

SCHEDULE OF CONDITION

of the relevant parts

of

ST LUKE'S VICARAGE

in respect of proposed works

at

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

Prepared by:

Taken: 12th May 2016

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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>		
<u>Lower Ground Floor</u>		
Internal Corridor		
Walls	Painted lining paper on plaster partly concealed by furnishings.	<p>Widespread undulations are visible beneath the decorations.</p> <p>There is an area of staining and discolouration (assumed dampness) on the partition wall to the kitchen at a height of about 1.4 metres above floor level.</p> <p>There is a vertical hairline crack to the left of the bell sounder, above the doorway leading to the rear corridor.</p> <p>No other relevant defects were noted.</p>
Joinery	Painted timber doors, skirtings, etc.	No relevant defects were noted.
Ceiling	Painted plaster.	<p>There is widespread undulation and repaired/overpainted hairline cracks to the entire ceiling surface.</p> <p>A faint open hairline crack extends from the central light fitting towards the partition wall to the rear bedroom.</p> <p>A further hairline crack extends from the projecting newel post of the staircase to the rear corridor partition.</p> <p>No significant cracks or other relevant defects were noted.</p>
Floor	Fitted carpet on solid subbase.	Some undulations are discernible under foot, but in general terms reasonably level and firm to the tread.
Stairwell to Ground Floor Level		
Walls	Painted plaster.	Widespread undulations are visible beneath the decorations, but no open cracks or other relevant defects were noted.
Joinery	Painted timber door, stair string, side panelling etc.	<p>Some minor hairline cracks observed at junctions of individual joinery elements to the panelling, but in other respects free from relevant defect.</p> <p>Glazing to the window is soiled but intact.</p> <p>There is continuous hairline to 1mm separation at the junction of the timber window frame and the reveal linings/cill.</p>
Floor	Fitted carpet on suspended masonry structure.	Intact and free from relevant defect.

LOCATION	DESCRIPTION	CONDITION
Front Reception Room		
Walls	Painted plaster partly concealed by furnishings.	<p>There is continuous hairline cracking at the junction of the projecting board panel to the north east wall and the adjacent plastered surfaces.</p> <p>There is minor hair cracking at the junction of the corners of external walls, continuing onto the cornice.</p> <p>There is vertical hairline cracking above the top right hand corner of the right hand window unit running through the cornice.</p> <p>There is continuous offset hairline cracking on the kitchen partition wall at a height of about 1.5 metres above floor level.</p> <p>There are regular fine hairline cracks through the cornice on the corridor partition wall at about 400mm centres.</p> <p>There is widespread minor hair cracking to the cornice to the perimeter of the room.</p>
Joinery	Painted timber entrance door, skirtings etc.	<p>There is cracking up to about 1mm wide at the junction of the timber cill board and the stone window frame sections.</p> <p>A previously repaired fracture to the lower left hand frame member of the right hand window is open about 1mm.</p> <p>Glazing is lightly soiled but intact.</p>
Ceiling	Painted plaster.	<p>There are widespread minor mainly overpainted hairline cracks to the entire ceiling surface. 1 no. open hairline crack extends from the left hand side of the right hand main window running towards the rear of the property for about 1 metre then returning diagonally to the right hand light fitting and continuing to the splayed face of the chimney breast.</p> <p>Further open hairline cracking extends from the left hand pendant fitting running in a stepped fashion to the corridor partition wall.</p> <p>There is an area of discolouration and staining above the stair partition wall between the projecting pier and the entrance door, area approximately 300mm x 400mm. There is a further area of staining and discolouration to the ceiling around the junction of the external walls, area approximately 800mm x 1 metre.</p>
Floor	Fitted carpet on solid subbase, partly concealed by furnishings.	Reasonably level and firm to the tread.

