Cleaning and Fill Joints	Clean and grout joints using lime based grout like-for-like repair	0134			
57	1st	I.01B	Window	Shutters	Timber	Gaps and Unevenness	Remove, overhaul ironmongery, clean, prepare and decorate like-for-like	0136	15	m <sup>2</sup>	
58	1st	I.01B	Window	Shutters	Timber	Overhaul and Refix	Remove, overhaul ironmongery, clean, prepare and decorate like-for-like	0137	8	no.	
59	1st	I.01B	Window		Timber Sashes	Rotten Window Cills	Cut out rot back to sound timber, and piece in timber to match existing finish like-for-like	0138-0139	2	no.	
60	1st	I.02	Wall	Below Window	Timber Boards	Vandalism- Holes	Timber repair to match existing finish like-for-like	0140	0.2	m <sup>2</sup>	
61	1st	I.02		Adjacent Window	Plasterboard Lining	Vandalism- Holes	Plasterboard repair like-for-like	0141	0.1	m <sup>2</sup>	
62	1st	I.02	Ceiling	All	Plaster	Lining Paper Concealing Cracking/Uneven Ceiling Above	Remove paper; fill using lime based plaster, prepare and decorate like-for-like	0142	18	m <sup>2</sup>	
63	1st	I.02	Wall	E,S,W Wall	Timber Panels	Cracking to Panels	Fill, prepare and redecorate like-for-like	0143	40	m	
64	1st	I.02	Wall	Around Door	Timber	Cracking/Splintering to Door Arch	Fill, prepare and redecorate like-for-like	0144	0.5	m <sup>2</sup>	
65	1st	I.02	Floors	All	Timber Boards	Open Joints and Unevenness	Ensure firm fixing to joists, using nails as per original construction method like-for-like	0145	18	m <sup>2</sup>	

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			Location A	Location B							
66	1st	1.02	Floor Joist/Beam	ADJ Window	Timber	Rotten Bearing End on Beam. No Bearing Capacity. Historic Dry Rot.	See Morton Partnership Report	0146 - 0147	1	no	Y
67	1st	1.02	Window		Sash	Rotten Sash/Cill	Cut out rot back to sound timber, and piece in timber to match existing finish like-for-like	0148			
68	1st	1.03	Ceiling	ADJ. East Wall	Plaster Board	Vandalism	Plasterboard repair like-for-like	0151	0.3	m <sup>2</sup>	
69	1st	1.03	Ceiling	ADJ. West Wall	Plaster Board	Vandalism	Plasterboard repair like-for-like	0153	0.3	m <sup>2</sup>	
70	1st	1.03	Ceiling	South East Corner	Timber Cornice	Water Staining and Cracking	Prepare and redecorate like-for-like	0154	18	m <sup>2</sup>	
71	1st	1.03	Walls	All	Timber Panelling	Cracking and Water Staining	Fill , prepare and redecorate like-for-like	0155	18	m	
72	1st	1.03	Floor	All	Timber Boards	Open Joints/Loose Boards/Uneven	Ensure firm fixing to joists, using nails as per original construction method like-for-like	0156	8	m <sup>2</sup>	
73	1st	1.03	Window		Timber Sash	Rotten Cill	Cut out rot back to sound timber, and piece in timber to match existing finish like-for-like	0157	1	no	
74	1st	1.05	Wall	East Side	Timber Panel	Vandalism, Hole.	Like for like timber panel repair, to match existing finish as drawing C(22)03	0158	0.5	m <sup>2</sup>	
75	1st	1.05	Wall	East Side at H/L	Fixtures	Unsympathetic Services Installations	Carefully remove services and conduct like-for-like repair of surfaces affected	0159	1	no.	
76	1st	1.05	Floor	All	Timber Boards	Uneven/Gaps/Loose boards	Ensure firm fixing of boards to joists, using nails as per original construction method like-for-like	0160	5	m <sup>2</sup>	
77	1st	1.05	Stair	All Balustrade Areas	Timber	Historic Detail Obscured By Paint	Gel treatment to remove paint, prepare and redecorate like-for-like	0161	1	no.	
