

SCHEDULE OF CONDITION

On:

Jefferson House
Basil Street
London

For:

Steel Services Ltd
c/o Martin Russell Jones
5 Watford Way
Hendon
London
NW4 3JN

Inspected: January / February 2002

Surveyor:

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GENERAL

Property Description

The property known as Jefferson House, Basil Street, London, is a residential block of flats which originated as four separate late Victorian terraced properties. The property was most probably constructed around 1880-1890 and has now been converted into 35 flats on six levels including basement and ground floors.

The property is of a traditional construction with the walls being of solid brickwork with a red soft clay facing brick to the front elevation, while there is a harder, common brick to the rear with red bricks around the windows.

Windows to the property are a combination of older style double hung sash units and more modern softwood casements.

The roof is of mansard construction, with the front and rear slopes covered with a combination of natural slate, manmade slate, and plain clay tiles.

Floors, with the exception of the lower ground floor are of suspended timber construction.

The property was constructed approximately 120 years ago and the average life span of a building of this age would be approximately 100 years. **The main structure and fabric of the building has exceeded its average life span and more modern components such as the asphalt roof have also exceeded their modern life span - 30 years. Some of the properties in the block are suffering from significant water ingress which needs to be dealt with as a matter of urgency.**

So "urgent" that works were started 2.5 years later in Sep 2004...once Mr Ladsky et. al. had secured closure, in Wandsworth County Court, on the last valiant resident to fight the false claim

It is therefore not surprising that many parts of the fabric have come to the end of their average life span especially some of the brickwork, plant and the roof coverings and will need to be replaced and provision made for p.c sums to cover any additional works which may become apparent once opening up begins.

Such as the construction of a penthouse flat??? It sure gets rid of the problem of "replacing the roof covering"

With regard to the service installations it would appear from the Service Engineers report that renewal was undertaken between 20-35 years ago with special regards **to lifts, plumbing and heating**. Again the majority of these components are showing their age and **will need to be renewed** as they **have reached or are reaching the end of their useful life**. Furthermore the lighting, security and fire prevention systems are woefully inadequate and the interior decorations and general condition of the block are old fashioned and very poor indeed.

lift, boiler & heating = items affected when constructing a penthouse flat + adding 3 other flats

In view of the state of the building it is advisable to fully address the defects and general works as soon as possible to prevent any further deterioration, which would considerably increase the costs of renovation in the future.

SCOPE OF INSPECTION

Inspection of the property was a general surface examination of those parts of the property which were accessible: in other words visible and readily available for examination from ground floor levels without risk of causing damage to the property or injury to the Surveyor. No opening up has been undertaken. Only the external fabric and common areas were inspected together with the **interior of 2 flats**

We have not tested service installations and a separate report by a specialist service engineering consultant has been prepared by Michael Jones and Associates.

LEASE TERMS

Repair and Maintenance Clauses are contained in Section 5 of the Lease and are as follows:

5. The Lessor hereby covenants with the Lessee subject to the payment by the Lessee of the said rents and Service Charge hereby reserved and provided that the Lessee has complied with all the covenants agreements and obligations on his part to be performed and observed as follows:-
- (1) to maintain, repair, redecorate, renew, amend, clean, re-point, repaint, grain, varnish, whiten, colour and French polish or otherwise treat as the case may be
 - (a) the structure of the Building and in particular but without prejudice to the generality thereof the roofs foundations external and internal walls (but not the interior faces of such parts of external or internal walls as bound the Flat or the rooms therein nor the surfaces of the ceiling and floors of the Flat) and timbers (including the timbers joists and beams of the floors and ceiling thereof) chimney stacks gutters and rainwater and soil pipes thereof
 - (b) the sewers drains channels watercourses gas and water pipes electric cables and wires and supply lines in under and upon the Building other than those installed in or affixed to the Flat
 - (c) the boilers and heating and hot water apparatus and the ventilation system (if any) in the Building save and except such (if any) heating apparatus as may be now or hereafter be installed in the Flat serving exclusively the Flat and not comprising part of a general heating system serving the entire Building
 - (d) the passenger lifts, lift shafts and machinery (if any) and the passages, landings and staircases and all other parts of the Building enjoyed or used by the Lessee in common with other and
 - (e) the boundary walls and fences of an in the curtilage of the Building PROVIDE that the Lessor shall not be liable to the Lessee for any defect or want of repair herein before mentioned unless the Lessor has had notice thereof.