LOCATION	DESCRIPTION	CONDITION
Kitchen		
Walls	Painted plaster at high level, ceramic tiling below, partly concealed by fitted furnishings and stored possessions.	Undulations are visible beneath the decorations, but no open cracks or other relevant defects were noted.
Joinery	Painted timber entrance door and skirtings, vinyl and melamine faced kitchen furniture.	The kitchen furniture was recently installed and in good condition. No obvious defects were noted.
Ceiling	Painted plaster, exposed steel downstand beams.	There is an area of discolouration of decorations and assumed corrosion at the bearing of the steel beam into the external wall. In other respects free from relevant defect.
Floor	Sheet vinyl on solid subbase.	Undulations are discernible beneath the decorations, but no obvious defects were noted.
Bathroom		
Walls	Ceramic tiles at low level, painted plaster above.	No cracks or other relevant defects were noted. Ceramic tiling is generally intact, although in some locations hollow on key when tapped.
Joinery	Painted timber entrance door, ceramic and pressed steel fittings etc.	No cracks or other relevant defects were noted. Glazing to the windows is lightly soiled but intact.
Ceiling	Textured wall coverings on plaster.	Undulations are visible above the decorations but no open cracks or other relevant defects were noted.
Floor	Ceramic tiles on solid subbase.	Some loss and disturbance of grout finish between individual tiles, but in general terms intact and free from relevant defect.
Bedroom		
Walls	Painted lining paper on plaster, partly concealed by furnishings.	There is full height intermittent hairline separation at the junction of the side panel of the fitted storage units and the bathroom partition wall. No other cracks or relevant defects were noted.
Joinery	Painted timber entrance door, skirtings, fitted storage units etc.	The lower doors to the fitted storage unit bind slightly when closing. Glazing to the windows is lightly soiled but intact. No other relevant defects were noted.
Ceiling	Painted plaster.	No cracks or other relevant defects were noted.
Floor	Fitted carpet on suspended structure.	Reasonably level and firm to the tread.

LOCATION	DESCRIPTION	CONDITION
Second Bedroom/ Study		
Walls	Painted plaster, partly concealed by furnishings and stored possessions.	Widespread undulations are visible beneath the decorations. No cracks or other relevant defects were noted.
Joinery	Painted timber doors, skirtings etc, steel windows.	No relevant defects were noted. Glazing to the windows is lightly soiled but intact.
Ceiling	Painted plaster.	Widespread undulations are visible above the decorations. No open fractures or other relevant defects were noted.
Floor	Fitted carpet on solid subbase.	Limited inspection but generally firm to the tread and reasonably level.
Rear Corridor		
Walls	Painted plaster, partly concealed by furnishings etc.	No open cracks or other relevant defects were noted.
Joinery	Painted timber doors, linings etc.	No relevant defects were noted.
Ceiling	Painted plaster.	No cracks or other relevant defects were noted.
Floor	Fitted carpet on solid subbase.	Level and firm to the tread.

LOCATION	DESCRIPTION	CONDITION
Upper Ground Floor		
Entrance Hallway		
Walls	Painted lining paper on plaster.	Decorations are aged and worn. There is a network of fine hairline cracks to the cornice above the partition wall to the porch and the lobby/cloakroom partition at about 500mm centres. No structural cracks or other relevant defects were noted.
Joinery	Painted timber joinery, painted stone mullions etc to window unit.	There is fine hairline cracking to the lower rail of the window, to either side of the central mullion. Decorations are generally marked and damaged, but no cracks or other relevant defects were noted. Doors open and close freely. Glazing to the windows is lightly soiled but intact.
Ceiling	Painted plaster.	There is a repaired diagonal crack extending from the top left hand corner of the entrance doorway, passing the central light fitting and terminating adjacent to the left hand side of the entrance door to the kitchen. No other relevant defects were noted.
Floor	Fitted carpet on suspended structure.	Isolated boards creak under load. In other respects reasonably level and free from defect.
Internal Corridor		
Walls	Painted textured lining paper on plaster.	Decorations are aged. There is a roughly vertical compressed hairline crack with disturbance to decorations extending from the top right hand corner of the door opening to the entrance corridor, continuing to the ceiling. A diagonal branch of the aforementioned crack is visible running through the cornice to its right hand side. There is open hairline cracking and disturbance and discolouration of decorations at high level close to the junction with the partition to the main reception room. There is staining and discolouration at high level on the partition to the main reception room between about 1.8 metres above floor level and ceiling level. There is vertical hairline cracking through the cornice at about 600mm centres above the partition to the rear reception room. No other structural cracks or significant defects were noted.