78	1st	1.05	Wall	All	Timber Panelling	Cracking to Finishes	Fill, prepare and redecorate like-for-like	0162	30	m	
79	2nd	2.01	Ceiling	All	Plaster	Crack/Distortion . Old Lining Paper Cracking	Remove paper, fill using lime base plaster, prepare and redecorate like-for-like	0074	25	m <sup>2</sup>	
80	2nd	2.01	Ceiling	All	Timber Cornice	Cracking to Perimeter	Fill, prepare and redecorate like-for-like	0075	20	m	
81	2nd	2.01	Walls	All	Timber Boards	Cracking/Movement	Timber repair to match existing finish, prepare and redecorate like-for-like	0076	25	m <sup>2</sup>	
82	2nd	2.01	Floor	All	Timber Boards	Deflection/Historic Movement	Ensure firm fixing to joists, using nails as per original construction method like-for-like	0077	25	m <sup>2</sup>	

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83	2nd	2.01	Ceiling	South East Corner	Timber Cornice	Cracking/Water Ingress Damage (Historic)	Fill, prepare and redecorate like-for-like	0078	2	m	
84	2nd	2.01	Walls	South East Corner	Timber Panel	Movement Timber Panelling	Like for like timber panel repair, to match existing finish as drawing C(22)03	0079	5	m	
85	2nd	2.01	Ceiling	South East Corner	Plaster	Historic Staining to Plaster	Prepare and redecorate like-for-like	0080	0.5	m <sup>2</sup>	
86	2nd	2.01	Wall	Below Window	Timber Panel	Vandalism to Panel	Like for like timber panel repair, to match existing finish as drawing C(22)03	0081	0.5	m <sup>2</sup>	
87	2nd	2.01	Fire Surround	Near Hearth	Stone	Broken hearth	Reinstate in situ using lime based grout to fill cracks	0082	2	m <sup>2</sup>	
88	2nd	2.01	Wall	West Wall	Timber Panelling	Crack and Loss of Finishes	Prepare and redecorate like-for-like	0083	0.3	m <sup>2</sup>	
89	2nd	2.01	Windows	All Three Cills	Timber	Rotten Require Replacement	Cut out rot back to sound timber; timber repair to match existing finish	0084-0086	3	no.	
90	2nd	2.01	Windows	Shutters	Timber	Overhaul and Refix	Remove, overhaul ironmongery, ensure firm fixing using nails as per original construction method, rehang and decorate like-for-like	0087	12	no.	
91	2nd	2.02	Ceilings	Above door	Plaster	Vandalism- Hole	Plaster repair - Fill using lime based plaster like-for-like	0088	0.5	m <sup>2</sup>	
92	2nd	2.02	Wall	North Wall	Plasterboard Lining	Vandalism Damage x 3	Plasterboard repair like-for-like	0089	0.5	m <sup>2</sup>	
93	2nd	2.02	Wall	South Wall	Timber Panelling	Vandalism Damage	Like for like timber panel repair, to match existing finish as drawing C(22)03	0090	0.5	m <sup>2</sup>	
94	2nd	2.02	Ceiling	East Wall	Plaster	Water Staining From Historic Leak	Prepare and redecorate like-for-like	0091	1	m <sup>2</sup>	
95	2nd	2.02	Walls	All	Timber Panels	Cracking/Historic Movement	Like for like timber panel repair, to match existing finish as drawing C(22)03	0092	90	m	
96	2nd	2.02	Window	Reveal Below	Timber Panel	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0093	0.3	m <sup>2</sup>	
97	2nd	2.02	Window	Cill	Timber	Rotten Cills	Cut back to sound timber; piece in timber to match existing finish like-for-like	0094-0095	1	no.	
98	2nd	2.02	Window	Shutters	Timber	Over Haul and Refix	Remove, ensure firm ironmongery fixing using nails as per original construction method, re-hang and decorate like-for-like	0096	4	no.	
