

060270 London Road Fire Station - Internal Defect Observations and Further Investigation Schedule

(REV D) - 27.01.2020

This is a LIVE document to be read in conjunction with the following:

- Curtins Observation Drawings Series 10-XX-XX
- Curtins Proposed Intrusive Investigations Drawings Series SPEC/10-XX-XX
- Curtins Detailed Visual Inspection Report
- Curtins Intrusive Investigations Report
- Curtins Intrusive Structural Investigation Suggested Methodology Report
- Levitt Bernstein Significance Plans

** This schedule is not exhaustive or definitive, and the full extent of investigation and repairs will evolve as the building is opened up**

** All relevant authorities should be consulted prior to any intrusive, invasive or remedial works are performed**

** It is essential that safe access is provided to all personnel performing investigate or repair works at height, in confined spaces or awkward working positions. **

** All intrusive and invasive survey methods should be appropriate for use on Grade II* Listed Structure. All investigations to be approved by relevant authorities **

Floor	Observation Drawing	OBSERVATION REF	Observation Comments	Proposed Intrusive/Invasive Investigation	Type	Potential Further Invasive Investigation (TBC)	Potential Cause (TBC)	Potential Repair Detail (TBC)	Intrusive Investigation REF
3rd FLOOR	10-03-01, 10-03-04	3.1.1	RAINWATER PIPE CUT INTO WALL.	NONE	N/A	N/A		BOX IN	
		3.1.2	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT.	NONE	N/A		DEFLECTION OF TRANSFER STRUCTURE AT 1ST FLOOR		
		3.1.3	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT.	NONE	N/A		DEFLECTION OF TRANSFER STRUCTURE AT 1ST FLOOR		
		3.1.4	EXPOSED PARTITION WALL.	NONE	N/A	N/A	PREVIOUS INVESTIGATION	MAKE GOOD	
		3.1.5	DIAGONAL CRACK BETWEEN DOOR FRAME AND CEILING.	REMOVE PLASTER LOCAL TO CRACK	2				
		3.1.6	MULTIPLE LARGE DIAGONAL CRACKS TO PLASTER INTERNALLY. UNABLE TO VIEW EXTERNAL FACE.	REMOVE PLASTER LOCAL TO CRACK	2				
		3.1.10	LARGE STRAIGHT CRACK TO CEILING FINISHES	REMOVE CEILING FINISHES LOCAL TO CRACK	6				
		3.1.11	HIGH LEVEL CRACK TO PLASTER	REMOVE PLASTER LOCAL TO CRACK	2				
		3.1.13	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT.	NONE	N/A	TBC	TBC	TBC	
		3.1.14	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT.	NONE	N/A	TBC	TBC	TBC	
		3.1.16	MINOR DIAGONAL CRACKING TO PLASTER TO ONE SIDE ONLY.	REMOVE PLASTER LOCAL TO CRACK	2				
		3.1.17	CRACKING TO FLOOR SCREED.	NONE	N/A	N/A	SHRINKAGE		
		3.1.18	EXPOSED LINTEL AND MASONRY IN GOOD CONDITION.	NONE	N/A	N/A			
		3.1.19	HATCH INTO ROOF SPACE. UNABLE TO ACCESS (ASBESTOS).	ASBESTOS R&D FOLLOWED BY INSPECTION	4				
		3.1.20	CRACK TO WALL (ONLY ONE SIDE ACCESSIBLE, ASSUME EVIDENT ON BOTH SIDES) EXISTING MONITORING POINTS 36-37.	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.1.21	EXISTING HOLES IN FLOOR. BOARDED OVER.	REMOVE BOARDS TO ALLOW INSPECTION	5				
		3.1.22	OPEN JOINTS TO MASONRY AND DROPPING TO ARCH BRICKWORK.	NONE	N/A	N/A	THERMAL MOVEMENT, MORTAR WASHOUT	LOCALLY REBUILD, REPOINT	
		3.1.23	OPEN JOINTS TO MASONRY AND DROPPING TO ARCH BRICKWORK.	NONE	N/A	N/A	THERMAL MOVEMENT, MORTAR WASHOUT	LOCALLY REBUILD, REPOINT	
		3.1.24	EXISTING HOLES IN FLOOR. BOARDED OVER.	REMOVE BOARDS TO ALLOW INSPECTION	5				
		3.1.18	FULL HEIGHT CRACKING AT WALL INTERSECTION	NONE	17	BALCONY SURVEY	BALCONY DEFLECTION/CORROSION	WALL TIES	
		3.1.15	DIAGONAL CRACK TO THE WALL.	NONE	2	TBC	DEFLECTION FO STRUCTURES	CRACK STITCH - RE-POINT	
		3.1.27	CRACK TO PLASTER BETWEEN FLOOR AND WINDOW CILL.	REMOVE PLASTER LOCAL TO CRACK	2				
		3.1.28	FULL HEIGHT CRACKING AT WALL INTERSECTION	NONE	17	BALCONY SURVEY	BALCONY DEFLECTION/CORROSION	WALL TIES	
		3.1.29	CRACKING TO FLOOR SCREED	TAKE UP FLOOR FINISHES TO EXPOSE FILLER JOISTS	11	CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION		
		3.1.30	DIAGONAL CRACKING TO THE WALL	REMOVE PLASTER LOCAL TO CRACK	2				
		3.1.31	CRACKING AT THE TOP OF THE WALL	REMOVE PLASTER LOCAL TO CRACK	2				
		3.1.32	FULL HEIGHT CRACKING AT WALL INTERSECTION	NONE	17	BALCONY SURVEY	BALCONY DEFLECTION/CORROSION	WALL TIES	
		3.1.33	CRACKING AT THE TOP OF THE WALL	REMOVE FINISH ON THE WALL	1				
		3.1.34	FULL HEIGHT CRACKING AT WALL INTERSECTION	NONE	17	BALCONY SURVEY	BALCONY DEFLECTION/CORROSION	WALL TIES	
		3.1.35	FULL HEIGHT CRACKING AT WALL INTERSECTION	NONE	17		DEFLECTION/CORROSION OF STEEL ELEMENTS	WALL TIES	
		3.1.36	CRACKING TO THE WALL ABOVE THE DOOR LINTEL	REMOVE FINISH ON THE WALL	1				
		3.1.37	FULL HEIGHT CRACKING AT WALL INTERSECTION	NONE	17	BALCONY SURVEY	BALCONY DEFLECTION/CORROSION	WALL TIES	
		3.3.40	STRUCTURAL ASSESSMENT OF SOFFIT REQUIRED	REMOVE CEILING FINISHES TO ALLOW ASSESSMENT	6				
3rd FLOOR	10-03-02, 10-03-05	3.2.1	FULL HEIGHT STRAIGHT CRACK TO PLASTER AT ROOM CORNER.	NONE	N/A	N/A	PARTITION WALL SHRINKAGE	MAKE GOOD FINISHES ONLY	
		3.2.2	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT BETWEEN COURTYARD WALL AND CHIMNEY.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1		PARTITION WALL SHRINKAGE	POTENTIAL CRACK STITCH. MAYBE SIMPLE MAKE GOOD.	