But NOT the construction of a penthouse flat + addition of 3 other flats and related works

NOR other works considered as 'improvements' by the Leasehold Valuation Tribunal in its 17 June 2003 report

PHOTOGRAPHIC RECORD

This report must be read in conjunction with the attached Schedule of Photographs.

INTRODUCTION

The property was inspected on January / February 2002. All the photographs on the attached schedule were taken on the same inspection date. Directions are given as though facing the front elevation and may be either given as left or right handed.

SCHEDULE OF CONDITION

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
1.00	Bay 1. - Roof				
1.01	Bay 1 - Left hand side bay covered with mastic asphalt.	Asphalt severely rippled, blistering with splits occurring.	Strip off and replace including provision of new boarding beneath asphalt and insulation. An allowance will need to be made for any defective timber joists / structural members discovered.	6, 7, 9, 10	
1.02	Left hand side party wall junction.	Lead flashings pulling away.	Replace lead flashings.	6	
1.03	Bay 1. Front parapet to mansard.	Concrete coping stone cracked and defective.	Remove concrete coping stone and replace with new concrete including damp-proof course	8	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
			underneath.		
1.04	Bay 1 - Lead flashing between asphalt and rear tiled mansard roof slope.	Leadwork uneven, lifting and splitting.	Replace with new lead flashing when asphalt replaced.	10	
1.05	Bay 1 - Rear mansard roof slope, dormer windows 3 No. dormer windows to mansard roof slope.	The roofs to these dormers are covered with lead and where this has failed in the past, mastic asphalt. Lead in poor condition together with asphalt. Rippling and lifting of lead to cheeks. Flashings deteriorating.	Replace leadwork to dormer windows.	11, 12	
1.06	Rear of Bay 1	Pigeon netting in poor condition and coming away from surrounds to flat roofs and rear staircase to adjacent property.	Remove pigeon netting and replace after re-roofing and refurbishment undertaken.	11, 12	
1.07	Parapet/party wall upstand between Bay 1 and Bay 2.	Brick parapets and upstands. Pointing poor. Cement smeared into mortar joints. Poor mastic sealant and flashband detail. Pointing to the top of the parapet is weathering and moss growth	Replace all flashings, repoint brickwork.	14, 15	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
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		noted.			
1.07	Bay 1 - Front mansard parapet gutter.	Lead flashings worn and in poor condition.	Replace.	Not taken	
1.08	Front and rear mansards – plain clay tile roof covering.	Slipped and damaged tiles.	<u>Overhaul roof covering and reposition 12 No. slipped and misplaced tiles. Tiles will need to be removed and then re-instated to allow for provision of new flashings to parapet gutters.</u>	Not taken	"OVERHAUL" = DESTROY AND BUILD PENTHOUSE FLAT
2.00	Bay 2 Front parapet gutter and lead flashings to parapet.	Lead flashings pulling away and lead in poor condition.	Carefully replace lead to <u>match.</u>	16	
2.01	Bay 2, front mansard slope.	Plain clay tiled roof covering to mansard. 3 missing tile, one cracked tile and 2 chipped tiles.	<u>Overhaul roof slope</u> including replacing all missing and damaged tiles.	17	
2.02	Parapet to Bay 2.	Lead flashings between roof tiles and the parapet brickwork and asphalt lifting, starting to split and in poor condition.	Replace all flashings around parapets.	18, 20	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
2.03	Main asphalt roof areas.	Asphalt roof coverings in very poor condition with severe rippling, blistering and splitting occurring.	Remove asphalt and replace complete with all flashings including renewal of decking beneath if necessary and provision of insulation board.	22, 23	
2.04	Rooflight	Rooflight old with Perspex deteriorating together with surrounds.	Replace with new rooflight to match.	24	
2.05	Bay 2 – Parapet/party wall junction between Bay 2 and 3.	Brickwork weathering and flashing details poor.	Replace as previously described.	Not taken	
3.00	Bay 3	Mastic asphalt roof covering, poor condition, severely rippled, blistered and splitting.	Remove asphalt covering and replace including replacement of decking beneath if necessary and provision of insulation board.	27, 29, 30	
3.01	Front mansard parapet, Bay 3.	Render cracked and defective and no damp-proof course underneath concrete coping stone.	Remove defective render and replace. Lift coping stones and replace to match, incorporating drips and provide damp-proof course underneath coping stones.	30, 31	