99	2nd	2.02	Ceiling	South West Corner	Plaster	Staining from Historic Water Ingress	Prepare and redecorate like-for-like	0097	0.5	m <sup>2</sup>	
100	2nd	2.03	Walls	South Wall	Timber Panel	Vandalism Damage	Like for like timber panel repair, to match existing finish as drawing C(22)03	0098	0.5	m <sup>2</sup>	



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101	2nd	2.03	Ceilings	South East Corner	Plaster/Timber Cornice	Staining/Cracking from Water Ingress	Fill, prepare and redecorate like-for-like	0099	0.5	m <sup>3</sup>	
102	2nd	2.03	Ceilings	North East Corner	Plaster/Timber Cornice	Staining/Cracking from Water Ingress	Fill, prepare and redecorate like-for-like	0100	8	m	
103	2nd	2.03	Ceilings	Perimeter	Plaster/Timber Cornice	Cracking to Perimeter	Fill, prepare and redecorate like-for-like	0101	0.5	m <sup>2</sup>	
104	2nd	2.03	Walls	All	Timber Panels	Typical Cracking of Finishes	Fill, prepare and redecorate like-for-like	0102	0.5	m <sup>2</sup>	
105	2nd	2.03	Walls	North West Corner	Timber Panels	Cracking/Distortion to Panels to historic Water Ingress	Fill, prepare and redecorate, Like for like timber panel repair, to match existing finish as drawing C(22)03	0103	2	m <sup>2</sup>	
106	2nd	2.03	Walls	North Wall	Timber Panels	Loss of Timber Panelling Associated With Historic Incorporation of Sanitary Ware	Timber repair/replacement of lower panel to match existng; fill, prepare and redecorate, refer to drawing C(22)03	0104	1	m <sup>2</sup>	
107	2nd	2.03	Window		Timber Sash	Rot/Cracking of Window Sash Boxes and Sashes	Cut out timber back to sound wood, timber repair to match existing finish like-for-like	0105-0106	1	no.	
108	2nd	2.03	Walls	North Wall	Timber Panelling	Damage to Panels Associated With Historic Fixtures	Fill, prepare and redecorate, Like for like timber panel repair, to match existing finish as drawing C(22)03	0107	0.5	m <sup>2</sup>	
109	2nd	2.03	Floor	All	Timber Boards	Uneven, large gaps between boards	Ensure firm fixing to joists, using nails as per original construction method like-for-like	0108	5	m <sup>2</sup>	
110	2nd	2.02	Floor	All	Timber Boards	Uneven, large gaps between boards	Ensure firm fixing to joists, using nails as per original construction method like-for-like	0109	17	m <sup>2</sup>	
111	2nd	2.02	Ceiling	All	Plaster	Generic Cracking to Lining Paper and Finishes	Remove paper, ensure plaster firmly fixed, fill, prepare and decorate like-for-like	0110	17	m <sup>2</sup>	
112	2nd	2.05	Walls	North Wall	Timber Panel	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0111	1	m <sup>2</sup>	
113	2nd	2.05	Walls	South Wall	Timber Panel	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0112	0.5	m <sup>2</sup>	
114	2nd	2.05	Stair Soffit		Plaster Lining	Vandalism	Plaster repair using lime based plaster like-for-like	0113	0.3	m <sup>2</sup>	
115	2nd	2.05	Stair Soffit		Plaster Lining	Cracking to Plaster Soffit	Plaster repair using lime based plaster like-for-like	0114	5	m	
116	2nd	2.05	Walls	Above Door	Timber Panel	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0115	0.3	m <sup>2</sup>	

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117	2nd	2.05	Ceiling	Above Door	Timber Cornice	Cracking	Fill, prepare and decorate like-for-like	0116	2	m	
118	2nd	2.05	Ceiling	All	Plaster	General Cracking	Fill using lime based plaster, prepare and redecorate like-for-like	0119	4	m	
119	2nd	2.05	Stairs	Treads	Timber	Worn/Unsecure Nosings	Ensure firm fixings, using nails as per original construction method like-for-like	0120	20	no.	