LOCATION	DESCRIPTION	CONDITION
Joinery	Painted timber door linings, skirtings, etc.	Decorations are marked and worn. The door to the main reception room binds on the floor when closing. No other relevant defects were noted. Glazing to the windows is lightly soiled but intact.
Ceiling	Painted plaster.	There is a diagonal hairline to .5mm crack extending from the partition with the entrance hallway (above the left hand side of the door opening) running to the pendant fitting, continuing to terminate adjacent to the sloping soffit of the stair flight. There are various minor hair cracks at the junction of the cornice and the ceiling. No other significant defects were noted.
Floor	Fitted carpet on suspended structure.	Isolated boards creak under load. There are slight slopes discernible under foot. In other respects free from relevant defect.
WC		
Walls	Painted textured lining paper on plaster.	Undulations are visible above decorations in places, but no cracks or other relevant defects were noted.
Joinery	Painted timber entrance door, skirtings etc.	No cracks or other relevant defects were noted. Glazing to the windows is lightly soiled but intact.
Ceiling	Painted plaster.	There is a hairline crack extending from the wall towards the rear of the property for about 400mm, then returning to run diagonally to terminate above the right hand side of the entrance door. No other relevant defects were noted.
Floor	Fitted carpet on suspended structure.	Reasonably level and firm to the tread.
Cloakroom		
Walls	Painted textured wall coverings on plaster.	No cracks or other relevant defects were noted.
Joinery	Painted timber entrance door, skirtings etc.	Slight hair cracking at junction of lower rail and right hand stone window elements. In other respects free from relevant defect. Glazing to the windows is lightly soiled but intact.
Ceiling	Painted plaster.	There is a compressed diagonal hairline crack extending from above the centre of the left hand

LOCATION	DESCRIPTION	CONDITION
		<p>window unit towards the partition wall with the reception room.</p> <p>Various other undulations and repaired cracks are visible through the decorations, but no significant open cracks were noted.</p>
Floor	Fitted carpet on suspended structure.	Reasonably level and firm to the tread.
Main Reception Room		
Walls	Painted textured wall coverings on plaster.	Some undulations are visible beneath the decorations, but no open cracks or other relevant defects were noted.
Joinery	Painted timber entrance door, skirtings, steel framed windows in stone frames, aluminium framed secondary glazing units etc.	<p>The entrance door binds at its base when closing.</p> <p>Glazing to the windows is intact but generally lightly soiled.</p> <p>There is a hairline crack through the lower rail of the window facing Kidderpore Avenue at mid-point.</p> <p>In other respects free from relevant defects.</p>
Ceiling	Painted plaster.	<p>There is a fine hairline crack extending from the external corner over the entrance hallway partition running diffusely into the downstand beam over the bay.</p> <p>There are further fine compressed hairline cracks with evidence of previous repair around the central pendant fitting and extending towards the partition wall with the rear reception room.</p> <p>No significant cracks or other relevant defects were noted.</p>
Floor	Fitted carpet on suspended structure, partly concealed by furnishings.	<p>There is a pronounced slope towards the rear of the property.</p> <p>On approaching the south east facing bay (adjoining the development site) there is ridge discernible under foot. Boards creak locally.</p> <p>In other respects free from relevant defect.</p>

LOCATION	DESCRIPTION	CONDITION
Rear Reception Room		
Walls	Painted textured lining paper on plaster, partly concealed by furnishings.	<p>There is a band of undulation visible beneath the decorations extending from the top left hand corner of the entrance door to the picture rail.</p> <p>There is a hairline crack extending from the top of the pier to the stairwell partition wall, running to ceiling level and continuing through the cornice.</p> <p>There is similar but fainter repaired hairline cracking to the right hand pier.</p> <p>There is a roughly vertical hairline crack running through the frieze and cornice approximately 1 metre to the left of the pier on the stairwell partition wall.</p> <p>There is diagonal/vertical hairline crack running through the frieze and the cornice for approximately 600mm to the right hand side of the pier.</p> <p>On the north west wall (facing the church) there is a diagonal hairline crack running through the cornice above the top left hand corner of the window opening.</p> <p>There is similar cracking running through the cornice above the top right hand corner of the window to the right hand side of the bay (above the desk).</p> <p>There are a series of fine diffused hairline cracks to the frieze and cornice above the north wall (facing the garden) and the opening to the bay.</p> <p>Ditto to the partition wall with the main reception room.</p> <p>No structural cracks or other relevant defects were noted.</p>
Joinery	Painted timber entrance door, skirtings, stone window frames etc.	<p>There is a hairline crack to the lower rail of the west window (facing the church) at approximately 1 metre from its left hand end.</p> <p>The entrance door opens and closes freely.</p> <p>No significant defects were noted.</p> <p>Glazing to the windows is lightly soiled but intact.</p>
Ceiling	Painted plaster.	<p>There widespread minor undulations visible above the decorations.</p> <p>There is slight tearing and disturbance of the lining paper, with a diagonal crack evident, above the left hand side of the pier on the stairwell partition wall.</p>
Floor	Fitted carpet on suspended structure, partly concealed by furnishings.	Firm under foot, but with some undulations noted around mid-point.