"REPLACE"

= DESTROY

AND 'SNEAKILY' BUILD A PENTHOUSE FLAT

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
3.02	Bay 3 – Front mansard and parapet.	Worn and poor flashing details between plain clay tiles and brickwork. Lead original worn and in poor condition.	Replace all leadwork to match and overhaul tiled roof covering. Tiles will all have to be removed to allow for new flashing and lead parapet gutters to be installed and then reinstated.	32	
3.03	Bay 3 – right hand side section of parapet.	Flashings to side of mansard and the valley gutter are worn and in poor condition. Slates satisfactory but will need to be removed to allow the provision of new flashings and then reinstated. (Bay 3 is unusual as to the left hand side of the mansard are plain clay tiles and to the right hand side natural slate.)	Replace defective flashings and allow for associated repairs as previously described.	33	
3.04	Bay 3 – parapet/party wall between Bay 3 and Bay 4.	Untidy, cement mortar pointing where lead flashings taken into brickwork.	Rake out and <u>repoint sympathetically when roof covering replaced</u> and flashings renewed.	34	"SYMPATHETICALLY" TO MR LADSKY ET. AL. = BUILD PENTHOUSE FLAT

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
4.00	Plant Room above Main Flat Roof <i>Destroyed when built penthouse flat</i>	Flat roof to plant room and parapet – asphalt severely blistered and splitting plus water ponding. Brickwork weathering to parapet upstands and flashings in poor condition.	Strip off asphalt and replace to match allowing for overhauling of decking beneath, replacement of flashings and overhauling parapets including overhauling and repointing.	25, 26	
4.01	Plant Room - rear wall.	Redundant satellite dish.	Remove satellite dish and make good to fixing holes and brickwork.	37	
4.02	Plant Room – Walls	To rear elevation holes have been made through plant room walls and there is redundant pipework.	Remove redundant pipework and allow for all making good to brickwork.	38	
4.03	Party wall/parapet upstand between Bay 2 and 3 adjacent to Plant Room.	Flue poorly capped off with wires to satellite dishes going down flues.	Remove excess flue ducting and make good with proprietary vent cap.	39	
5.00	Bay 4	Asphalt roof covering is poor condition, severe rippling, blistering and splitting.	Strip off asphalt and replace to match including checking and overhauling of decking plus provision of insulation.	40, 41, 42, 43	<i>Oh dear! Build penthouse instead!</i>

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
5.01	Bay 4 – Rooflight.	2 No. rooflights to Bay 4, poor condition with Perspex roof coverings cracked and defective together with surrounds in poor condition and unsafe especially right hand side rooflight which gives access from right hand side staircase/landing area.	Carefully remove and replace to match. Ensuring build penthouse instead!!	40, 41, 47	
5.02	Bay 4 – front mansard and parapet gutter and flashings.	Lead flashings and lead gutter are in poor condition.	Replace to match including removing slates and refixing after new flashings provided.	44	Destroy to build penthouse flat
5.03	Right hand side party wall junction with adjacent premises.	Poor flashings and render to top of parapet/party wall.	Remove brickwork and replace incorporating damp-proof course connecting to flashings and roof and afterwards reinstate brickwork and make good to render. The damp-proof course should be connected into the party wall of the adjacent premises. (A Party Wall Award will need to be entered into).	45, 46	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
5.04	Rear elevation, 3 flat roof coverings to top floor flats windows – Bay 2, 3 and 4.	Mastic asphalt finish in poor condition.	Remove mastic asphalt and replace to match including checking of decking and provide insulation.	48 (48 refers to Bay 4. The other to bays are in similar condition.)	
5.05	Pigeon netting between Bays 3 and 4.	Pigeon netting pulled away from supports.	<u>Remove pigeon netting and replace after roof is recovered.</u>	68 (This photograph shows a general view of rear elevation, pigeon netting visible between the bay sections.)	
5.06	Front elevation.	Four flat roof coverings above the 3 rd floor flat's front bay windows.	<u>Carefully remove asphalt, check decking, provide</u>	134, 21 (looking	