120	2nd	2.05	Walls	North Wall	Timber Panelling	Cracking	Fill, prepare and decorate. Like for like timber panel repair, to match existing finish as drawing C(22)03	0121	70	m	
121	2nd	2.05	Stairs	Balustrade/Newel	Timber	Loose	Ensure firm fixings, using nails as per original construction method like-for-like	0122	1	no.	
122	3rd	3.01	Ceiling	Above Window RHS	Cornice	Cracks Cornice and Panelling	Fill, prepare and decorate like-for-like	0995 - 0996	3	m	
123	3rd	3.01	Wall	All	Timber Panelling	Cracks, Flaky Finishes	Fill, prepare and decorate like-for-like	0997	20	m	
124	3rd	3.01	Wall	Behind Window	Timber Panelling	Criminal Damage	Like for like timber panel repair, to match existing finish as drawing C(22)03	00998	0.5	m <sup>2</sup>	
125	3rd	3.01	Wall	Behind Door and Next to Door	Timber Panelling	Criminal Damage	Like for like timber panel repair, to match existing finish as drawing C(22)03	0999-001	0,5	m <sup>2</sup>	
126	3rd	3.01	Floor	Middle	Timber Boards	Rot/Insect Attack (Historic)	Cut back to sound timber; piece in timber to match existing finish like-for-like	0002	0.1	m <sup>2</sup>	
127	3rd	3.01	Ceiling	Above Window	Plaster Board	Moisture Ingress Above Ceiling	Cut back to sound boards, fill, prepare and redecorate like-for-like	0003	1	m <sup>2</sup>	
128	3rd	3.01	Kitchen Units		Fittings	Requires Modernisation	Replace fittings	0004	1	No.	
129	3rd	3.02	Fire place	Chimney Breast		Surround Removed	Plaster over missing fireplace in limebased plaster using stop bead at perimeter, decorate	0005-0006	1	No.	
130	3rd	3.02	Wall	Below Window	Timber Panelling	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0007	0.2	m <sup>2</sup>	
131	3rd	3.02	Wall	North Wall	Timber Panelling	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0008	0.2	m <sup>2</sup>	
132	3rd	3.02	Wall	North Wall	Timber Panelling	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0009	0.2	m <sup>2</sup>	
133	3rd	3.02	Wall	South Wall	Timber Panelling	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0010	0.2	m <sup>2</sup>	



Defect Number	Floor	Room Name/ Number	Item location		Item description	Condition	Recommendation	Image reference	Quantity	Unit of measure	Further Investigation
			Location A	Location B							
134	3rd	3.02	Wall	West Wall	Timber Panelling	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0011	0.2	m <sup>2</sup>	
135	3rd	3.02	Wall	Above Fireplace	Timber Panelling	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0012	0.2	m <sup>2</sup>	
136	3rd	3.02	Wall	S.E Corner	Timber Panelling	Water Ingress. Damage to Finishes, Cornice and Panelling	Prepare and redecorate like-for-like	0013-0014	2	m <sup>2</sup>	
137	3rd	3.02	Floor	All	Timber Boards	Historic Sagging to Floors	Ensure boards firmly fixed to joists, using nails as per original construction method like-for-like	0015	8	m <sup>2</sup>	
138	3rd	3.02	Ceiling	All	Plaster Board	Distortion/Deflection to Ceilings	Ensure boards are fixed firmly, repair and redecorate like-for-like	0016	8	m <sup>2</sup>	
139	3rd	3.02	Ceiling	All/Middle	Plaster	Crack to Ceiling	Plaster repair using lime based plaster, prepare and redecorate like-for-like	0017	1	m	
140	3rd	3.03	Fireplace		Fireplace	Vandalism- Removed Surround	Repair surround using lime based grout to fill cracks	0018	1	No.	