		3.2.3	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.2.4	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.2.5	CRACK NEAR HEAD OF WALL RETURN	REMOVE BOARDING TO STRUCTURE TO INVESTIGATE EXTENT OF CRACK	6				
		3.2.7	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.2.8	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.2.9	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.2.10	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.2.11	DIAGONAL CRACK TO WALL EVIDENT TO ONE SIDE ONLY. CRACK EXTENDS FROM COURTYARD WALL TO DOOR FRAME.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.2.12	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT. EXISTING MONITORING POINTS 18-19.	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.2.13	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT. EXISTING MONITORING POINTS 18-19.	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.2.14	CRACK TO PLASTER BETWEEN FLOOR AND WINDOW CILL.	REMOVE PLASTER LOCAL TO CRACK	2				
		3.2.15	VISIBLE DAMP TO CEILING.	REMOVE FINISHES LOCAL TO DAMP PATCH	6				
		3.2.16	CRACKS TO PLASTER CEILING	REMOVE PLASTER TO INVESTIGATE CAUSE OF CRACK	6		SHRINKAGE OF PLASTER	MAKE GOOD	
		3.2.17	FULL HEIGHT CRACKING AT WALL INTERSECTION	NONE	17	BALCONY SURVEY	BALCONY DEFLECTION/CORROSION	WALL TIES	
3rd FLOOR	10-03-03, 10-03-06	3.3.1	STRUCTURAL ASSESSMENT REQUIRED	CEILING/PLASTER TO SLAB SOFFIT TO BE REMOVED TO ALLOW INSPECTION	6				3.2.17
		3.3.2	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT. EXISTING MONITORING POINTS 31-33.	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.3.3	OPEN JOINTS TO MASONRY AND DROPPING TO ARCH BRICKWORK.	NONE	N/A	N/A	THERMAL MOVEMENT, MORTAR WASHOUT	LOCALLY REBUILD, REPOINT	
		3.3.4	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT. EXISTING MONITORING POINTS 31-33.	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.3.5	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT. EXISTING MONITORING POINTS 31-33.	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		3.3.6	FULL HEIGHT STRAIGHT CRACK TO PLASTER AT ROOM CORNER.	NONE	N/A	NONE	PARTITION WALL SHRINKAGE	MAKE GOOD FINISHES ONLY	
		3.3.7	STRAIGHT LINE CRACK THROUGH FLOOR TILES.	REMOVE FLOOR TILES TO INVESTIGATE FLOOR	11		CRACKING TO CONCRETE FLOOR SLAB/CORROSION OF FILLER JOISTS	MAKE GOOD LOCALLY	
		3.3.8	OPEN JOINTS TO MASONRY AND DROPPING TO ARCH BRICKWORK.	NONE	N/A	N/A	THERMAL MOVEMENT? MORTAR WASHOUT	LOCALLY REBUILD, REPOINT	
		3.3.10	STRAIGHT LINE CRACK THROUGH FLOOR TILES.	REMOVE FLOOR TILES TO INVESTIGATE FLOOR	11		CRACKING TO CONCRETE FLOOR SLAB/CORROSION OF FILLER JOISTS	MAKE GOOD LOCALLY	
		3.3.11	CRACKING TO SURFACE FINISH TO BALCONY.	REMOVE FINISHES LOCAL TO CRACKS TO DETERMINE CAUSE, THICKNESS AND FORM	11		SHRINKAGE. DEFLECTION OF BALCONIES.	MAKE GOOD LOCALLY	
		3.3.12	OPEN JOINTS/CRACKING TO HIGH LEVEL MASONRY PARAPET EMINATING FROM WINDOW HEAD.	REMOVE FINISHES INTERNALLY TO REVIEW EXTENT OF CRACK	2		THERMAL MOVEMENT. FOUNDATION SETTLEMENT.	CRACK STITCH. REPOINT	
		3.3.13	CRACKING TO SURFACE FINISH TO BALCONY.	NONE	N/A		SHRINKAGE. DEFLECTION OF BALCONIES.	MAKE GOOD LOCALLY	
		3.3.14	CRACK TO PLASTER BETWEEN FLOOR AND WINDOW CILL.	REMOVE PLASTER LOCAL TO CRACK	2				
		3.3.15	DIAGONAL CRACK FULL HEIGHT THROUGH PLASTER OF CHIMNEY BREAST.	REMOVE PLASTER LOCAL TO CRACK	2				
		3.3.16	CRACKS AND UNDULATIONS TO SCREED FLOOR. CRACKS GENERALLY STRAIGHT.	TAKE UP FLOOR FINISHES TO EXPOSE FILLER JOISTS FROM ABOVE AND DETERMINE FINISHES	11		CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION	
		3.3.17	EVIDENCE OF WATER INGRESS TO CEILING AND CRACKS TO PLASTER.	REMOVE CEILING FINISHES	6		WATER INGRESS		

Floor	Observation Drawing	OBSERVATION REF	Observation Comments	Proposed Intrusive/Invasive Investigation	Type	Potential Further Invasive Investigation (TBC)	Potential Cause (TBC)	Potential Repair Detail (TBC)	Intrusive Investigation REF
		3.3.18	EVIDENCE OF WATER INGRESS TO CEILING AND CRACKS TO PLASTER.	REMOVE CEILING FINISHES	6		WATER INGRESS		
		3.3.19	CRACKS TO PLASTER ON PARTITION WALL.	NONE	N/A		PARTITION WALL SHRINKAGE	MAKE GOOD	