Name

Jefferson House, Basil Street, London

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
		<u>Asphalt roof covering rippling, blistering and starting to split.</u>	insulation and <u>provide new asphalt</u> to match together with flashings.	down from high level. These photos show poor condition of windows and also asphalt.	
6.00	Tank Room <div style="border: 1px solid black; background-color: yellow; padding: 2px; width: fit-content;"> MOVED TO BASEMENT TO ALLOW BUILDING PENTHOUSE FLAT (??) </div>	Tank room door and surround – damaged brickwork where door has been allowed to blow open. ironmongery in poor condition and gap between sill and asphalt upstand.	Cut out damaged and defective bricks and replace to match and ensure door is properly secured. Replace damaged chute bolt and make good gap between sill and asphalt.	49	
6.01	Tank Room – Internally	Floorboarding missing to right hand side of tank.	Provide floorboarding for safety.	50	
6.02	Tank Room Internally	Defective and damaged light fitting to right hand side with exposed wires.	Provide new light fitting and make good surrounding electric cables.	51	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
6.03	Tank Room	Polystyrene insulation to ceiling falling down.	Reposition polystyrene insulation.	Not taken	
7.00	Rear of Boiler Room	Boiler flue terminal damaged.	Replace.	56	
8.00	Rear Lower Ground Floor Storage Room Flat Roof	Roof covering satisfactory but moss covering on stone chippings.	Remove moss coverings and all debris from roof including stone chippings and replace with solar reflective paint finish.	53	
9.00	Front Elevation – Bay 1 Mansard gable.	Brickwork spalling beneath coping stone, to brick arch and either side of the window to top floor flat.	Cut out all spalled and damaged bricks and replace with red bricks to match and repoint to match original using a lime mortar.	137	
9.01	Bay 1 – left hand side by parapet gutter water outlet.	Severe spalling to brickwork caused by defective hopper and	Cut out all spalled and damaged bricks and previously	138	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
		also defective lead lined parapet gutter. Render to top of parapet poor and defective.	poorly repaired bricks and replace/repoint as previously described. Rebuilt top of parapet to rainwater outlet to match incorporating damp-proof courses. Replace defective rainwater hopper, outlet and downpipe.		
9.02	Bay 1 – right hand side of bay.	Spalled and repaired brickwork.. Render and brickwork to original party wall junction in poor condition.	Cut out bricks and replace to match and repoint with lime mortar in sympathy, as previously described, including rebuilding of parapet, including the provision of a damp-proof course and replacement of defective render.	139	
9.03	Bay 1 – between 2 nd and 3 rd floors.	Spalled and damaged brickwork. Lead flashing above cornice painted with bitumen.	Cut out and replace all spalled and damaged bricks as previously described. Replace lead flashings to match original.	140	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
9.04	Bay 1 – left hand side party wall junction between 2 nd and 3 rd floors.	Brickwork spalled due to defective downpipe executed with cement mortar over damaged brickwork.	Cut out all spalled and defective brickwork and previously repaired bricks and replace with brickwork and pointing as previously described. Replace corroded and defective cast iron downpipe as previously described.	141	
9.05	Original party wall junction between Bay 1 and Bay 2, 4 th Floor.	Render to sloping parapet upstand cracked and defective. Concrete coping stone has no damp-proof course underneath. No drip to coping stone.	Hack off render and replace to match. Replace coping stone with new coping stone complete with drip and provide damp-proof course underneath.	143	
10.00	Bay 2 – 4 th Floor Front gable.	Spalled bricks to gable either side of window and to the parapet, plus either side of the bay.	Cut out all spalled and damaged brickwork and replace to match with new red bricks and lime mortar as previously described, including making good to decorative render band underneath Bay 2	144, 145, 149	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
			top floor windowsill.		
10.01	Parapet upstand between Bay 2 and Bay 3 at 4 th floor level.	Render over brickwork cracked and defective. Coping stone has no drip and no evidence of a damp-proof course under coping stone.	Hack off render and replace to match, plus provide new coping stone complete with drip and damp-proof course underneath.		
10.02	Bay 2 – brickwork between front bay – 2 nd and 3 rd floors.	Spalled and damaged bricks.	Cut out and replace spalled bricks as previously stated and replace lead flashings to cornice as previously described.	146	
10.03	Bay 2 – junction between 1 st and 2 nd floor front bay.	Spalled and damaged bricks.	Cut out and replace spalled and damaged bricks to match together with pointing as previously described. Replace lead flashings as previously described.		
10.04	Bay 2 – left and right hand side of bay window between ground and first floor.	Spalled and damaged brickwork due to defective/corroded downpipes.	Cut out and replace all spalled and damaged bricks and repoint using a lime mortar as	148	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