141	3rd	3.03	Wall	North Wall	Plaster Board	Vandalism	Plaster board repair like-for-like	0019	0.1	m <sup>2</sup>	
142	3rd	3.03	Ceiling	East Wall	Plaster Board	Damaged Patches/Cracks	Plaster board repair like-for-like	0020	0.2	m <sup>2</sup>	
143	3rd	3.03	Floor	All	Timber Boards	Floor sagging/distortion	Ensure boards are firmly fixed, using nails as per original construction method like-for-like	0021	15	m <sup>2</sup>	
144	3rd	3.03	Ceiling	All	Plaster Board	Ceiling Sagging	Plaster board repair like-for-like	0022	15	m <sup>2</sup>	
145	3rd	3.03	Wall	Below Window	Timber Boards	Loose Panel	Refix loose panel, using nails as per original construction method like-for-like	0023	1	No.	
146	3rd	3.03	Window		Sash	Cracking around the Window	Prepare and redecorate like-for-like	0024	5	m	
147	3rd	3.01	Window		Sash	Damage/Cracking and Movement	Fill, prepare and redecorate like-for-like	0025-0027	2	m	
148	3rd	3.02	Windows		Sash	Poor state of decoration and repair. Gaps, open joints	Fill, prepare and redecorate like-for-like, ease and adjust	0028-0029	2	No.	
149	3rd	3.04	Ceiling	All	Plaster board	Cracking and undulations beneath lining paper	Remove paper, fill and redecorate like-for-like	0030	8	m <sup>2</sup>	
150	3rd	3.04	Walls		Plaster	Poor state of decoration and repair	Prepare and redecorate like-for-like	0031	18	m <sup>2</sup>	
151	3rd	3.04	Fixtures		Fixtures	Boiler Requires Replacing	Replace	0032	1	No.	
152	3rd	3.04	Walls		Plaster	Loose Missing Plaster	Replace/re-fix plaster to match existing plaster like-for-like	0033	0.5	m <sup>2</sup>	
153	3rd	3.04	Window		Sash Modern	Good Repair	No action required	0034	1	No.	
154	3rd	3.04	Floors		Timber Boards	Unlevel, Large Gaps, Open Joints	Ensure firm fixing to joists, using nails as per original construction method like-for-like	0035	15	m <sup>2</sup>	

Defect Number	Floor	Room Name/ Number	Item location		Item description	Condition	Recommendation	Image reference	Quantity	Unit of measure	Further Investigation
			Location A	Location B							
155	3rd	3.04	Walls	Behind door and Wall	Timber Boards	Peeling and Flaking Finishes	Remove flaking paint, prepare and redecorate like-for-like	0036	2	m <sup>2</sup>	
156	3rd	3.06	Wall	North	Timber Panelling	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0037	0.5	m <sup>2</sup>	
157	3rd	3.06	Ceilings	All	Plaster Board	General Deflection associated with Historic Movement	Plasterboard repair like-for-like	0038	15	m <sup>2</sup>	
158	3rd	3.06	Ceilings	Cornice	Timber Cornice	Cracking, North Wall	Fill, prepare and redecorate like-for-like	0039	2	m	
159	3rd	3.06	Walls	East Wall	Timber Panelling	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0040	0.1	m <sup>2</sup>	
160	3rd	3.06	Walls	All	Timber Panelling	General Cracking to Panels	Fill, prepare and redecorate like-for-like	0041	16	m	
161	3rd	3.06	Floors	All	Timber Boards	Sagging/Distortion to Floors	Ensure boards are firmly fixed using nails as per original construction method like-for-like	0042	15	m <sup>2</sup>	
162	3rd	3.05	Ceiling	All	Plaster	Cracking/Movement to Perimeter	Fill using lime based plaster, prepare and decorate like-for-like	0043	9	m	
163	3rd	3.05	Ceiling	All	Plaster	Cracking to Soffit	Fill using lime based plaster, prepare and decorate like-for-like	0044	6	m	
164	3rd	3.05	Walls	East Wall	Plaster Board Lining	Vandalism	Plasterboard repair like-for-like	0045	0.5	m <sup>2</sup>	
165	3rd	3.05	Walls	North Wall	Timber Panelling	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0046	0.5	m <sup>2</sup>	
166	3rd	3.05	Walls	West Wall	Timber Panelling	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0047	0.5	m <sup>2</sup>	
167	3rd	3.05	Walls	West Wall	Timber Panelling	Vandalism	Like for like timber panel repair, to match existing finish as drawing C(22)03	0048	0.5	m <sup>2</sup>	
168	3rd	3.05	Walls	North Wall	Timber Panelling	Cracking/Distortion Timber Panelling	Like for like timber panel repair, to match existing finish as drawing C(22)03	0049	12	m	
169	3rd	3.05	Stair	Treads all	Timber Panelling	New Nosing to Timber Treads Proud	Ensure firmly fixed using nails as per original construction method & plumb like-for-like	0050	10	No.	
