

SCHEDULE OF CONDITION

of the relevant parts

of

**THE COACH HOUSE
6 KIDDERPORE AVENUE**

in respect of proposed works

at

**KING'S COLLEGE REDEVELOPMENT SITE
KIDDERPORE AVENUE
LONDON NW3**

Prepared by:

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GENERALLY

1. All cracks are hairline in width unless stated otherwise.
2. Wall references to left and right are taken as if facing the party or flank wall.
3. Other references to left and right are taken as if facing the said feature.
4. The exterior of the property was inspected from ground level.
5. This schedule should be read in conjunction with the external photographs held by the appointed surveyors.

LOCATION	DESCRIPTION	CONDITION
<u>Internally</u>		
Ground Floor		
Dining Area/Study		
Walls	Painted plaster, partly concealed by furnishings and stored possessions.	<p>Recently decorated. Evidence of making good to a former crack extending diagonally upwards from the top right hand corner of the opening to the kitchen, visible length about 200mm.</p> <p>There is faint hairline separation at the junction of the timber sub cill and the window reveal.</p> <p>No other cracks or relevant defects were noted.</p>
Joinery	Painted timber skirtings, door units, etc.	<p>There is separation about 1mm wide between the skirting and the surface of the wall to the right hand side of the refrigerator, on the kitchen partition wall.</p> <p>No other relevant defects were noted.</p>
Ceiling	Painted plaster with polycarbonate roof light.	<p>No cracks or other relevant defects were noted to the painted plaster surfaces.</p> <p>There is minor hairline separation at the junction of the pvc lining of the roof light and the plastered reveals intermittently to full width.</p> <p>The polycarbonate dome is lightly soiled but intact.</p>
Floor	Ceramic tiles on solid sub base.	<p>The tiles are level, firmly bedded and intact.</p> <p>There is intermittent minor hairline to 1m separation to the grout jointing between the tiling and the skirting boards.</p>
Kitchen		
Walls	Painted plaster, mainly obscured by fitted storage units, glass splashbacks, etc.	<p>There is continuous hairline separation at the junction of the pvc window frame and the plastered reveals.</p> <p>There is local stress cracking to the bottom right hand corner of the glass splashback panel to the rear of the hob.</p> <p>No cracks or other relevant defects were noted.</p>
Joinery	Vinyl and aluminium faced fitted cabinet, granite worktops, etc.	Recently installed. Some cabinet doors are slightly out of alignment with variable width gaps between each other, but in other respects intact and free from relevant defect.
Ceiling	Painted plaster, recessed downlight.	<p>There is faint hairline cracking at the junction of the lower edge of the coving and the exterior wall.</p> <p>Ditto, but slightly more pronounced at the junction with the coving and the internal partition wall to the reception room, within about 600mm of the fitted cabinets.</p>

LOCATION	DESCRIPTION	CONDITION
		No other relevant defects were noted.
Floor	Ceramic tiles on solid sub base.	Tiles are firmly bedded, level and intact.
Entrance Lobby		
Walls	Painted plaster.	There is fine hairline cracking at the junction of the partition wall to the reception room and the exposed high level timber beam. No other relevant defects were noted.
Joinery	Painted timber doors, windows, skirtings, etc.	Recently decorated. No cracks or other relevant defects were noted.
Ceiling	Painted plaster with exposed softwood beams.	No cracks or other relevant defects were noted.
Floor	Ceramic tiles on solid sub base, partly concealed by stored possessions.	Intact and free from relevant defect.
Reception Room		
Walls	Painted plaster, partly concealed by furnishings.	<p>On the kitchen partition wall, there is faint horizontal hairline cracking approximately 150mm below the cornice, visible from about 2 metres from its left hand end, running to within about 300mm of its right hand end. There is slight disturbance and offsetting of the crack beneath the left hand end of the downstand beam (above the wall mounted speaker).</p> <p>To the rear of the downstand beam on the bathroom partition, there is hairline to .5mm separation at the junction of the coving and the surface of the wall.</p> <p>There is vertical separation about 1mm wide at the junction of the left hand architrave of the entrance door to the playroom, continuing at the junction of the playroom partition wall and the bathroom partition wall to the coving, where it continues through the mitre.</p> <p>A faint horizontal hairline crack extends from the top architrave of the playroom onto the return of the bathroom partition, running to full width at a height of about 2 metres above floor level.</p> <p>A roughly vertical compressed hairline crack extends horizontally and vertically upwards from the top right hand corner of the door to the playroom, continuing to the downstand beam.</p> <p>There is intermittent hairline separation at the junction of the right hand side of the architrave to the playroom door and the surface of the wall, continuing onto the skirting.</p> <p>There is full height separation about 1 to 2mm wide at the junction of the infill panel to the fitted bookshelves and the partition to the understairs storage, continuing through the mitre of the coving above.</p>