			previously described.		
11.00	Bay 3 Gable and parapet.	To top of gable and either side of window opening brickwork spalled and weathered.	Cut out and replace using bricks to match and repoint with a lime mortar as previously described.	150	
11.01	Bay 3 – left hand side rainwater outlet, 3 rd /4 th floor.	Spalled and damaged brickwork. Adjacent party wall junction also spalled and damaged brickwork and render deteriorating.	Cut out all spalled and damaged brickwork as previously described and replace to match. Repair and making good to decorative render bands. Rebuild top of parapet incorporating damp-proof course. Replace corroded and defective cast iron hopper as previously described.	151	
11.02	Bay 3 – right hand side of bay window. Between 3 rd and 4 th level.	Spalled and damaged bricks. Defective render to parapet coping.	Replace all spalled brickwork as previously described together with defective render bands. Repair will include rebuilding top of parapet and	152	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
			incorporating damp-proof course underneath coping.		
11.03	Party wall junction between Bay 2 and 3, 4 th floor level.	Cracked and deteriorating render to parapet upstand. No damp-proof course underneath the coping stone and no drip.	Hack off and replace defective render, replace coping stone with new coping stone complete with drip and damp-proof course as previously described.	152	
11.04	Bay 3 – between ground and 3 rd floor to both left and right hand side of bay windows.	Spalled and damaged brickwork.	Cut out and replace to match including repointing with lime mortar as previously described.	153	
11.05	Bay 3 – between 2 nd and 3 rd floors.	Spalled and damaged brickwork. Lead flashing over cornice poorly painted and repaired with bitumen paint.	Cut out damaged bricks and replace to match as previously described. Replace lead flashings as previously described.	154	
11.06	Bay 3 – between 1 st and 2 nd floors central bay.	Deteriorating to brickwork, spalling and breaking down.	Replace spalled and damaged bricks and lead flashings as previously described.	155	
11.07	Bay 3 – second floor flat front bay.	Unightly air-conditioning unit. No license has been obtained for	Remove air-conditioning unit and all adjacent cabling and	157	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
		this air-conditioning unit.	make good to double-hung sash window frame/replace in replica to match.		
12.00	Bay 4 Parapet at 4 th floor level.	Spalling to brickwork.	Cut out spalled and damaged brickwork and cut in new to match and report with lime mortar as previously described.		
12.01	Bay 4 – to left and right hand side of central bay.	Deterioration and spalling to brickwork due to hopper and downpipe.	Cut out all spalled and damaged brickwork, remove hard Portland cement pointing and repoint with lime mortar. Replace corroded hopper and downpipes to match.	160, 161, 163, 164	
12.02	Bay 4 – between 2 nd and 3 rd floors.	Deterioration of brickwork – spalling and breaking down plus poor pointing.	Cut out spalled and defective bricks and replace to match with lime mortar as previously described. Replace defective flashing to match.		
12.03	Bay 4 – right hand side party	Spalling and breaking down to	Cut out all spalled and	165	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
	wall detail.	brickwork.	defective brickwork to match and repoint with a lime mortar to match original.		
12.04	Render to all 4 bays – surrounds to windows, parapet coping and render, plus decorative render bands to all 4 bays.	All render has been painted with a textured masonry paint finish. This is out of character with a property in a Conservation Area.	Carefully strip all textured paint finish from render to all 4 bays, decorative bands etc. Make good to render surface and redecorate with a smooth masonry paint.	This defect is shown in Photo 137-165 inclusive.	
13.00	Bay 3 Rear elevation Bay 3, 2 nd floor.	Spalled and damaged brickwork.	Cut out spalling and damaged bricks around window.	166	
13.01	Bay 3 – rear elevation, 3 rd floor.	As above.	Cut out spalling and defective bricks and replace to match.	167	
14.00	Bay 2 – 3rd Floor	Spalling bricks to window surround.	Cut out spalling and defective bricks and replace to match, including pointing.	168	
14.01	Bay 2 – junction between 3 rd and 4 th floor parapet.	Spalling and damaged bricks and poor render.	Cut out all spalled and damaged red bricks and	168	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
			replace to match and re-render to parapet upstand detail, to match existing. Allow all necessary reinstatement of lead flashings.		
14.02	Bay 2 – rear elevation, 2 nd floor.	Spalling and breaking down of brickwork to window surround.	Cut out and replace to match spalled and defective brickwork.	169	
14.03	Bay 2 – rear elevation.	Cast iron gutters and downpipe in poor decorative order with corrosion.	Replace with cast iron to match.	169, 170	
15.00	Bay 3 Rear elevation, 2 nd floor.	Defective pointing to brickwork above brick arch and repairs undertaken with cement mortar.	Cut out defective and spalled brickwork and replace to match as previously stated.		
16.00	Bay 2 Rear elevation, 4 th floor.	Deteriorating pointing and spalled brickwork at high level.	Cut out and replace spalled and defective brickwork and repoint to match.		