170	3rd	3.05	Stair	Landing	Timber	Broken Boards	Replace/repair boards, to match existng	0051	0.5	m <sup>2</sup>	
171	3rd	3.05	Window		Sash	Rot, Shrinkage & Rotten Cill	Cut out back to sound timber, and piece in timber to match existing finish like-for-like	0052-0053	1	No.	
172	4th	4.01	Ceiling	East Side	Timber Panelling	Vandalism Loss of Timber Panel	Like for like timber panel repair, to match existing finish as drawing C(22)03	0054	1	m <sup>2</sup>	

CONDITION SURVEY

Defect Number	Floor	Room Name/ Number	Item location		Item description	Condition	Recommendation	Image reference	Quantity	Unit of measure	Further Investigation
			Location A	Location B							
173	4th	4.01	Ceiling	West Side	Plaster Board Lining	Vandalism Holes to Boards	Plasterboard repair like-for-like	0055	0.5	m²	
174	4th	4.01	Ceiling	West Side	Plaster Board Lining	Vandalism Holes to Boards	Plasterboard repair like-for-like	0056	0.3	m²	
175	4th	4.01	Window		Timber Casement	Rot Damage	Cut out back to sound timber; piece in timber to to match existing finish like-for-like	0057-0058	1	No.	
176	4th	4.01	Ceiling	West Side	Plaster Board Lining	Hole In Boarded Ceiling	Plasterboard repair like-for-like	0059	0.5	m²	
177	4th	Roof	Roof	South Side	Modern Tiles	Broken and Loose Tiles	Replace broken tiles; re-fix loose tiles	0060-0061	20	No.	
178	4th	Roof	Dormer	South Side	Tiles/Flashing	Dormer Lead Flashings, Ties in Poor Condition	Replace lead flashings; re-hang tiles	0062	1	No.	
179	4th	Roof	Flat Roof	South West Side	Asphalt	Bubbling/Distortion to Asphalt	Cut away and replace asphalt	0063	0.3	m²	
180	4th	Roof	Copings		Concrete and Stone Copings	Cracking/Spalling	Lift and re-set and point copings using lime based mortar; ensure firm fix	0064	8	m²	
181	4th	Roof	Valley Gutter		Asphalt	Cracking to Finish	Cut away and replace asphalt	0065	6	m²	
182	4th	Roof	Hip Tiles		Handmade Clay	Loose Hip Tiles Require Re-Setting	Lift hip tiles and re-set	0066-0067	20	no.	
183	4th	Roof	Gutter	Front	Asphalt	Bubbles/Cracking	Cut away and replace asphalt	0068	3	m²	
184	4th	Roof	Coping	Front	Coping Stones	Broken Coping	Replace broken coping, to match existing	0069	2	no.	
185	4th	Roof	Coping		Coping Stones	Open Joints Require Re-Pointing	Rake out and re-point, using lime based mortar	0070	8	No.	
186	4th	Roof	Roof Tiles	Front/East Side	Modern Clay Tiles	Broken Tiles (Modern)	Replace broken tiles using tiles to match	0071	10	no.	