LOCATION	DESCRIPTION	CONDITION
		<p>There is hairline separation at the junction of the right hand side panel of the fitted shelf unit and the external wall, continuing as an offset 1mm crack through the mitre of the cornice above.</p> <p>There is a faint horizontal hairline crack on the south east external wall above the left hand set of French doors, running to full width, terminating at the chimney breast.</p> <p>There is fine intermittent hairline separation at the junction of the framing of the French doors and the plastered reveal.</p> <p>There is similar hairline separation to the framing of the right hand set of French doors and the plastered reveals.</p> <p>To the right hand cheek of the chimney breast, there is a fine horizontal hairline crack immediately beneath the junction of the soffite of the right hand French door opening.</p> <p>There is a fine horizontal hairline crack extending from the top left hand corner of the reveal to the main entrance door, running to the head of the door to the services cupboard.</p>
Ceiling	Painted plaster with recessed downlights and downstand beams.	<p>There are four small missing/loose fragments of plaster over assumed nail head fixing adjacent to the kitchen partition wall within about 600mm of the downstand beam.</p> <p>There is hairline to 1mm separation at the junction of the upper edge of the cornice and the ceiling above the partition wall to the en-suite bathroom.</p> <p>There is hairline separation at the junction of the sloping soffite of the stairs and the bed of the ceiling.</p> <p>There is continuous hairline to 1mm separation at the junction of the upper edge of the cornice over the fitted storage unit and the ceiling. Internal and external mitres are generally open above the fitted storage unit.</p> <p>No other cracks or relevant defects were noted.</p>
Joinery	Painted timber skirtings, door units, fitted storage, etc.	<p>Some of the doors are slightly out of square in their openings.</p> <p>To the fitted storage unit, the cabinet doors are slightly out of square relative to each other and to their framing.</p> <p>No significant defects were noted.</p>
Floor	Veneered engineered boarding on assumed suspended structure, partly concealed by furnishings.	<p>Some undulations to level are discernible under foot, with a slight downwards slope noted on approaching the kitchen.</p> <p>There is an area of bowing, undulation and possible repair of the boarding to the right of the staircase, with</p>

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		<p>local yielding and creaking of the boards under foot (area adjacent to end of sofa unit), continuing to fitted storage unit.</p> <p>There is an upwards slope to the floor finishes on approaching the left hand set of French doors.</p> <p>No other relevant defects were noted.</p>
Bathroom		
Walls	Fully ceramic tiled.	Recently installed. No cracks or other relevant defects were noted.
Ceiling	Painted plaster, plaster coving.	<p>Recently decorated.</p> <p>There is separation about .5mm wide to the coving above the services cupboard at its junction with the ceiling, continuing down the left and right hand internal mitres. No other relevant defects were noted.</p>
Joinery	Painted timber door unit and linings, mdf services cupboard doors, etc.	No defects were noted.
Floor	Ceramic tiles on solid sub base.	Tiles are level, firm to the tread and free from relevant defect.
Utility Cupboard Within Bathroom		
Walls	Painted plaster, partly concealed by plant.	<p>There is a horizontal hairline crack on the rear wall to the left of the boiler at a height of about 2 metres above floor level.</p> <p>No other relevant defects were noted.</p>
Ceiling	Painted plaster.	No relevant defects were noted.
Playroom		
Walls	Painted plaster.	<p>There is intermittent hairline to 1mm separation at the junction of the reception room and the bathroom partition wall running to full height.</p> <p>There is fine vertical hair cracking at assumed butt joint of board material to the right hand side of the duct housing on the east exterior wall, continuing through the lower horizontal ledge (assumed duct housing).</p>
Ceiling	Painted plaster.	<p>There is hairline to .5mm separation at the junction of the upper edge of the coving and the ceiling over the splayed partition to the bathroom. Hairline cracking extends through the internal and external mitres at either end.</p> <p>There is fine hairline cracking to the internal mitre at the offset on the reception room partition wall.</p> <p>No other relevant defects were noted.</p>
Joinery	Painted timber door units, skirtings,	No cracks or other relevant defects were noted.