LOCATION	DESCRIPTION	CONDITION
Stairwell to First Floor Level		
Walls	Painted lining paper on plaster.	Decorations are aged, scuffed and marked. No cracks or other defects were noted however.
Joinery	Painted timber stair strings, balustrades, newels etc.	There is hairline to 1mm separation at the junction of the string of the stairs and the adjacent walls. No other relevant defects were noted. Glazing to the windows is lightly soiled but intact.
Soffites	Painted plaster.	There is a full width fracture about 1 to 2mm wide, with some offsetting and loss of material, to the flat section of ceiling above the upper kite step, parallel to and about 20 to 40mm from the sloping soffit of the upper stair flight. A fine hairline branch runs towards to the north west exterior wall. There is hairline cracking with local disturbance of decorations at the junction of the timber stair string and the plastered soffit to the lower and upper stair flight.
Floor	Fitted carpet on timber stair structure.	Isolated boards creak under load. In other respects, intact and free from relevant defect.
Kitchen		
Walls	Painted plaster, ceramic tiling to splashbacks.	There is fine diagonal hairline cracking to the frieze to the right hand side of the window, extending onto the cornice. There are minor undulations in evidence of previous repair of cracks visible to the frieze and cornice generally, but no significant cracks were noted. Ceramic tiling is intact, save that there is one cracked tile to the splayed cill to the rear of the sink.
Joinery	Painted timber entrance doors and skirtings, melamine faced kitchen furniture, steel windows etc.	The kitchen furniture is worn but intact, but with some misalignment between individual units. There is one cracked pane to the lower left hand fixed light of the window unit. Glazing is lightly soiled. No other relevant defects were noted.
Ceiling	Painted lining paper on plaster.	There is a compressed underlying hairline crack extending from the external corner of the partition to the stairwell (to the right hand side of the recessed shelf unit), running in a stepped pattern towards the front of the property, length about 600mm. There is a band of undulation (assumed repaired fracture) parallel to and about 500mm from the splayed return (assumed chimney breast). No other significant cracks or relevant defects were

LOCATION	DESCRIPTION	CONDITION
		noted.
Floor	Softwood boards, sanded and sealed.	Reasonably level and firm to the tread.
Utility Room		
Walls	Painted plaster, partly concealed by furniture, ceramic tiling adjacent to worktop.	There are some underlying cracks in evidence with previous repair visible beneath the north west window and adjacent to the boiler, but no open cracks or other relevant defects were noted.
Joinery	Painted timber skirtings, door linings etc, steel windows and stone mullions.	No relevant defects were noted.
Ceiling	Painted plaster.	No cracks or other relevant defects were noted.
Floor	Softwood boards on suspended structure.	Pronounced slope towards exterior walls. In other respects free from defect.

LOCATION	DESCRIPTION	CONDITION
First Floor		
Hallway		
Walls	Painted textured lining paper on plaster.	<p>There is repaired roughly vertical hairline cracking extending from the top right hand side of the doorway to the north bedroom/study to the ceiling.</p> <p>There is hairline cracking running through the cornice at the junction of the partition wall to the south bedroom and the lower corridor. Cracking runs continuously at the junction of the top of the cornice and the ceiling on the partition to the main rear bedroom.</p> <p>There is general minor hairline cracking to the cornice on the partition to the second rear bedroom.</p> <p>There is similar hairline cracking on the cornice to the partition to the front bedroom and lower corridor.</p>
Joinery	Painted timber doors, skirtings etc.	<p>The door to the main bedroom binds very slightly on the floor when opening.</p> <p>In other respects free from relevant defect.</p>
Ceiling	Painted lining paper on plaster.	<p>Undulations are visible above the decorations, but no open cracks or other relevant defects were noted to the main ceiling.</p> <p>To the sloping soffit above the stairs, there is a hairline crack running perpendicular to the partition to the second rear bedroom to about mid-point, then returning to run vertically through a joint of the lining paper.</p>
Floor	Fitted carpet on suspended structure.	<p>Undulations are discernible through the carpet finishes, and isolated boards creak under load, especially adjacent to the stair.</p> <p>In other respects free from relevant defect.</p>
Second Rear Bedroom		
Walls	Painted plaster, partly concealed by furnishings.	<p>There is widespread minor hairline cracking to the cornice over all walls, generally at about 500 to 600mm centres.</p> <p>No significant cracks or other relevant defects were noted.</p>
Joinery	Painted timber entrance door, skirtings, fitted storage etc.	<p>Glazing to the windows is soiled but intact.</p> <p>No other relevant defects were noted.</p>
Ceiling	Painted lining paper on plaster.	<p>There are widespread undulations and ripples to the lining paper indicating underlying cracks, generally running in a diagonal route from the stairwell partition wall.</p>