187	4th	Roof	Chimney Stack		Pointing	Poor Repair of Pointing. Recommend to Take Out and Repoint	Rake out and re-point, using lime based mortar	0073	8	m²	
188	Exterior	Rear Elevation	North Facing Wall	Between G and I Floor Windows	Brick	Cracking	Plastic repair	0197	1.5	m	
189	Exterior	Rear Elevation	North Facing Wall	Between I and 2 windows	Brick	Open Joint- Requires Repointing	Rake out and re-point, using lime based mortar	0198	1.5	m	
190	Exterior	Rear Elevation	North Facing Wall	Basement	Brick	Damp to perimeter of wall ADJ Ground	Replace gypsum plaster with lime-based render	0199	6	m	

CONDITION SURVEY

Defect Number	Floor	Room Name/ Number	Item location		Item description	Condition	Recommendation	Image reference	Quantity	Unit of measure	Further Investigation
			Location A	Location B							
191	Exterior	Rear Elevation	West Facing Wall	Above and Floor Window	Brick	Cracking	Rake out and re-point, using lime based mortar	0200	1.5	m	
192	Exterior	Rear Elevation	West Facing Wall	Between 1 and 2 Floor Windows	Brick	Bowing / Open Joints	Rake out and re-point, using lime based mortar	0201	2	m <sup>2</sup>	
193	Exterior	Rear Elevation	West Facing Wall	Between 2nd and 3rd Floor Windows	Brick	Bowing / Open Joints	Rake out and re-point, using lime based mortar	0202	2	m <sup>2</sup>	
194	Exterior	Rear Elevation	West Facing Wall	G Floor Between Door and Window	Brick	Vertical Crack	Rake out and re-point, using lime based mortar	0203	2	m <sup>2</sup>	
195	Exterior	Rear Elevation	West Facing Wall	Below Parapet	Brick	Bows into Building	Rake out and re-point, using lime based mortar	0204	4	m <sup>2</sup>	
196	Exterior	Front wall	Wall	Below 3rd Floor middle windows	Bricks	Blown Bricks	Replace bricks to match adjacent	7957	3	no.	
197	Exterior	Front wall	Between	Between Central and South Window 3rd floor	Bricks	Blown Bricks	Replace bricks to match adjacent	7957	2	no.	
198	Exterior	Front wall	Rhs to N Windows		Bricks	Structural Movement. ADJ. North Party Wall. Dropped 3 inches.	Historic - monitor	7962	2	m <sup>2</sup>	
199	Exterior	Front wall	ADJ. South Party Wall.	Damage		Damage owing to Historic Water Ingress. Blown pointing	Rake out and re-point using lime based mortar	7963 - 7964	3	m <sup>2</sup>	
200	Exterior	Front door	Surround	Bottom Section		Water Damage	Cut back to sound wood, timber repair and redecorate like-for-like	7965-7966	1	m	
201	Exterior	Front door	canopy	All		Water Damage	Cut back to sound wood, timber repair and redecorate like-for-like	7967-7968	1	m	
202	Basement	B.01	Stair banister	Up to ground floor	Timber	Loose & unsecure fixings	Ensure firmly fixed, using nails as per original construction method like-for-like	7956	3	no.	
203	Exterior	Front door	Threshold	All	Tiled	Structural Movement. ADJ. North Party Wall. Dropped 3 inches.	Historic - monitor	7959	1	m	
204	Exterior	Front wall	Above door door canopy	Adj. N Wall	Bricks	Structural Movement. ADJ. North Party Wall. Dropped 3 inches.	Historic - monitor	7960	1	m <sup>2</sup>	



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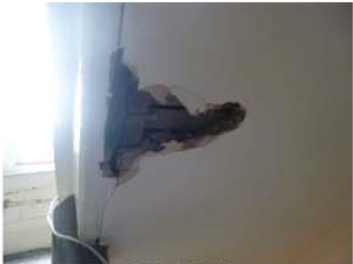
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