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
17.00	Bay 4 Rear elevation, 2 nd floor. Flat roof above rear bay.	Asphalt in poor condition, blistered, rippling and splitting.	Replace to match existing, complete with flashings. Allow for checking and overhauling of timber boarding and provide insulation.	64	
18.00	Rear elevation, 7 No. small flat roofs between Bays 2 and 3 and 3 and 4.	Asphalt in poor condition. Gutter and downpipes defective.	Replace all asphalt roofs to match complete with lead flashings to adjacent brickwork. Allow for necessary checking of roof decking and provision of insulation. Replace gutters and downpipes.	70, 76	
19.00	Bay 4 Front elevation, 4 th floor.	Rot to window frame and sill. Poor decorative condition.	Cut out defective windowsills and frames and splice in new timber to match.	Photo not taken.	
20.00	Bay 2				

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
	Front elevation, 4 th floor.	Defective and rotten window frames, plus poor decorative condition as described above.	As above.	134, 21	
21.00	Bay 3 Front elevation, 4 th floor.	Defective and rotten window frames, plus poor decorative condition as described above.	As above.	None taken	
22.00	Bay 4 Front elevation, 4 th floor.	As above	As above	None taken	
23.00	Bay 1 Rear elevation, 2 nd , 3 rd and 4 th floors.	Rot and deterioration to windowsills to all floor levels to this bay. Poor decorative condition.	Cut out all poor and rotten timber to sills and surrounds and replace to match. Replace defective glazing where there are poorly installed window vents.	13, 173, 174	
24.00	Bay 2				