		3.3.20	CRACK IN LANDING FLOOR.	EXPOSE STEEL SUPPORTS BELOW AND MEASURE (REVIEW ACCESS REQUIREMENTS)	6		DEFLECTION OF CANTILEVER LANDING		
		3.3.23	STEEL AND CONCRETE LINTELS TO 4no. WINDOWS CRACKED AND/OR SPALLED.	NONE	N/A		WATER INGRESS/CORROSION	LINTEL REPLACEMENT	
		3.3.24	CRACKING TO FLOOR SCREED.	TAKE UP FLOOR FINISHES TO EXPOSE FILLER JOISTS	11		CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION	
		3.3.25	OPEN JOINTS TO MASONRY AND DROPPING TO BRICKWORK LINTEL.	NONE	N/A	N/A	THERMAL MOVEMENT? MORTAR WASHOUT	LOCALLY REBUILD, REPOINT	
		3.3.26	OPEN JOINTS TO MASONRY AT PREVIOUS DOOR POSITION. SALT DEPOSITION AND MORTAR WASH-OUT EVIDENT.	NONE	N/A		EXPOSURE TO RAIN, POOR BRICKWORK	REPOINT/REMEDIAL WORKS TO MASONRY	
		3.3.27	OPEN JOINTS TO MASONRY NEAR WINDOW. SALT DEPOSITION AND MORTAR WASH-OUT. CRACKS TO FLOOR FINISH.	NONE	N/A		EXPOSURE TO RAIN, POOR BRICKWORK		
		3.3.28	RECENTLY REPLACED CEILING.	NONE	N/A	NONE	N/A	N/A	
		3.3.29	CRACKING TO FLOOR SCREED.	TAKE UP FLOOR FINISHES TO EXPOSE FILLER JOISTS	11		CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION	
		3.3.32	OPEN JOINTS TO MASONRY, SIGNIFICANT MOVEMENT OF BRICKWORK AND MORTER WASH-OUT.	NONE	N/A		EXPOSURE TO RAIN, POOR BRICKWORK	REPOINT/REMEDIAL WORKS TO MASONRY	
		3.3.33	OPEN JOINTS TO MASONRY, SIGNIFICANT MOVEMENT OF BRICKWORK AND MORTER WASH-OUT.	NONE	N/A		EXPOSURE TO RAIN, POOR BRICKWORK	REPOINT/REMEDIAL WORKS TO MASONRY	
		3.3.34	STRAIGHT LINE FULL HEIGHT CRACK THROUGH EXTERNAL WALL. DAYLIGHT VISIBLE THROUGH CRACK.	NONE	N/A		EXPOSURE TO RAIN, POOR BRICKWORK	REPOINT/REMEDIAL WORKS TO MASONRY	
		3.3.37	OPEN JOINTS IN MASONRY, EVIDENCE OF MOVEMENT.	NONE	N/A	N/A	THERMAL MOVEMENT, MORTAR WASHOUT	LOCALLY REBUILD, REPOINT, REPLACE LINTEL	
		3.3.38	STRAIGHT CRACKS TO FLOOR SCREED.	TAKE UP FLOOR FINISHES TO EXPOSE FILLER JOISTS	11		CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION	
		3.3.39	STRAIGHT CRACKS TO FLOOR SCREED.	TAKE UP FLOOR FINISHES TO EXPOSE FILLER JOISTS	11		CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION	
		3.3.40	FULL HEIGHT CRACKING AT WALL INTERSECTION	NONE	17	BALCONY SURVEY	BALCONY OR STEEL ELEMENTS		
		3.3.41	EXISTING HOLES IN FLOOR. BOARDED OVER.	NONE	N/A	NONE	DEFLECTION/CORROSION	WALL TIES	
		3.3.42	GLAZED BRICKS OPENED UP ABOVE THE DOOR	NONE	N/A	NONE	FOR CORE SAMPLE TESTING		
		3.3.43	DIAGONAL CRACK IN THE FULL HEIGHT OF THE WALL	REMOVE THE FINISH ON THE WALL	1			CRACK STITCH	
		3.3.44	EXPOSED DOOR STEEL LINTEL	REMOVE FINISHES ON LINTEL	1			CRACK STITCH	
		3.3.45	CRACKING TO THE WALL ABOVE THE DOOR LINTEL	REMOVE PLASTER LOCAL TO CRACK	2			STRIP AND PAINT	
			STRUCTURAL ASSESSMENT REQUIRED	CONCRETE CORE THROUGH FLOOR	14				3.3.43
2nd FLOOR	10-02-01, 10-02-04	2.1.1	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT. EXISTING	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.1.2	DIAGONAL CRACKING TO WALL EVIDENT TO ONE SIDE ONLY.	REMOVE PLASTER	2				
		2.1.3	LONG STRAIGHT CRACK TO FLOOR SCREED.	REMOVE FINISHES TO SOFFIT BELOW TO INVESTIGATE FILLER JOISTS	6	POTENTIALLY REMOVE SCREED	CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION	
		2.1.4	DIAGONAL CRACK TO WALL EVIDENT TO ONE SIDE ONLY.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER) OF WALL	1				
		2.1.5	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT. EXISTING	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.1.6	MONITORING POINTS 46-48. CRACK TO SOFFIT	BREAK OUT LOCAL TO CRACK	6		FILLER JOIST CORROSION		
		2.1.7	CRACKING TO WINDOW FRAME AND EVIDENCE OF WATER INGRESS	REMOVE FINISHES TO WALL TO INVESTIGATE CRACK	2			REPAIR WINDOW AND MAKE GOOD FINISHES	
		2.1.8	CRACK TO PLASTER BETWEEN FLOOR AND WINDOW CILL	REMOVE PLASTER TO REVEAL CRACK	2				
		2.1.9	CRACKS TO FLOOR SCREED	TAKE UP FLOOR FINISH TO EXPOSE FILLER JOISTS	11	POTENTIALLY REMOVE SCREED	CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION	
		2.1.10	DIAGONAL CRACKING TO WALL EVIDENT TO ONE SIDE ONLY.	REMOVE PLASTER TO REVEAL CRACK	2				
		2.1.11	FULL HEIGHT STRAIGHT CRACK TO PLASTER AT ROOM CORNER.	NONE	N/A	NONE	PARTITION WALL SHRINKAGE	MAKE GOOD FINISHES ONLY	