LOCATION	DESCRIPTION	CONDITION
		No open cracks or other relevant defects were noted.
Floor	Fitted carpet on suspended structure.	Undulations between individual boards are discernible under foot. In other respects free from relevant defects.
Main Rear Bedroom		
Walls	Painted plaster.	There is minor hairline cracking to the cornice to the perimeter of the room, but most pronounced on the partition wall to the second rear bedroom and above the door opening to the en-suite child's bedroom. There is some opening of the joint to the lining paper above the top right hand corner of the window opening facing Kidderpore Avenue. There is a fine diagonal hairline crack at high level on the partition wall to the en-suite child's bedroom about 1 metre from the Kidderpore Avenue elevation. No significant cracks or other structural defects were noted.
Joinery	Painted timber doors, skirtings, fitted storage etc.	Glazing is soiled but intact. There is minor hairline cracking at the junctions of the cill boards and adjacent plastered surfaces. No significant defects were noted.
Ceiling	Painted lining paper on plaster.	Undulations are visible above the decorations, especially in a band running from the external corner of the stairwell partition towards the partition to the en-suite child's bedroom. There is widespread minor hairline cracking to the corning, as referred to previously. There is a diagonal hairline crack extending from the right hand side of the window opening on the rear elevation to the partition wall to the en-suite child's bedroom, running discontinuously and horizontally along the cornice. No other relevant defects were noted.
Floor	Fitted carpet on suspended structure, partly concealed.	Some undulations visible under foot, but reasonably firm to the tread.

LOCATION	DESCRIPTION	CONDITION
En-Suite Child's Bedroom off Main Bedroom		
Walls	Painted lining paper on plaster, partly concealed by furnishings.	There is regular vertical hairline cracking to the cornice, mainly on the partition wall to the main bedroom, where it occurs at about 800mm intervals. No other cracks or relevant defects were noted.
Joinery	Painted timber door, skirtings, storage units etc.	No relevant defects were noted. Glazing is lightly soiled but intact.
Ceiling	Painted lining paper on plaster.	Underlying cracks and evidence of repair can be seen above the decorations, but no open cracks or other relevant defects were noted.
Floor	Fitted carpet on suspended structure.	Reasonably level and firm to the tread.
Lower Corridor to Bathroom		
Walls	Painted textured lining paper on plaster.	There is continuous hairline to 1mm separation at the junction of the head of the partition to the bathroom and the ceiling. No other relevant defects were noted.
Joinery	Painted timber skirtings, doors, linings, etc.	There is minor hairline separation at junctions of individual joinery elements, and at the junction of the string of the stairs and the adjacent wall surfaces. In other respects free from relevant defect.
Ceiling	Painted plaster.	There is a diagonal crack about 1mm wide extending from the bathroom partition to the bulkhead over the stairs. No other significant cracks or relevant defects were noted.
Floor	Fitted carpet on suspended structure.	The lower landing floor is appreciably out of level. Isolated treads to the staircase creak under load. In other respects intact and free from relevant defect.

