

Schedule of conditions
for
Re: No. 44 Downshire Hill, LONDON. NW3 1NU

Prepared, further to inspection by Mr Grant Wright on 14/10/15

Location	Description	Conditions/Defects
Ground Floor		
Front		
Dining room		
Ceiling	Lath & plaster, & decorated	<p>Various cracks and uneven areas throughout, full replacement needed, photo refs; 49,50,51,52,53&54. Some historic cracking and some evidence of earlier repairs. Diagonal cracking from window location to spine wall, photo refs; 51&52. Diagonal cracking from left of window head at corner of cornice towards chimney breast, photo ref; 50. Various cracks above chimney breast location. Various diagonal cracks from party wall to wall between front room and rear room</p>
Cornice	Plastered & decorated	<p>Various cracks through cornice, including irregular at front elevation right corner, photo ref; 55. Cracking along line of cornice to front elevation, photo ref; 56. Cracking through cornice at right-hand side to chimney breast, photo ref; 57. Cracking through cornice width above chimney breast, photo ref; 58. Cracking through right corner in left chimney alcove, photo ref; 59. Cracking through cornice on wall between front and rear rooms, photo ref; 60&61</p>
Walls	Plastered & decorated	<p>Cracking to various locations, photo refs; 65,66&67 Cracking between cornice and window, diagonal, 3-4 mm wide, photo refs; 62&63. Cracking from left of architrave to opening to sitting room, 2 No. cracks 150mm&250mm in length, photo ref; 64.</p>

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Location	Description	Conditions/Defects
Ground Floor		
Rear		
Sitting room		
Ceiling	Plastered & decorated	Staining, not linked to subsidence issue. Good condition generally
Cornice	Plastered & decorated	Cracking in cornice 50mm long, at corner to left of door in spine wall, photo ref; 74. Cracking through cornice, part-width only, 50mm, 2 No. to right of opening, photo ref; 73. Cracking above chimney breast, approximately 100mm long, photo ref; 75. Cracking to right of window, approximately 1m in total length along cornice, across cornice & carries on along, photo refs; 76,77&78. Cracking between cornice and rear elevation, photo refs; 76,77&78. 2 No. cracks across cornice, each approximately 40mm long, to rear elevation left corner to spine wall, photo ref; 79. Cracking between cornice and spine wall, approximately 2.5m, photo ref; 80
Walls	Plastered & decorated	Diagonal cracking from architrave of opening to dining room, 2 No. cracks 350-400mm, photo ref; 81. Cracking at party wall to wall between dining and sitting room, above top pf book case to cornice, photo ref; 82. Various irregular cracks at party wall to rear elevation location, ranging from 100-400mm long, photo refs; 83&84. 2 No. cracks approximately 300-400mm long, between cornice and picture rail, to right of entrance door to room on spine wall, photo refs; 85&86