		2.1.12	LOW LEVEL CRACK BETWEEN WALL AND DOOR EVIDENT TO ONE SIDE ONLY.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.1.13	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT. EXISTING	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.1.14	MONITORING POINTS 38-39. Return wall crack - wall pulling away	NONE	17	BALCONY SURVEY	BALCONY DEFLECTION/CORROSION		
		2.1.15	DIAGONAL CRACKING TO THE WALL	REMOVE PLASTER LOCAL TO CRACK	2				
		2.1.16	250mm Dp Steel beam corroded	NONE			Water ingress		
			STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				2.2.14
			STRUCTURAL ASSESSMENT REQUIRED	CONCRETE CORE THROUGH FLOOR	14				2.2.15
			STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				2.2.16
2nd FLOOR	10-02-02, 10-02-05	2.2.1	CRACK TO PLASTER BETWEEN WINDOW CILL AND WALL	REMOVE PLASTER	2				
		2.2.2	DIAGONAL CRACK TO WALL EVIDENT ON BOTH SIDES	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.2.3	DIAGONAL CRACK TO WALL EVIDENT ON BOTH SIDES	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.2.4	DIAGONAL CRACK TO WALL EVIDENT ON BOTH SIDES	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.2.5	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.2.6	STRAIGHT LINE CRACK TO PARTITION WALL	NONE	N/A	NONE	SHRINKAGE	MAKE GOOD	
		2.2.7	BRICKWORK HAS BEEN BROKEN OUT TO INSTALL TOILETS	NONE	N/A	NONE	PRECIOUS BRICK CORING	MAKE GOOD	
		2.2.8	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.2.9	CRACK TO PLASTER BETWEEN WINDOW CILL AND WALL.	REMOVE PLASTER LOCAL TO CRACK	2				
		2.2.10	MINOR CRACKING TO PLASTER AT HIGH LEVEL. SOME EVIDENCE OF PREVIOUS WATER		6		DAMP/WATER DAMAGE, SHRINKAGE TO		
		2.2.12	INGRESS. DAMP PATCH VISIBLE ON PADSTONE FOR BEAM.	REMOVE FINISHES LOCAL TO CRACKS AND DAMP		NONE	PLASTER		
		2.2.13	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES.	NONE	N/A		WATER INGRESS/INTERNAL LEAKAGE	NONE	
		2.2.14	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.2.16	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.2.18	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.2.19	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.2.20	CORROSION TO STEEL LINTEL AND SPALLING OF SURROUNDING CONCRETE.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	N/A		WATER INGRESS	REPLACE LINTEL	
		2.2.21	DIAGONAL CRACK TO WALL EVIDENT TO ONE SIDE ONLY.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.2.22	Hole within the slab	NONE	N/A				
		2.2.23	Crack above the door lintel	REMOVE PLASTER LOCAL TO CRACK	2				
		2.2.24	Screed crack		11	CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION		
		2.2.25	Door steel lintel corroded	TAKE UP FLOOR FINISHES TO EXPOSE FILLER JOISTS					
		2.2.26	Steel beam in the ceiling corroded	Remove finishes to allow inspection	6		water ingress	REPAINT STEELWORK	
		2.2.27	ARCH MAY BE STRESSED	STRIP BEAM OF CORROSION AND PAINT AT BEARING	6				
		2.2.28	CRACKING TO THE WALL	REMOVE PLASTER TO INSPECT THE ARCH (IT COULD BE ARCHITECTURAL)	2				
			CRACKING TO THE WALL	REMOVE PLASTER LOCAL TO CRACK	2				
			STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				2.2.22
2nd FLOOR	10-02-03, 10-02-06	2.3.1	CRACKING TO SOFFIT OF BALCONY (UNDERSIDE OF 3rd FLOOR)	REMOVE FINISHES LOCAL TO CRACK	6				
		2.3.2	CRACK IN MASONRY, EVIDENCE OF MOVEMENT.	REMOVE FINISHES INTERNALLY	2	NONE	THERMAL MOVEMENT	CRACK STITCH, REPOINT	
		2.3.4	DIAGONAL CRACK TO WALL EVIDENT TO ONE SIDE ONLY	REMOVE FINISHES LOCAL TO CRACK	2				
		2.3.6	EXPOSED FILLER JOIST STEELS. CORROSION TO ALL JOISTS AND STEEL BEAMS.	BREAK OUT CONCRETE TO UNDERSIDE OF FILLER JOISTS	6	STEEL AND CONCRETE TESTING	WATER INGRESS	CLEAN OFF,TREAT AND RE-PAINT. MAKE GOOD	
		2.3.7	CRACK TO PLASTER FULL HEIGHT AROUND WINDOW	REMOVE PLASTER	2				
		2.3.9	CORROSION TO BALCONY SUPPORT STEEL	NONE	N/A	STEEL TESTING	WEATHERING	PROP, STRIP, TREAT AND REPAINT.	
		2.3.10	EXPOSED FILLER JOIST STEELS. CORROSION TO ALL JOISTS AND STEEL BEAMS.	BREAK OUT CONCRETE TO UNDERSIDE OF FILLER JOISTS	6	STEEL TESTING	WATER INGRESS	STRIP, TREAT AND REPAINT.	