LOCATION	DESCRIPTION	CONDITION
Bathroom		
Walls	Painted lining paper on plaster, ceramic tiling over bath.	No cracks or other relevant defects were noted. Ceramic tiling is intact.
Joinery	Painted timber doors, fitted storage units, bath panels etc.	No relevant defects were noted.
Ceiling	Painted plaster.	Some disturbance to decorations noted to soffite of dormer and over bath, assumed associated with condensation. In other respects free from cracks or relevant defects.
Floor	Fitted carpet on suspended structure.	Appreciable downward slope towards the entrance door. In other respects free from relevant defect.
WC		
Walls	Painted lining paper on plaster.	No cracks or other relevant defects were noted.
Joinery	Painted timber door, skirtings etc.	No relevant defects were noted. Glazing is soiled but intact.
Ceiling	Painted plaster.	No relevant defects were noted.
Floor	Fitted carpet on suspended structure.	Appreciable slope noted, but in other respects intact.
Stairwell to Second Floor Level		
Walls	Painted textured wall coverings on plaster.	Undulations visible beneath the decorations, but no open cracks or other relevant defects were noted.
Joinery	Painted timber stair strings, newels, cill boards etc.	Some minor hair cracks noted around junctions of joinery elements and adjacent surfaces. Glazing is clean and intact.
Ceiling	Painted plaster.	There is widespread hairline to .5mm cracking generally running in a diagonal direction from the front bedroom partition wall towards the external wall and rear bedroom partition wall. In other respects intact.
Floor	Fitted carpet on suspended structure.	Isolated treads creak under load. In other respects intact and free from relevant defect.

LOCATION	DESCRIPTION	CONDITION
Second Floor		
Corridor		
Walls	Painted textured lining paper on plaster, partly concealed by furnishings.	<p>Widespread undulations are visible beneath the decorations.</p> <p>There is a vertical hairline to .5mm crack extending above the top left hand side of the entrance door to the front bedroom.</p> <p>There is continuous hairline separation at the junction of the partition to the front bedroom and the ceiling.</p> <p>There is minor hairline separation at the junction of the side panel of the fitted storage units and the adjacent plastered surfaces.</p> <p>There is a fine hairline crack extending to the top left hand corner of the doorway to the south bedroom, length about 50mm.</p> <p>No other relevant defects were noted.</p>
Joinery	Painted timber doors, skirtings, storage units etc.	<p>Doors to the storage units are out of alignment, warped, and do not close freely.</p> <p>No other relevant defects were noted.</p>
Ceiling	Painted plaster.	<p>Widespread hairline to .5mm cracks generally running in a diagonal direction from front to rear bedroom partitions, and onto sloping soffite sections.</p> <p>In other respects intact.</p> <p>There is hairline to .5mm cracking and slight disturbance of decorations at the junction of the partition to the south bedroom and the ceiling.</p>
Floor	Fitted carpet on suspended structure, partly concealed by stored possessions.	<p>Appreciable slope towards the front of the property. Isolated boards creak under load.</p> <p>In other respects free from relevant defect.</p>
Rear Bedroom		
Walls	Painted lining paper on plaster, partly concealed by furnishings.	<p>There is horizontal and vertical hairline cracking at assumed patch repair to plaster finishes beneath the left hand side of the wash basin.</p> <p>No other relevant defects were noted.</p>
Joinery	Painted timber door, storage units, windows etc.	<p>There is continuous hairline to 1mm separation at the junction of the side panels of the fitted storage cupboard and the wall surfaces.</p> <p>In other respects free from relevant defect.</p> <p>Glazing to the window is soiled but intact.</p>

LOCATION	DESCRIPTION	CONDITION
Ceiling	Painted plaster.	There is widespread random hairline cracking generally running in a diagonal direction from the stairwell partition wall towards the exterior of the property. Some cracks have evidence of previous repair but have opened slightly, with minor offsetting observed.
Floor	Fitted carpet on suspended structure.	There is an appreciable slope towards the exterior of the property. In other respects firm to the tread and free from relevant defect.
South Bedroom		
Walls	Painted plaster, largely concealed by furnishings.	No cracks or other relevant defects were noted.
Joinery	Painted timber doors, skirtings, window units etc.	No relevant defects were noted. Glazing is lightly soiled but intact.
Ceiling	Painted plaster.	There is widespread minor hairline cracking to the flat and sloping sections. To the slope facing Kidderpore Avenue, there is an area of disturbance and buckling of plaster finishes immediately above the junction with the external wall, with 2 no. roughly vertical hairline cracks extending up and onto the flat soffit, returning to the corridor partition wall. Further minor hairline cracks extend over the entire ceiling area.
Floor	Fitted carpet on suspended structure, largely concealed by furnishings.	Appreciable undulations are discernible under foot. In other respects reasonably firm to the tread and free from relevant defect.