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
	Rear elevation, 4 th floor (Flat 34).	Severe rot to window frame and surrounds.	Cut out defective timber and replace to match.	52, 135	
24.01	Bay 2 – rear elevation, 3 rd floor.	Rot and defective timber to sill and immediate window surrounds. Poor decorative condition.	As above.	53	
24.02	Bay 2 – rear elevation, 2 nd floor.	Rotten and defective timber to windowsill and surrounds, poor decorative condition.	As above.	54	
24.03	Bay 2 – rear elevation, 1 st floor.	Rot to sill and surrounds, poor decorative condition.	As above.	55	
24.04	Bay 2 – rear elevation, ground floor.	Rot to windowsills and poor decorative condition.	As above.	56	
25.00	Bay 3 Rear elevation, 4 th floor.	Rot to windowsills and surrounds, poor decorative condition.	As above.	57	
25.01	Bay 3 – rear elevation, 3 rd floor.	Rot to windowsills and deterioration to surrounds. Poor decorative condition.	As above.	58	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
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25.02	Bay 3 – rear elevation, 2 nd floor.	Rot to windowsill and surrounds, poor decorative condition.	As above.	59	
25.03	Bay 3 – rear elevation, 1 st floor.	Rot to window frame and surrounds, poor decorative condition.	As above.	60	
25.04	Bay 3 – ground floor, rear elevation.	Rot to windowsills and poor decorative condition.	As above.	61	
26.00	Bay 4 Rear elevation, 4 th floor.	Rot to windowsill and surrounds, poor decorative condition.	As above.	62, 136	
26.01	Bay 4 – rear elevation, 3 rd floor.	Deterioration to windowsills and surrounds. Poor decorative condition.	As above.	63	
26.02	Bay 4 – rear elevation, 2 nd floor.	Deterioration to windowsill and surrounds, poor decorative condition.	As above.	64	
26.03	Bay 4 – rear elevation, 1 st floor.	Deterioration to windowsills and surrounds, poor decorative	As above.	65	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
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		condition.			
26.04	Bay 4 – rear elevation, ground floor.	Deterioration to windowsills/rot and poor decorative condition.	As above.	66	
26.05	Bay 4 – rear elevation, lower ground floor.	Cracked render above window opening.	Hack off defective render, check lintel and replace render and make good.		
26.06	Front to rear elevation, external joinery.	All external joinery in poor decorative condition. Paint flaking together with numerous defective windowsills, especially to the rear, suffering from the effects of rot.	Replace the defective timber, cut out and new spliced in. Allow for all burning off of paint, stripping back and redecorating as per Lease.	Numerous, especially photo showing joinery to front and rear elevation.	
26.07	Left hand side entrance door.	Solid wood door. Poor decorative condition, ironmongery – push handle, letter box pitted and tarnished, kick-plate missing.	Overhaul and redecorate door and replace ironmongery.	90	
26.08	Right hand side (main) entrance door.	Hardwood. Poor internal ironmongery e.g. locks, wiring for	Redecorate door, replace ironmongery in Victorian	114	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
		entry system and self-closer, plus letterbox. Externally ironmongery pitted and weathered. Externally unsightly entry phone and video units.	style. Remove all external wires around door.		
26.09	Front elevation railings to all 4 bays.	Wrought iron. Decorative finish weathering. Cement render to dwarf wall deteriorating.	Strip down and redecorate wrought iron railings with matt black gloss paint finish. Repair render at low level and redecorate.	88, 86, 91	
27.00	Bay 2 & 4 Blocked up original entrance steps.	Asphalt over original entrance steps starting to crack and split. Replacement required.	Remove mastic asphalt and provide new asphalt waterproof finish to original steps.	88	
27.01	Rear elevation – entrance steps to lower ground floor.	Entrance steps and railings corroding and poor decorative condition.	Require overhauling – wire brushing corrosion and painting.	79	
27.02	Left hand side lightwell, entrance door to lower ground	Basic flush panel glazed door with poor sill detail. Water penetrating	Replace door with Victorian character door complete with	93	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
	floor area.	underneath the door.	new frame and sill and damp-proof course underneath.		
27.03	Front elevation, left hand side lightwell.	Render to surround in poor condition.	Hack off and replace, including removal of mirrored surrounds.	131	
27.04	Rear elevation, brickwork behind bay 1.	Pointing poor condition.	Rake out and repoint all mortar joints.	3	
28.00	INTERNALLY Bay 4 - 4 th floor landing	Defective plaster due to water penetration from defective parapet/party wall junction to flat roof above.	Hack off defective plaster and replace to match and make good decorations.	117, 118	
28.01	Bay 4 - 4 th floor landing. Vertical access to flat roofs.	Ladder pulling away from wall.	Re-secure ladder to walls with new rawl bolts.	116	
28.02	Staircases to both Bays 2 & 4	The staircases to both bays 2 & 4 have suffered movement and when walking up and down the stairs the treads were noted to squeak and move slightly. The stairs to Bay 4	To all stair sections carefully remove lath and plaster and plasterboard soffits, strengthen and re-secure including gluing and screwing wooden blocks	120, 105	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
		slope in towards the central well and it is evident that a considerable amount of movement has occurred – this can be seen visually with the naked eye and also measured by the large gap between the skirting/string and the wall.	between risers and treads and re-securing balustrading. Allow for relining the underside of the stairs with new layers of plasterboard and skim coat of plaster.		
28.03	Bay 4 - first floor right hand side staircase landing.	Defective and marked plaster.	Hack off plaster approximately 4 metres squared and renew.	108	
28.04	All fire doors dividing lobbies to lower ground, ground, 1 st , 2 nd , 3 rd and 4 th floors.	Flush doors with Georgian wired glazing panels, although fire resistant doors themselves do not comply with current fire regulations, as doors swing both ways and therefore there are no stops. Doors do not have intumescent strips. The hinge mechanism and floor plates are a tripping hazard.	Replace all swing doors with new doors complete with upgraded frames, stops and closers. Allow for making good the floors after hinge-plates (currently a tripping hazard) are removed.	109, 112, 115	
28.05	First floor by Flat 10	None fire resistant door to lobby (ordinary glazing).	Replace with half-hour fire door complete with fire	107	