		2.3.11	CRACK TO FLOOR SCREED		6	POTENTIALLY REMOVE SCREED	CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION	
				REMOVE FINISHES TO SOFFIT BELOW TO INVESTIGATE FILLER JOISTS					

Floor	Observation Drawing	OBSERVATION REF	Observation Comments	Proposed Intrusive/Invasive Investigation	Type	Potential Further Invasive Investigation (TBC)	Potential Cause (TBC)	Potential Repair Detail (TBC)	Intrusive Investigation REF
		2.3.12	CONCRETE LINTELS CRACKED AND BROKEN FOR WIDTH OF WALL	NONE	N/A	NONE	WATER INGRESS, OVERLOADING	REPLACE LINTELS	
		2.3.13	CRACK TO FLOOR SCREED (AS PER FLOOR ABOVE)	REMOVE FINISHES TO SOFFIT TO INVESTIGATE FILLER JOISTS ABOVE	6		CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION	
		2.3.14	DIAGONAL CRACKING TO WALL EVIDENT TO ONE SIDE ONLY.	REMOVE PLASTER	2				
		2.3.17	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT. EXISTING MONITORING POINTS 23-24.	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.3.18	CORROSION TO BALCONY SUPPORT STEEL	NONE	N/A	STEEL TESTING	WEATHERING	PROP, STRIP, TREAT AND REPAINT.	
		2.3.19	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT. EXISTING MONITORING POINTS 34,35.	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		2.3.20	CORROSION TO STEEL LINTEL. SIGNIFICANT EXFOLIATION AND SPALLING OF CONCRETE.	NONE	N/A	NONE	WATER INGRESS	REPLACE LINTEL	
		2.3.21	Encased concrete lintel in poor condition	None	N/A	NONE		REPLACE	
		2.3.22	Screed crack	TAKE UP FLOOR FINISHES TO EXPOSE FILLER JOISTS	11	CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION		
		2.3.23	Encased concrete lintel might in poor condition	NONE	N/A	NONE		REPLACE	
		2.3.24	STEEL BEAM ABOVE DAMAGED AT THE END TOWARDS WINDOW LINTEL	Remove finishes to allow inspection	6			REPLACE STEEL BEAM	
		2.3.25	Encased concrete lintel might need replacing	NONE	N/A			REPLACE	
		2.3.26	WINDOW LINTEL IS IN BAD CONDITION	NONE	N/A		WATER INGRESS	REPLACE	
		2.3.27	CRACKING TO THE WALL UNDER THE WINDOW CILL	REMOVE PLASTER LOCAL TO CRACK	2			REPLACE	
		2.3.28	LINTEL IN BAD CONDITION	NONE	N/A				
		2.3.29	DIAGONAL CRACK IN THE WALL	REMOVE PLASTER LOCAL TO CRACK	2				
		2.3.30	DIAGONAL CRACK IN THE WALL	REMOVE PLASTER LOCAL TO CRACK	2				
		2.3.31	Return wall crack - wall puling away	NONE				WALL TIES	
		2.3.32	DIAGONAL CRACK IN THE WALL EVIDENT ON BOTH SIDES	REMOVE PLASTER LOCAL TO CRACK	2				
		2.3.33	DIAGONAL CRACK IN THE WALL	REMOVE PLASTER LOCAL TO CRACK	2				
		2.3.34	DIAGONAL CRACK IN THE WALL	REMOVE PLASTER LOCAL TO CRACK	2				
		2.3.35	Return wall crack - wall puling away	NONE	2				
1st Floor	10-01-01, 10-01-04	1.1.1	CRACK ABOVE DOOR. EXISTING MONITORING POINTS 40-42.	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		1.1.2	HIGH LEVEL CRACK BETWEEN WALL AND DOOR HEAD.	REMOVE PLASTER	2				
		1.1.4	DIAGONAL CRACKING TO WALL EVIDENT TO ONE SIDE ONLY.	REMOVE PLASTER	2				
		1.1.5	CRACK TO PLASTER AT CORNER OF CEILING.	NONE	N/A			MAKE GOOD	
		1.1.6	CRACK TO PLASTER AT CORNER OF CEILING.	REMOVE CEILING PLASTER	6			MAKE GOOD	
		1.1.7	CRACK TO SOFFIT	BREAK OUT LOCAL TO CRACK	6		FILLER JOIST CORROSION		
		1.1.8	DIAGONAL CRACKING TO WALL EVIDENT TO ONE SIDE ONLY.	REMOVE PLASTER	2				
		1.1.9	CRACK TO PLASTER BETWEEN FLOOR AND WINDOW CILL.	REMOVE PLASTER LOCAL TO CRACK	2				
		1.1.10	CRACK TO PLASTER ABOVE ARCH.	REMOVE PLASTER TO REVEAL CRACK	2				
		1.1.12	OPEN JOINTS AND DROPPING OF BRICKWORK ARCH ABOVE DOOR.	NONE	N/A	N/A	THERMAL MOVEMENT, MORTAR WASHOUT	LOCALLY REBUILD, REPOINT	
		1.1.13	CORROSION TO STEEL TRANSFER BEAM.	Remove finshies to allow inspection	0	NONE	WATER INGRESS	STRIP, TREAT AND REPAINT	
		1.1.14	Full height crack of return wall	REMOVE THE FINISH ON THE WALL	2			Wall ties	
		1.1.15	DIAGONAL CRACKING TO THE WALL	REMOVE PLASTER LOCAL TO CRACK	2				
		1.1.16	DIAGONAL CRACKING ABOVE THE DOOR	REMOVE FINISHES					
		1.1.17	Full height crack of return wall	REMOVE THE FINISH ON THE WALL	2			Wall ties	
			STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				1.1.14
			STRUCTURAL ASSESSMENT REQUIRED	CONCRETE CORE THROUGH FLOOR	14				1.1.15
			STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				1.1.16
			STRUCTURAL ASSESSMENT REQUIRED	CONCRETE CORE THROUGH FLOOR	14				1.1.17