LOCATION	DESCRIPTION	CONDITION
Externally		
Rear Elevation	Fair faced brickwork at low level, natural stone mullions, cills etc to bay unit at upper ground floor level, remaining area finished with plain clay tiling.	<p>There is some light spalling and weathering of the stone sub-cill to the left hand window, above the undercoft area.</p> <p>There is similar age related weathering to the cills of the upper ground floor bay structure.</p> <p>No cracks or other relevant defects were noted to the brickwork.</p> <p>Clay tiles are lightly weathered, and isolated units are fractured.</p> <p>In general terms free from relevant defect.</p> <p>Horizontal surfaces to cills and other projections are generally soiled and weathered.</p>
Balcony Slab	Cantilevered reinforced concrete.	<p>There is a fracture up to about 1mm wide running perpendicular to the projecting section, extending to the central lower ground floor window.</p> <p>Surfaces beneath the external area of the balcony are lightly disturbed and discoloured assumed associated with water penetration.</p>
Pavings	In situ concrete ramp to rear of covered way, indistinct natural stone slab tiles, remaining areas indistinct.	Surfaces are mainly vegetation and leaf litter covered. As far as can be determined heavily weathered, but intact.
Roof Slopes	Plain clay tiles.	Weathered and supporting moss growth, but generally intact.
Boundary Structure	Concrete posts and chain link panel fence, largely obscured by vegetation.	Leaning and bowing, but largely intact.
Side Elevation (Including Re-Entrance Sections)	Fair faced brickwork at low level, tile hanging above. Limited inspection due to vegetation, parked vehicles etc.	<p>General weathering and soiling of surfaces with runoff patterns observed, especially on brick and stonework.</p> <p>There appears to be local cracking around the right hand bearing of the lintol over the undercoft area, with horizontal and vertical hairline cracks observed and a possible patch repair.</p> <p>No cracks or other relevant defects were noted to the brickwork.</p> <p>Isolated vertical tiles are broken and missing. Glazing is lightly soiled but generally intact.</p>
Pavings to Driveway	In situ concrete.	Inspection severely limited by parked vehicles. At lower level, there are widespread historic offset and dirt filled cracks, with areas of local settlement and disturbance noted. Similar issues at the Kidderpore Avenue end of the driveway.

LOCATION	DESCRIPTION	CONDITION
Retaining Wall to Driveway	In situ concrete with textured possibly bush hammered finish.	Limited inspection. Heavily obscured by moss and plant growth, with access limited by parked vehicles. As far as can be determined intact.
Roof Slopes	Plain clay tiles, lead cheeks and roofs to dormer.	Surfaces are weathered and supporting organic growth. There are isolated broken and missing tiles as shown on photographs. In general terms intact and free from relevant defect.
Entrance Pathway	Rolled macadam finish, natural stone slabs to landing, in situ concrete steps and upper landing.	The rolled macadam finishes are heavily weathered and degraded. The natural stone slabs to the lower landing are intact and free from defect. There is an old dirt filled fracture to the tread of the lower concrete step leading to the upper landing. Inspection of the upper landing limited by stored possessions.
Front Elevation	Fair faced brickwork, stone cills, lintols and mullions to window openings.	Stone surfaces are lightly weathered and soiled, with isolated runoff marks. There is a vertical hairline fracture to the right hand side of the lintol over the lower ground floor kitchen window, at about 100mm from the bearing. There is a further, finer hairline crack running through the lintol over the window opening to the entrance hallway, at about 200mm from its right hand bearing. Surfaces are lightly marked and soiled by rainwater runoff. At low level, pointing appears eroded. Glazing and horizontal surfaces are lightly soiled. There is local disturbance of the brickwork around the lower ground floor kitchen boiler flue position with local hairline cracking and loss of pointing immediately above. To the left hand end of the elevation, remote from the works, there is cracking about 1mm wide at the junction of the re-entrance section (enclosing the utility room) and the north flank wall, continuing to the height of the cill. There is opening up to about 1mm wide to the two sections of the lintol over the utility room window.
North Flank Elevation	Fair faced brickwork, tile hanging to upper rear section, stone cills, mullions etc to principal windows.	Limited inspection due to remoteness from the works. Isolated broken and missing tiles to vertical hung sections. No structural cracks or other relevant defects noted to brickwork.