

Location	Description	Conditions/Defects
Top Floor (Second Floor)		
Bedroom		
Ceiling	Plasterboard, papered & decorated	Damp staining evident upon ceiling above window location, cause not yet established, photo refs; 37&38. Only fine hairline cracking, no works required, photo refs; 37&38
Walls	Plastered & decorated	Cracking on front elevation to bottom right of window area, irregular, approximately 250mm long, photo ref; 36.
Floors	Timber & carpeted	Out of true, but no other defects evident



Location	Description	Conditions/Defects
First Floor		
Front		
En-suite		
Ceiling	Plastered & decorated. No cornice	Cracking half-width across ceiling from above door location, photo ref; 7
Walls	Plastered & decorated	Cracking from architrave to left of head of door to ceiling, photo ref; 8. Cracking above tiling within shower cubicle from top of tiling to ceiling, approximately 250mm, photo ref; 9. Cracking from top of tiling above end of bath, near mirrored wall cabinets, approximately 200mm long, photo ref; 10. Cracking from left of bottom of window board, approximately 350mm long, photo ref; 12
Floor	Timber & carpeted	Out of true, but no other defects evident



Location	Description	Conditions/Defects
Top Floor (Second Floor)		
Rear		
Study		
Ceiling	Plastered, papered & decorated	Cracking near door to ceiling, plus to various locations, photo refs; 40,41,42,43&44. Cracking to corner at party wall to rear elevation, approximately 1m & 300mm, photo ref; 45. Cracking at ceiling to party wall, photo ref; 45. Cracking at rear elevation to ceiling,
Walls	Plastered, papered & decorated	photo ref; 46 Cracking between spine wall and rear elevation, floor to ceiling in length,
Elec ::-	Timber 0	photo refs; 47&48
Floors	Timber & carpeted	Out of true, but no other defects evident
	 	
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Location	Description	Conditions/Defects
First Floor		
Front		
Bedroom		
Ceiling	Plastered & decorated	Cracking, approximately 1.2m & 300mm at right-angles, photo ref; 1
Cornice & Frieze to left of window	Plastered & decorated	Cracking, approximately 250mm long, photo ref; 2
Cornice & Frieze to right of window	Plastered & decorated	Cracking, approximately 100mm long, photo ref; 3
Cornice on wall, parallel to front elevation	Plastered & decorated	Cracking through full width of cornice, approximately 150mm long, photo ref; 4
Cornice above built- in wardrobe	Plastered & decorated	Cracking, approximately 100mm long, photo ref; 5
Cornice at corner with built-in wardrobe	Plastered & decorated	Cracking, approximately 150mm long, photo ref; 6
Walls	Plastered, papered & decorated	Some areas uneven, but no cracking showing through
Floor	Timber & carpeted	Out of true, but no other defects evident



Location	Description	Conditions/Defects
Top Floor (Second Floor)		
Front		
70		
En-suite off bedroom		
G '11'	DI 10.1 1	
Ceiling	Plastered & decorated	Cracking across width of ceiling, approximately 1.4m, photo ref; 39
Walls	Tiled	No defects
Floors	Timber & tiled	No defects
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ter of rear to ref; 20. all, at door
ects evident



Location	Description	Conditions/Defects
First Floor to Second Floor Stairs & Landings		
Airing cupboard	Not inspected internally	
Ceiling	Sloping, plastered & decorated above stairs to top floor	2 No. irregular cracks, approximately 1m each in length, photo refs; 22,23,24&25
Walls	Plastered & decorated to rear elevation	Cracking approximately 400m from top right of window, photo ref; 26. Irregular cracking, approximately 500mm long, linking onto the cracking between the rear elevation and spine wall, photo refs; 27&28.
Sloping soffit	Plastered & decorated	Cracking between sloping soffit and spine wall, approximately 500mm long, photo refs; 29,30&32
Spine wall	Plastered & decorated	Cracking in plaster, irregular, 3 No. lengths; 100mm, 200mm & 1m, photo ref; 31
Ceiling over top landing	Plastered & decorated	Cracking across from spine wall to wall to top of rear room, approximately 400mm long, photo ref; 33&34. Cracking from loft access hatch to spine wall, approximately 100mm in length and turning down onto wall, approximately 50mm in length, photo ref; 35



Location	Description	Conditions/Defects
Ground Floor		
Front		
Dining room		
Ceiling	Lath & plaster, & decorated	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
Cornice	Plastered & decorated	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
Walls	Plastered & decorated	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.