1st FLOOR	10-01-02, 10-01-05	1.2.1	DIAGONAL CRACK TO PLASTER ABOVE DOOR.	REMOVE PLASTER	2				
		1.2.2	CRACK TO CORNER OF CEILING AND EVIDENCE OF WATER DAMAGE TO TIMBER FLOOR.	REMOVE CEILING FINISH AND FLOOR BOARDS TO INVESTIGATE WATER INGRESS	6		SHRINKAGE		
		1.2.4	DIAGONAL CRACKING TO WALL EVIDENT TO ONE SIDE ONLY.	REMOVE PLASTER	2				
		1.2.5	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		1.2.6	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		1.2.7	FULL HEIGHT STRAIGHT CRACK TO PLASTER TO PARTITION WALL.	NONE	N/A	NONE	PARTITION WALL SHRINKAGE	MAKE GOOD FINISHES ONLY	
		1.2.8	FULL HEIGHT STRAIGHT CRACK TO WALL. POTENTIAL VOID BEHIND WALL.	REMOVE FINISH LOCAL TO CRACK	2				
		1.2.9	FULL HEIGHT STRAIGHT CRACK TO WALL. POTENTIAL VOID BEHIND WALL.	REMOVE FINISH LOCAL TO CRACK	2				
		1.2.10	DIAGONAL CRACKING TO THE WALL UNDERNEATH STEEL BEAM						
		1.2.11	DIAGONAL CRACKING UNDER WINDOW CILL	REMOVE PLASTER LOCAL TO CRACK	2				
		1.2.12	EXPOSED STEEL JOISTS	REMOVE CEILING FINISHES	6			REPAIR DESIGN REQUIRED	
		1.2.13	DIAGONAL CRACKING TO THE WALL	REMOVE PLASTER LOCAL TO CRACK	2				
		1.2.14	Full height crack of return wall	REMOVE THE FINISH ON THE WALL	2			Wall ties	
		1.2.15	BRICKWORK WALL DAMAGED	NONE	N/A			REBUILD	
		1.3.2	DIAGONAL CRACK TO WALL EVIDENT TO BOTH SIDES. CRACK EXTENDS FULL HEIGHT. EXISTING MONITORING POINTS 46-48.	REMEASURE AND COMPARE. REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		1.3.3	OPEN JOINTS TO MASONRY, SALT DEPOSITION AND MORTAR WASHOUT.	NONE	N/A	NONE	WATER INGRESS	REPOINT	
		1.3.4	CORROSION TO STEEL TRANSFER BEAM ABOVE.	NONE	N/A	NONE	WATER INGRESS	STRIP, TREAT AND REPAINT	
		1.3.5	CRACKING TO PLASTER AROUND FIREPLACE.	REMOVE PLASTER	2				
		1.3.6	DIAGONAL CRACK TO WALL EVIDENT TO ONE SIDE ONLY.	REMOVE PLASTER	2				
		1.3.7	CRACKING TO FLOOR SCREED	TAKE UP FLOOR FINISHES TO EXPOSE FILLER JOISTS	11	CORROSION OF FILLER JOISTS, SHRINKAGE OF SCREED	LOCALLY MAKE GOOD SCREED, REMEDIATE FILLER JOIST CORROSION		
		1.3.9	CRACKING TO THE WALL ABOVE THE DOOR LINTEL	REMOVE PLASTER LOCAL TO CRACK	2				
		1.3.10	CRACKING TO THE WALL UNDERNEATH WINDOW CILL	REMOVE PLASTER LOCAL TO CRACK	2				
		1.3.11	CRACKING TO THE WALL	REMOVE PLASTER LOCAL TO CRACK	2				
		1.3.13	BEAM IS CORRODED	Remove finshies to allow inspection	6			TO BE DECIDED	
		1.3.15	CRACKING TO THE WALL AT BOTH BEAM ENDS	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.16	CRACKING TO THE WALL	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.17	CRACKING TO THE WALL EVIDENT ON BOTH SIDES	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.18	CRACKING TO THE WALL EVIDENT ON BOTH SIDES	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.19	CRACKING TO THE WALL EVIDENT ON BOTH SIDES	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.20	CRACKING TO THE WALL ABOVE CONCRETE LINTEL	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.21	CRACKING ABOVE THE DOOR LINTEL EVIDENT ON BOTH SIDES	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.22	DIAGONAL CRACKING TO THE WALL EVIDENT ON BOTH SIDES	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.23	CRACKING TO THE WALL EVIDENT ON BOTH SIDES	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.24	CRACKING UNDER WINDOW CILL	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.25	CRACKING ABOVE THE DOOR LINTEL EVIDENT ON BOTH SIDES	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.26	CRACKING UNDER WINDOW CILL	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.28	CRACKING TO THE WALL ABOVE THE DOOR LINTEL	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.29	CRACKING TO THE WALL ABOVE THE DOOR LINTEL	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.30	CRACKING TO THE WALL ABOVE THE DOOR LINTEL	REMOVE PLASTER LOCAL TO THE CRACK	2				
		1.3.31	CRACKING TO THE WALL EVIDENT ON BOTH SIDES	REMOVE PLASTER LOCAL TO THE CRACK	2				
G FLOOR	10-00-01, 10-00-04	0.1.1	CORROSION TO STEEL BEAMS AND FILLER JOISTS.	Remove finshies to allow inspection	N/A				
		0.1.2	CRACKING TO PLASTER CEILING.	REMOVE PLASTER	6				