LOCATION	DESCRIPTION	CONDITION
	etc, aluminium framed casement window unit.	
Floor	Fitted carpet on suspended structure, partly concealed by furnishings.	Undulations are discernible under foot within about 1 metre of the entrance to the room. In other respects intact and free from relevant defect.
Understairs Storage Area		
Walls	Painted plaster, partly concealed by furnishings.	Limited inspection but as far as could be seen intact and free from relevant defect.
Joinery	Softwood and plywood stair structure, painted timber door linings, etc.	No significant defects were noted.
Conservatory		
Walls	Painted plaster to former external walls of main building, painted timber boarding to side walls of conservatory.	There is some separation/unfilled jointing noted between individual board panels, but in other respects intact and free from relevant defect.
Soffite	Timber framing supporting twin wall polycarbonate units.	Very limited inspection due to blinds. As far as can be determined intact and free from relevant defect.
Joinery	Painted timber doors, skirtings, glazed units, etc.	There are minor unfilled joints, partly bridged by paint finishes, to individual elements of the joinery units. The glazed panels to the left and right hand side of the patio door have severe internal misting. There is less pronounced misting to both adjacent panels on the splayed return. In other respects intact and free from relevant defects.
Floor	Veneered engineered boarding on suspended structure.	There is a slight downwards slope discernible on entering the conservatory through the left hand French doors. In other respects intact and free from relevant defect.
Stairwell to First Floor Level		
Walls	Painted plaster.	There is full width intermittent hairline cracking with slight disturbance of decorations and evidence of making good at and immediately below the junction of the sloping soffite and the exterior wall. There is a compressed horizontal hairline crack with evidence of making good on the external wall about 3 to 800mm above the winder steps. The crack continues faintly onto the partition wall with the playroom. There is continuous hairline to 1mm separation at the string of the stairs and the external wall and playroom partition wall. No other cracks or relevant defects were noted.

LOCATION	DESCRIPTION	CONDITION
Joinery	Painted timber stair strings, balustrades, door linings, etc.	The majority of the winder treads creak slightly under load. No other relevant defects were noted.
Ceiling	Painted plaster, Velux roof light.	No cracks or other relevant defects were noted.
Floor	Fitted carpet on suspended structure.	Isolated boards at landing level creak under load. In other respects free from relevant defect.
Second Bedroom		
Walls	Painted plaster, partly concealed by furnishings.	There is a vertical hairline crack extending downwards from the left hand reveal of the roof window lining, running to skirting level. There is disturbance of plaster finishes and evidence of corrosion to the angle bead on the external corner of the chimney breast. There is horizontal hairline cracking at the junction of the top of the chimney stack and the sloping soffite. There is a short roughly vertical hairline crack at the junction of the right hand side of the chimney breast and the partition wall to the master bedroom, about 150mm long. There is intermittent hairline cracking at the junction of the partition wall to the master bedroom and the sloping soffite, to the left hand side of the fitted wardrobe. There is a faint vertical hairline crack extending downwards from the sloping soffite on the stairwell partition, about 300mm to the right hand side of the entrance door, visible length about 600mm. There is hairline cracking at the junction of the partition to the stairwell and the right hand external wall.
Joinery	Painted timber doors, skirtings, fitted storage unit.	Doors to the storage unit are out of square in their opening. There is some minor hairline separation to the perimeter of the Velux roof lining where adjoining plastered reveal. No other relevant defects were noted.
Ceiling	Painted plaster.	There is a fine hairline crack extending upwards from the junction of the east and north roof slope, length about 400mm. There is hairline cracking parallel to and about 30mm from the left hand reveal of the Velux roof light and the adjacent sloping soffite. There is compressed hairline cracking with evidence of