Location	Description	Conditions/Defects
Ground Floor		Cracking from right-hand side of door to
Front Front		entrance hall, from architrave to ceiling,
Dining room		photo ref; 70. Cracking at corner between wall to
Walls contd.		entrance hall to right of door, floor to ceiling height, plus extensive rucking of wallpaper, photo ref; 72
Floors	Timber & carpeted	Out of true, but no other defects evident. Skirting separated at corner of room due to spine wall movement at floor level, photo ref; 69



Location	Description	Conditions/Defects
G LE		
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



Location	Description	Conditions/Defects
Ground Floor Rear		
Sitting room contd.		
Floors	Timber & carpeted	Out of true and loose boards evident, needs repairs to be defined
	 	



Location	Description	Conditions/Defects
G IF		
Ground Floor		
Front		
Entrance hall		
Ceiling	Plastered & decorated	Diagonal cracking across front section of entrance hall ceiling, between spine wall and party wall, photo ref; 87. Diagonal cracking from string of stairs in rear section of hall to spine wall, photo ref; 88
Walls	Plastered & decorated	Diagonal cracking, approximately 600mm long, from architrave at head of door to sitting room, photo refs; 89,90&91. Gap opened between skirting to spine wall and to rear elevation, at location of landing corner, photo refs; 92&93
Floors	Timber & carpeted	Out of true, but no other defects evident



Location	Description	Conditions/Defects
Lower Ground		
Floor		
Front		
Entrance storage &		
steps		
G '11'	DI	
Ceiling	Plastered soffit to under-side of	Ceiling needs redecoration, as cracking
XX7 - 11 -	front steps	No defeate seident
Walls	Tiled	No defects evident
Floor	Solid	No defects evident
TT-11/4:1:4		
Hall/utility area		
Cailing	Diagram d. P. da agressa d	No defects evident
Ceiling	Plastered & decorated	No defects evident
Walls	Plastered & decorated	No defects evident
Floor	Solid	No defects evident



Location	Description	Conditions/Defects
Lower Ground		
Floor		
Front		
Kitchen		
Ceiling	Suspended timber floor to room above exposed, with no plaster surface to under-side of floor joists. Timberwork & under-side of floorboarding rendered, all painted	No defects evident, photo ref; 94
Walls	Largely covered by marble/stone	No cracking to stonework. Cracking approximately 350mm long to area above marble/stonework splashbacks, behind Aga under airbrick, photo ref; 95
Floors	Solid with timber finish	No defects evident



Location	Description	Conditions/Defects
Lower Ground Floor		
Rear		
Sitting room off kitchen		
Ceiling	Suspended timber floor to room above exposed, with no plaster surface to under-side of floor joists. Timberwork & under-side of floorboarding rendered, all painted	No defects evident
Walls	Plastered & decorated	Cracking in plaster to wall between kitchen and sitting room, from ceiling to approximately 300mm from floor, 2-3mm wide. This crack is being monitored by a wall-fixed device, photo refs; 96,97&98. Cracking to spine wall and to wall between kitchen and rear sitting room, 1-2mm wide, photo refs; 99,100&101. Cracking above fireplace on chimney breast from top of mantelpiece to ceiling i.e. approximately 500mmm in length, photo refs; 102&103
Floors	Solid & carpeted	No defects evident



Location	Description	Conditions/Defects
Lower Ground		
Floor		
Rear		
Hall		
Ceiling	Plastered & decorated	No significant cracks noted
Walls	Plastered & decorated	2 No. cracks, largely horizontal, approximately 500mm & 600mm long, to spine wall at approximate head height, photo refs; 104&105. Cracking opposite door to store under stairs, from floor to ceiling. Evidence of previous monitoring devices, photo refs; 106&107. Cracking to party wall within store, running from ceiling to floor, photo ref; 108
Floors	Solid	No defects evident



Location	Description	Conditions/Defects
Lower Ground		
Floor		
Rear		
Toilet		
Ceiling	Plastered & decorated	No defects evident
Walls	Plastered & tiled	Opening up between spine wall tiling and wall to rear of toilet (as one faces the toilet), photo refs; 109,110&111
Floors	Solid & tiled	No defects evident
Rear hall near door to cupboard next to	Plastered & decorated walls and ceiling	Cracking at reveal to soffit to top of arch, plus cracking on wall,
toilet	and cennig	photo refs; 112&113



Location	Description	Conditions/Defects
External		
Rear	Brickwork	Various repairs over time. Possibly some movement between spine wall and top left of window to stairs, cracking, opening of jointing between brickwork, photo refs; 114,115,116,117&118. Cracking at render junction between party wall and neighbouring property, photo refs; 119,120&121. Some cracking through bricks and pointing near location of spine wall, and under left side of window to stairs, photo refs; 122,123,124&125



Location	Description	Conditions/Defects
External		
Front	Stucco style rendered front façade on brickwork	Various lengths of cracking, as depicted on photo refs; 126,127,128,129,130,131, 132,133,134,135,136,137,138,139,140, 141&142
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