		0.1.3	CRACK EMINATING FROM DOOR HEAD UP WALL VISIBLE ON BOTH SIDES.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		0.1.4	CRACK EMINATING FROM DOOR HEAD UP WALL VISIBLE ON BOTH SIDES.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		0.1.5	EVIDENCE OF WATER DAMAGE TO CEILING AND TIMBER JOISTS.	SPECIALIST SURVEY OF SIGNIFICANT HERITAGE CEILING	13				
		0.1.6	CRACK EMINATING FROM DOOR HEAD UP WALL ON BOTH SIDES.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		0.1.7	DIAGONAL CRACKING TO WALL.	REMOVE PLASTER	2				
		0.1.8	DIAGONAL CRACKING TO WALL AT FIREPLACE LOCATION.	REMOVE PLASTER	2				
		0.1.9	CRACK TO PLASTER BETWEEN FLOOR AND WINDOW CILL.	REMOVE PLASTER LOCAL TO CRACK	2				
		0.1.10	HAZING CRACKS TO PLASTER, NO DISCERNABLE PATTERN.	REMOVE PLASTER	2	NONE	SHRINKAGE	MAKE GOOD	
		0.1.11	HAZING CRACKS TO PLASTER, NO DISCERNABLE PATTERN.	REMOVE PLASTER	2	NONE	SHRINKAGE	MAKE GOOD	
		0.1.12	CRACK EMINATING FROM WINDOW CILL.	REMOVE PLASTER	2	NONE	SHRINKAGE	MAKE GOOD	
		0.1.13	CRACK EMINATING FROM DOOR HEAD UP WALL VISIBLE ON BOTH SIDES.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				

Floor	Observation Drawing	OBSERVATION REF	Observation Comments	Proposed Intrusive/Invasive Investigation	Type	Potential Further Invasive Investigation (TBC)	Potential Cause (TBC)	Potential Repair Detail (TBC)	Intrusive Investigation REF
G FLOOR	10-00-02, 10-00-05	0.1.14	CRACK EMINATING FROM DOOR HEAD UP WALL VISIBLE ON BOTH SIDES.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
			STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				0.1.15
			STRUCTURAL ASSESSMENT REQUIRED	CONCRETE CORE THROUGH FLOOR	14				0.1.16
		0.2.1	FULL HEIGHT CRACK IN WALL IN LINE WITH TRANSFER BEAM ABOVE.	REMOVE PLASTER AND BREAKOUT BRICKWORK TO STEEL COLUMN BEHIND AT HIGH LEVEL	2		CORROSION OF COLUMN WITHIN WALL		
		0.2.2	CRACKING TO FINISHES.	NONE	N/A	NONE	SHRINKAGE	MAKE GOOD	
		0.2.3	CRACKING TO FLOOR SCREED.	REMOVE FINISHES TO CEILING BELOW	6	POTENTIALLY REMOVE SCREED	SHRINKAGE? POTENTIAL CORROSION TO STRUCTURE BELOW	MAKE GOOD	
		0.2.4	DIAGONAL CRACKING TO WALL EVIDENT TO ONE SIDE ONLY.	REMOVE FINISHES LOCAL TO CRACK	2				
		0.2.5	STRAIGHT FULL HEIGHT CRACK IN MASONRY.	NONE	N/A	NONE	THERMAL MOVEMENT	STITCH CRACK, REPOINT	
		0.2.6	DIAGONAL CRACK THROUGH MASONRY PARTITION WALL EVIDENT FROM BOTH SIDES.	REMOVE FINISH TO ONE SIDE OF WALL (EITHER)	1				
		0.2.7	WALL DAMAGED/ BRICKWORK BROKEN OFF.	NONE	N/A	NONE		REBUILD	
G FLOOR	10-00-03	0.2.8	DIAGONAL CRACKING TO THE WALL FINISHES.	REMOVE WALL FINISHES	2				
					N/A			MONITOR IN FUTURE INVESTIGATION	
		0.2.9	DIAGONAL CRACKING TO WALL ALONG THE MORTAR JOINT	NONE	N/A				
		0.2.10	WATER LEAKING FROM THE CEILING	NONE	N/A		DAMAGED WATER PIPES/ CRACKS IN THE FLOOR JOISTS FLOOR		
			STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				0.2.7
			STRUCTURAL ASSESSMENT REQUIRED	CONCRETE CORE THROUGH FLOOR	14				0.2.8
		0.3.1	CRACKING TO THE RETURN WALL	NONE	N/A			MONITOR IN FUTURE INVESTIGATION	
		0.3.3	DIAGONAL CRACKING ALONG THE MORTAR JOINTS IN GLAZED BRICKS	NONE	N/A			STITCH CRACK, REPOINT	
		0.3.4	DIAGONAL CRACKING ALONG THE MORTAR JOINTS EVIDENT ON BOTH SIDES	NONE	N/A			STITCH CRACK, REPOINT	
		0.3.5	DIAGONAL CRACKING ALONG THE MORTAR JOINTS FROM THE SOFIT DOWN THE DOOR ARCH	NONE	N/A			STITCH CRACK, REPOINT	
G FLOOR	10-00-03	0.3.6	DIAGONAL CRACKING TO THE WALL	REMOVE PLASTER	2				
		0.3.7	DIAGONAL CRACKING TO THE WALL FINISHES EVIDENT ON BOTH SIDES	REMOVE FINISHES	2				
		0.3.8	VARIOUS DIAGONAL CRACKING TO THE WALLS	REMOVE FINISHES	2				
		0.3.9	DIAGONAL CRACKING TO THE WALL	REMOVE PLASTER	2				
		0.3.10	DIAGONAL CRACKING ALONG THE MORTAR JOINTS UNDER THE WINDOW CILLS.	NONE	N/A			STITCH CRACK, REPOINT	
		0.3.11	DIAGONAL CRACKING ALONG THE MORTAR JOINTS.	NONE	N/A			STITCH CRACK, REPOINT	
		0.3.12	WATER LEAKING FROM THE CEILING	NONE	N/A		CRACKS IN THE FLOOR SLABS	MAKE BUILDING WATER TIGHT	
		0.3.13	DIAGONAL CRACKING TO THE WALL	REMOVE WALL FINISHES	2				
		0.3.1	STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				0.3.1
		0.3.2	STRUCTURAL ASSESSMENT REQUIRED	CONCRETE CORE THROUGH FLOOR	14				0.3.2
BASEMENT	10-00-01 to 10-00-06	0.3.3	STRUCTURAL ASSESSMENT REQUIRED	STEEL SAMPLE FOR ANALYSIS FROM WEB OF CEILING JOIST	15				0.3.3