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
			resistant glass will should also confirm to British Standard BS 6206.		
29.00	Bay 2 Lower ground floor, understeps storage cupboard.	Damp penetration between entrance steps and front wall to common areas. High damp readings obtained with a moisture meter.	Allow for new damp-proof course to be either physically inserted or chemically injected and associated replastering/tanking to be undertaken.	129, 130	
29.01	Bay 2 – lower ground floor, meter cupboards.	Louver doors to meter cupboards are on basic magnetic catches and easily fall open. Therefore they are a safety hazard, a person could be injured if hit.	Provide new doors complete with security locks. (See also service engineers report).	128	
29.02	Lower ground floor, lift access door.	Damage to door.	Make good damaged locks.		
29.03	Lower ground floor caretaker's cloakroom and store.	W.C. poorly connected to drain.	Provide new connection.	125	
29.04	Caretaker's W.C.	Thermoplastic floor tiles lifting.	Take up floor tiles and relay.		

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
29.05	Lower ground floor communal hallway.	Untidy and unsightly accesses hatches to the service ducts.	Provide new hatches and surrounds complete with locks to facilitate safe and easy access.	124	
29.06	All common areas ground to 4 th floor. Surface mounted light switches and cover plates to redundant light switches.	Unsightly surface mounted cover plates.	Remove and fill and make good wall surfaces to redundant switches and flush mount light switches – 21 No.	122	
29.07	All communal areas including entrance halls and basement/lower ground floor.	Decorations to all communal areas, including entrance hall, lower ground floor corridors and staircases up to and including the fourth floor are generally in poor decorative condition. Where there has been water penetration, especially to the fourth floor right hand side landing, decorations and plaster finishes are in poor condition. The common areas have most probably not been decorated for 7-8 years at a minimum. The wallpaper is	Allow for thorough preparation and redecoration to all common areas in accordance with Section 5 of the Lease terms and conditions.		

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
		starting to lift where sections join and there are numerous marks and blemishes to skirtings, door linings, architraves and stairs. Decorations are marked and stains especially around light fittings and switches.			
29.08	All common areas as described above.	Carpets are worn especially to staircase areas. Where worn are becoming a safety hazard.	Allow for renewal of all carpets throughout to match.		
29.09	All common areas including entrance halls as above.	Floor boards underneath carpets to all landings, stairwells etc are noted to be very "squeaky" and noisy.	Allow for boards to be lifted to all areas and to be screwed down.		
29.10	All common areas as described above.	Light fittings old with diffusers/perspex covers broken and damaged.	Allow for replacement of all old and worn light fittings throughout common areas.		

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
			This section to be cross referenced with service engineers report.		
29.11	All communal areas.	No natural ventilation for communal areas especially entrance hall. It has been reported that in the Summer months this area becomes extremely hot. (Lack of natural ventilation is considered a Health and Safety issue especially with regard to the working conditions for the Porter).	Provide air conditioning to main entrance hall and mechanical ventilation to other common areas including staircases and lobbies. (See also service engineers report).		
30.00	Builders Attendance		Allow for scaffolding building complete to both front and rear elevations, access lift for materials, safety netting and temporary roof over building so as to provide access to building operatives, to comply with Health and Safety Legislation and protection for the structure in the case of		

No.	LOCATION	DEFECT	REMEDY	PHOTO NO.	COST £
31.00	Drainage	Drains test arranged, report to follow.	inclement weather.		
32.00	Boiler Room	Asbestos cement sheeting to ceiling - broken and damaged.	The broken and damaged asbestos cement sheeting to the ceiling is a Health and Safety issue. Asbestos dust which is a severe health hazard has been released/could be released. Asbestos cement sheeting to be removed in accordance with Health and Safety Legislation by a Specialist Licensed Company. Photo No. 22.jpg (top right hand side photograph) Page 6 of Photograph Schedule prepared by Michael Jones & Associates.		