LOCATION	DESCRIPTION	CONDITION
		previous repair extending from the top right hand corner of the reveal to the roof light, running towards the master bedroom partition.
Floor	Fitted carpet on suspended structure.	Level and firm to the tread.
Master Bedroom		
Walls	Painted plaster, partly concealed by furnishings.	<p>There is fine vertical hairline cracking extending upwards from the top right hand corner of the door to the en-suite bathroom, length about 200mm.</p> <p>There is a similar hairline crack extending from the top left hand corner of the entrance door, extending to the ceiling.</p> <p>No other relevant defects were noted.</p>
Joinery	Painted timber door units, skirtings, window, etc.	<p>There is minor hairline separation at the junction of the cill board of the window and the adjacent plastered reveals.</p> <p>Double glazed units to the right hand casement window have interstitial condensation.</p> <p>No other relevant defects were noted.</p>
Ceiling	Painted plaster, recessed downlights.	<p>There are faint hairline cracks at assumed board joints (some compressed) with evidence of minor repair, generally running from the stairwell partition to the front of the property. There is a more pronounced crack about 1mm wide running from the rear left hand corner of the loft access (viewed when facing the stairwell) to central post support.</p> <p>There are fine hairline cracks extending on the sloping soffit from the left hand corner of the chimney breast, running to the main bed of the ceiling.</p> <p>There is a fine open hairline crack with evidence of previous repair at the junction of the roof slope to the front of the property and the left hand slope abutting the chimney breast.</p>
Floor	Fitted carpet on suspended structure.	<p>Some undulations are discernible on entering the room, with a raised band running to the left and the right of the post. Isolated boards creak under foot adjacent to the raised band.</p> <p>No other relevant defects were noted.</p>
En-Suite Bathroom to Master Bedroom		
Walls	Fully tiled.	All tiles are intact and firmly bedded.
Joinery and Sanitaryware	Painted timber entrance door, Velux roof light, ceramic sanitaryware with granite splashbacks and bath surround, etc.	Grouting between the stone slabs of the bath panel is missing, and the right hand slabs are insecurely fixed and yield when handled. In other respects as far as can be seen free from relevant defect.

LOCATION	DESCRIPTION	CONDITION
Floor	Ceramic tiles on suspended structure.	Floor is out of level, with an appreciable downwards slope from left to right on entering the room. In other respects finishes appear intact and free from relevant defect.
Ceiling	Painted plaster.	There is a horizontal/vertical hairline crack extending from the bottom left hand corner of the reveal to the Velux roof light. 1No. downlighter was not functioning at the time of the inspection. No other relevant defects were noted.
<u>Externally</u>		
Front area		
South West Elevations (including section to entrance door and original exposed elevation to right of entrance lobby)	Fair faced brickwork, painted timber joinery.	The single storey front extension housing the dining room and entrance lobby is of recent construction. Brickwork is lightly marked and soiled by weather splash, residues of vegetation, etc, but no cracks, evidence of structural movement or other significant defects were noted. Immediately to the right of the entrance door, there are two spalled bricks at heights of about 700 and 1,000mm above ground level assumed damaged on the installation of a since removed fitting. To the right of the entrance lobby, there is a roughly vertical hairline to .5mm fracture running above and below the "Banham" alarm sounder, extending downwards from the oversailing tile course to about 2 metres above ground level. There is separation between the rendered panel and the projecting brick pier to the right to a height of about 2.2 metres above ground level, maximum width about 2mm. The original brickwork above and to the right of the rendered panel is weathered with an area of spalled brickwork at high level, and friable and missing pointing. The more recently laid upper courses are of moderate standard of finish.
Pavings	Random laid broken natural stone slabs, partly concealed by parked vehicles.	Surfaces are weathered and undulate in level, but are generally clean, free from evident settlements or other relevant defects.
Retaining Wall to Planting Bed Adjoining Croft Way	Brick retaining walls with pre cast paviour cappings.	Limited inspection due to adjacent parked vehicle. A section of wall between the main building and the storage cupboard has been displaced by the holly tree, with offsets of about 25mm between individual coping blocks. In other respects free from relevant defect.