		0.3.4	STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				0.3.4
		0.3.5	STRUCTURAL ASSESSMENT REQUIRED	CONCRETE CORE THROUGH FLOOR	14				0.3.5
		B.1.1	PREVIOUS INVESTIGATION TO COLUMN. CONCRETE BROKEN OUT AND DRILLED TO FIND WEB	NONE	N/A	NONE	PREVIOUS INVESTIGATION	MAKE GOOD	
		B.1.2	BEAM CORRODED AND CONCRETE SPALLED.	BREAK OFF CONCRETE TO REVEAL BEAM.	6	NONE	WATER INGRESS	CLEAN, TREAT AND PAINT	
		B.1.3	DIAGONAL CRACK TO MASONRY EVIDENT ON ONE SIDE ONLY.	NONE	N/A				
		B.1.4	CORROSION TO STEEL BEAM AND LOCAL CRACKS TO MASONRY.	REMOVE FINISHES TO EXPOSE BEAM TO ALLOW INSPECTION.	6	NONE	WATER INGRESS	CLEAN, TREAT AND PAINT	
		B.1.5	CRACKING TO MASONRY AROUND OPENING.	NONE	N/A	NONE	NO LINTEL, THERMAL MOVEMENT	PROVIDE LINTEL, STITCH CRACK	
		B.1.6	COLUMN EXPOSED IN GOOD CONDITION.	NONE	N/A	NONE	N/A	N/A	
		B.1.7	CORROSION TO STEEL BEAM.	REMOVE FINISHES TO EXPOSE BEAM TO ALLOW INSPECTION.	6	NONE	WATER INGRESS	STRIP, TREAT AND REPAINT	
BASEMENT	10-00-01 to 10-00-06	B.1.8	COAL CHUTE IN GOOD CONDITION.	NONE	N/A	NONE	N/A	N/A	
		B.1.9	EVIDENCE OF WATER INGRESS TO LIGHTWELL.	CLEAN OFF LIGHTWELL AND FIND LEAK	10		WORN SEAL, CRACKED GLASS BRICK	MAKE GOOD	
		B.1.10	MINOR SPALLING TO CONCRETE SOFFIT.	NONE	N/A	NONE	N/A	MAKE GOOD	
		B.1.11	BASEMENT WALL EXPOSED, NO EVIDENCE OF DAMP.	NONE	N/A	NONE	N/A	N/A	
		B.1.12	CRACKING TO CEILING FINISHES.	REMOVE PLASTER	6				
			STRUCTURAL ASSESSMENT REQUIRED	REMOVE 3NO. BRICKS FOR TESTING	16				B.1.13
			STRUCTURAL ASSESSMENT REQUIRED	REMOVE 3NO. BRICKS FOR TESTING	16				B.1.14
			STRUCTURAL ASSESSMENT REQUIRED	CONCRETE CORE THROUGH FLOOR	14				B.1.15
			STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				B.1.16
		B.1.13	STEEL LINTEL EXPANDING AND PUSHING THE BRICKWORK OUTWARD	NONE	N/A			MONITOR FOR FUTURE INVESTIGATION	
BASEMENT	10-00-01 to 10-00-06	B.1.14	CORROSION AND EXPOSED STEEL JOISTS THROUGHOUT THE BASEMENT SLAB		6				
		B.1.15	GROUND SLAB IS BROKEN OFF	NONE	N/A			REBUILD	
		B.1.16	HOLE IN THE FIRST FLOOR SLAB APPROX 220mm DP	NONE	N/A			REBUILD	
		B.1.17	DIAGONAL CRACKING TO THE WALL	REMOVE PLASTER LOCAL TO THE CRACK	2				
		B.2.1	EVIDENCE OF WATER INGRESS TO LIGHTWELL	CLEAN OFF LIGHTWELL AND FIND LEAK	10		WORN SEAL, CRACKED GLASS BRICK	MAKE GOOD	
		B.2.2	STRUCTURAL ASSESSMENT REQUIRED	CONCRETE CORE THROUGH FLOOR	14				
		B.2.3	STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				
		B.2.2	HOLE IN THE FIRST FLOOR SLAB	None	N/A	NONE		REBUILD	
		B.2.3	CORROSION AND EXPOSED STEEL JOISTS THROUGHOUT THE BASEMENT SLAB	None	6			STRIP AND PAINT	
		B.2.4	EVIDENCE OF WATER INGRESS - BEAM CORRODED	NONE	6			Strip and Paint	
BASEMENT	10-00-01 to 10-00-06	B.3.1	ASBESTOS LABELS ON WALL	NONE	N/A	NONE	N/A	N/A	
					6		PREVIOUS INVESTIGATIONS. CORROSION TO STEEL DUE TO WATER INGRESS	STRIP, TREAT AND REPAINT. MAKE GOOD	
		B.3.2	EXPOSED FILLER JOIST STEELS. CORROSION TO STEEL AND SPALLING OF CONCRETE.	EXPOSE ENCASED STEEL BEAM TO ALLOW INSPECTION	N/A	NONE	WATER INGRESS	STRIP, TREAT AND REPAINT	
		B.3.3	CORROSION TO STEEL BEAM	NONE	6				
		B.3.4	CORROSION TO EXPOSED STEEL JOISTS AND SPALLING TO CONCRETE SOFIT	Remove ceiling finishes to inspect floor joists	6			Concrete patch repair	
		B.3.5	SPALLING OF COLUMN ENCASEMENT	NONE	6			REBUILD THE OPENING	
		B.3.6	DIAGONAL CRACKING TO THE WALL	REMOVE BRICKWORK TO EXPOSE STEEL AND ALLOW INSPECTION	2		THE CRACK MIGHT BE ATTRIBUTED TO THE HOLE./OPENING IN THE WALL	REPLACE	
		B.3.7	ENCASED LINTEL IS CORRODED	Open up the window frame to inspect the state of the lintel above.	6				
		B.3.8	DIAGONAL CRACK FROM SOFIT TO ARCH	REMOVE FINISHES	2				
		B.3.9	DIAGONAL CRACK TO THE WALL	REMOVE FINISHES	2				
BASEMENT	10-00-01 to 10-00-06	B.3.10	CORROSION TO STEEL LINTEL	NONE	N/A		WATER INGRESS	STRIP AND PAINT	
			STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				B.3.4
			STRUCTURAL ASSESSMENT REQUIRED	CONCRETE CORE THROUGH FLOOR	14				B.3.5
			STRUCTURAL ASSESSMENT REQUIRED	MASONRY SAMPLE FOR ANALYSIS FROM BASE MASONRY PIER	16				B.3.7
			STRUCTURAL ASSESSMENT REQUIRED	REMOVE CEILING FINISHES AND EXPOSE FILLER JOISTS TO ALLOW INSPECTION	6				B.3.8
			STRUCTURAL ASSESSMENT REQUIRED	CONCRETE CORE THROUGH FLOOR	14				B.3.9