LOCATION	DESCRIPTION	CONDITION
Storage Building	Timber feather edge boarding with felt roof and panelled door.	Limited inspection. Door is slightly out of square in its opening and not tested for operation. As far as could be determined intact.
Boundary Wall to 6A Kidderpore Avenue	Brick retaining wall to upper ground level, perforated pre cast concrete block wall above.	<p>There is hairline cracking to joints of the copings, and the section of wall between the timber gate and the parked vehicle is unstable and can be rocked laterally by hand.</p> <p>There is minor opening up of joints between individual concrete blocks.</p> <p>No other relevant defects were noted.</p>
Planting	Holly trees, climbing ivies, low shrubs, etc, in planting bed.	Planting is generally healthy although trees are unmaintained.
Rear garden area		
South East Elevation	Painted timber joinery unit to conservatory, rendered and fair faced brickwork to original elevation.	<p>Decorations to the joinery units are weathering and failing, especially at low level. There is some evidence of decay.</p> <p>A limited inspection of the original masonry elevations was possible, weathering and soiling was noted, but no fractures or other structural defects were observed.</p>
Boundary Walls	Fair faced brickwork.	<p>Limited inspection due to plant growth, stored possessions, etc.</p> <p>The walls appear to be of 105mm brickwork on the boundary with the garden to 1 Kidderpore Gardens. A section of wall facing the side panel of the conservatory is appreciably out of plumb. There is scarring and undulation around junction of presumed rebuilt section.</p> <p>At the junction of the rear boundary wall and the left hand return wall, there is a substantial fracture about 25mm wide, partly concealed by the rose bush. The recently constructed boundary wall to the south of the conservatory appears to be intact and free from relevant defect.</p>
Pavings	Mainly artificial grass on soil/pavings slabs.	<p>1 No. rocking paving slab observed adjacent to right hand corner of conservatory.</p> <p>In other respects free from relevant defect.</p>
Roof Slopes	Plain clay tiles on timber structure, Velux roof lights, etc.	Limited inspection but as far as can be seen intact and free from relevant defect.

LOCATION	DESCRIPTION	CONDITION
Elements visible from Croft Way		
North West Elevation	Painted dashed render, upvc and aluminium framed windows, fair faced brickwork at high level.	<p>Widespread mortar smearing and soiling of the exposed soldier course brickwork above the dashed rendered finish.</p> <p>The dashed rendered finish is widely patch repaired, with varying textures to its full area.</p> <p>Framing and glazing of the windows, horizontal surfaces with sub cills, etc, are lightly soiled by airborne debris.</p> <p>No cracks or other relevant defects were noted.</p>
Flank Wall of Front Extension	Fair faced brickwork.	<p>Limited inspection due to plant growth, adjacent fencing, etc.</p> <p>As far as could be determined free from relevant defect.</p>
Roof Slope	Plain clay tiles on timber structure, lead and felt clad parapet on boundary wall to 1 Kidderpore Gardens.	Weathered and supporting moss growth, but as far as can be determined intact and free from relevant defect.
North West External Wall (facing 1 Kidderpore Gardens)	Fair faced brickwork.	<p>Limited inspection due to plant growth and no access to garden of 1 Kidderpore Gardens.</p> <p>Exposed parapets of recent construction. As far as could be determined plumb, intact and free from relevant defect.</p>